

# MINUTES

## STATE BUILDING COMMISSION MEETING

APRIL 10, 2008

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

1:06 p.m.	Tennessee Wildlife Resources Agency	Director Gary Myers
1:07 p.m.	Department of Safety	Commissioner David Mitchell
1:08 p.m.	Department of Human Services	Commissioner Gina Lodge
1:09 p.m.	Military Department	General David Greer
1:12 p.m.	Tennessee Board of Regents	Chancellor Charles Manning
1:15 p.m.	University of Tennessee	Dr. John Petersen
1:20 p.m.	Department of Environment and Conservation	Commissioner Jim Fyke
1:28 p.m.	Department of Finance and Administration	
1:32 p.m.	State Building Commission	

### STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives  
Ron Ramsey, Lieutenant Governor  
John G. Morgan, Comptroller of the Treasury  
Riley Darnell, Secretary of State  
Dale Sims, State Treasurer

### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen  
Dave Goetz, Commissioner, Department of Finance and Administration

### OTHERS PRESENT

Mike Fitts, State Architect  
Georgia Martin, State Architect's Office  
Charles Garrett, Real Property Administration  
Charles Harrison, Comptroller's Office  
Dave Thurman, Legislative Budget Office  
Mark Wood, Secretary of State's Office  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office  
Jerry Preston, Tennessee Board of Regents  
Diane Uhler, Tennessee Board of Regents  
Russ Deaton, THEC  
John Carr, Finance and Administration

George Criss, University of Tennessee  
Mark Cherpack, Finance and Administration  
Cindy Liddell, Bond Finance  
Sandi Thompson, Bond Finance  
Mike Boshers, Dept of Safety  
Nancy Blevins, Department of Finance and Administration  
Greg Steck, Real Property Administration  
Steve Westerman, Real Property Administration  
Lyn Crabtree, Hastings Architecture  
Lynn Goodman, Department of Safety  
Greta Dajani, Department of Safety  
Bill Hedge, Department of Safety  
Jerry Lee, Department of Finance and Administration  
Tom Fusco, Department of Education  
Jerry Barlar, Department of Education  
David Holmes, Department of Education  
Cleve Salmon, Real Property Administration  
Elisha Hodge, Comptroller's Office  
Robbie Jones, The Hermitage  
J.J. Perdue, Department of Environment and Conservation  
David Bailey, Hastings Architecture  
Erik Lund, Hastings Architecture  
Tom Robinson, Department of Correction  
Col. Robert Johnson, Military Department  
Jev Vaughan, Vaughan Associates Architects

Speaker Naifeh called the meeting to order at 1:05 p.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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TENNESSEE WILDLIFE RESOURCES AGENCY

1:06 p.m.

Director Gary Myers requested action on the following matter.

REGION 1 – DYER COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Bogota Shop Replacement** at Dyer County, and the selection of TLM Associates to design and supervise the project.

**Estimated Project Cost:      \$456,000.00**  
*SBC Project No.      220/017-01-2008*

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DEPARTMENT OF SAFETY

1:07 p.m.

Commissioner David Mitchell requested action on the following matter.

TENNESSEE TECHNOLOGY CENTER, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Truck Driving Range Expansion** at the Tennessee Technology Center, Memphis, with design and construction by TDOT.

**Estimated Project Cost:       \$250,000.00**  
*SBC Project No.       502/001-01-2008*

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DEPARTMENT OF HUMAN SERVICES

1:08 p.m.

Commissioner Gina Lodge requested action on the following matters.

TENNESSEE REHABILITATION CENTER, SMYRNA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$340,000.00 to \$400,000.00 (\$60,000.00 increase) of a project for **A-B Building and Connector Roof Replacement** at Tennessee Rehabilitation Center, Smyrna, Tennessee.

**Revised Estimated Project Cost:       \$400,000.00**  
*SBC Project No.           442/006-01-2007*

- 2) Approved a request to utilize the Direct Order Contract for emergency roof replacement and repair on a project for **Dorm D & E Upgrade** at Tennessee Rehabilitation Center, Smyrna, Tennessee.

**Estimated Project Cost:               \$7,390,489.00**  
*SBC Project No.           442/006-01-2002*

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MILITARY DEPARTMENT

1:09 p.m.

General David Greer requested action on the following matters.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$381,000.00 to \$760,000.00 (\$379,000.00 increase) of a project for **Reroof Dayton and Chattanooga Readiness Centers.**

**Revised Estimated Project Cost:       \$760,000.00**  
*SBC Project No.                   361/000-02-2005*

JACKSON READINESS CENTER, MADISON COUNTY, TENNESSEE

- 1) Approved a project and acknowledgement of the source of funding for **Tower Addition** at Jackson TEMA, Madison County, Tennessee.

**Estimated Project Cost:               \$75,000.00**  
*SBC Project No.                   361/042-01-2008*

SOMERVILLE READINESS CENTER, FAYETTE COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Tower Replacement** at Somerville TEMA, Fayette County, Tennessee.

**Estimated Project Cost:               \$400,000.00**  
*SBC Project No.                   361/085-01-2008*

ONEIDA READINESS CENTER, SCOTT COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Tower Relocation/Erection** at Oneida TEMA, Scott County, Tennessee.

**Estimated Project Cost:               \$75,000.00**  
*SBC Project No.                   361/072-01-2008*

**LAVINIA READINESS CENTER, CARROLL COUNTY, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Tower Erection** at Lavinia TEMA, Carroll County, Tennessee.

**Estimated Project Cost:       \$75,000.00**  
*SBC Project No.               368/031-03-2008*

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TENNESSEE BOARD OF REGENTS

1:12 p.m.

Chancellor Charles Manning requested action on the following matters.

**Austin Peay State University**, Clarksville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$8,178,500.00 to \$8,455,168.94.00 (a \$276,668.94 increase), and acknowledgement of source of funding of the project for **McCord Building Renovation** at Austin Peay State University in Clarksville, Tennessee.

**Revised Estimated Project Cost:** \$8,455,168.94  
**SBC Project No. 166/003-01-2000**

**East Tennessee State University**, Johnson City, Tennessee

- 1) Approved a request to issue a Request for Proposals for a Space Utilization Study and, approval of a revision in estimated project cost and funding from \$150,000.00 to \$300,000.00 (a \$150,000.00 increase) and acknowledgement of source of funding for **Master Plan Update** at East Tennessee State University in Johnson City, Tennessee.

**Revised Estimated Project Cost:** \$ 300,000.00  
**SBC Project No. 166/005-02-2005**

- 2) Approved a request for a revision in scope, estimated project cost and funding from \$31,300,000.00 to \$31,730,000.00 (a \$430,000.00 increase), and acknowledgment of source of funding for **Main Campus Apartments Phase 2** at East Tennessee State University in Johnson City, Tennessee.

**Revised Estimated Project Cost:** \$31,730,000.00  
**SBC Project No. 166/005-07-2006**

**Middle Tennessee State University**, Murfreesboro, Tennessee

- 1) Approved the selection of Messer Construction Company as Construction Manager/General Contractor for **New Student Union and Rutledge Improvements** at Middle Tennessee State University in Murfreesboro, Tennessee, based upon Proposals received March 7, 2008.

**Estimated Project Cost:** \$78,000,000.00  
**SBC Project No. 166/009-05-2005**



**Tennessee Technological University, Cookeville, Tennessee**

- 1) Approved a request for a revision in estimated project cost and funding from \$24,540,000.00 to \$25,040,000.00 (a \$500,000.00 increase), and acknowledgment of source of funding for **New Residence Halls Phase 2** at Tennessee Technological University in Cookeville, Tennessee.

**Revised Estimated Project Cost** **\$25,040,000.00**  
**SBC Project No.** **166/011-04-2007**

**University of Memphis, Memphis, Tennessee**

- 1) Approved a request for a revision in estimated project cost and funding from \$460,000.00 to \$600,000.00 (a \$140,000.00 increase), and acknowledgement of source of funding for **Rawls Hall Elevator Replacement** at University of Memphis in Memphis, and authorization to award a Construction Contract to Barnes & Brower, Inc. in the amount of \$498,455 based upon the Base Bid received March 19, 2008.

**Revised Estimated Project Cost:** **\$600,000.00**  
**SBC Project No.** **166/007-08-2005**

- 2) Approved a project and acknowledgment of source of funding for **Wilder Tower Improvements** at the University of Memphis in Memphis, Tennessee, and the selection of Atkins Buchner Price to design and supervise the project.

**Estimated Project Cost:** **\$460,000.00**  
**SBC Project No.** **166/007-02-2008**

**Volunteer State Community College, Gallatin, Tennessee**

- 1) Approved a request for a revision in estimated project cost and funding from \$465,000.00 to \$595,000.00 (a \$130,000.00 increase) and acknowledgment of source of funding of the project for **Softball Field Press Box** for Volunteer State Community College in Gallatin, Tennessee.

**Revised Estimated Project Cost:** **\$ 595,000.00**  
**SBC Project No.** **166/025-03-2005**

**Discussion of Bids**

- 1) **Tennessee Technological University, Cookeville**  
(Fire Alarm System Update)  
SBC Project No. 166/011-02-2003  
Bid date: 04-09-2008  
SBC Action: Referred to Subcommittee with authority to act

UNIVERSITY OF TENNESSEE

1:15 p.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Dining Services Improvements** at the University of Tennessee at Martin, Tennessee.

**Estimated Project Cost:           \$275,000.00**  
*SBC Project No.           540/011-01-2008*

- 2) Approved a project and acknowledgment of the source of funding for **Elam Center Structural Repair** at the University of Tennessee at Martin, and the selection of Ross Bryan Associates to design and supervise the project.

**Estimated Project Cost:                   \$1,350,000.00**  
*SBC Project No.           540/011-02-2008*

UNIVERSITY OF TENNESSEE INSTITUTE OF AGRICULTURE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$750,000.00 to \$1,500,000.00 (\$750,000.00 increase) of a project for **Bio-Energy Research Lab Improvements** at the University of Tennessee Institute of Agriculture in Knoxville, Tennessee.

**Revised Estimated Project Cost:       \$1,500,000.00**  
*SBC Project No.           540/009-23-2007*

- 2) Approved the Early Design Phase of a project for **Milan Research & Education Center Office Building** at Milan as presented by Vaughan Associates Architects.

**Estimated Project Cost:           \$550,000.00**  
*SBC Project No.           540/009-11-2006*

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

1:20 p.m.

Commissioner Jim Fyke requested action on the following matters.

REPORTS

- 1) The Commission acknowledged receipt of the **2008 Annual Report** as prepared by the Tennessee Historical Commission in accordance with TCA 4-13-104, which describes preservation work completed on historic and cultural resources at The Hermitage by The Ladies' Hermitage Association (LHA) in FY 2006-2007 and proposed work for calendar year 2008.
  
- 2) The Commission acknowledged receipt of the Quarterly Report of Grants made by the **Heritage Conservation Trust Fund (HCTF)**, as required. Treasurer Sims asked Commissioner Fyke for the number that will be federal or private money, or non-State money. Commissioner Fyke replied that he would get the information to him.

TIMS FORD STATE PARK, FRANKLIN COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Raptor Education Cages** at Tims Ford State Park, Winchester, with design by Department consultant, construction by the Park's Friends Group, and project design to be reviewed and approved by the State Architect.

**Estimated Project Cost:           \$10,000.00**  
*SBC Project No.           126/092-02-2008*

HENRY HORTON STATE PARK, MARSHALL COUNTY, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Campground Bathhouses** at Henry Horton State Park, Marshall County, as presented by Hastings Architecture Associates.

**Estimated Project Cost:           \$600,000.00**  
*SBC Project No.           126/051-01-2007*

**DAVID CROCKETT STATE PARK, LAWRENCE COUNTY, TENNESSEE**

- 1) Approved the Early Design Phase of a project for **New Cabins** at David Crockett State Park, Lawrenceburg, as presented by Hastings Architecture Associates and approval to use Best Value Option for bidding.

**Estimated Project Cost:**                      **\$2,250,000.00**  
*SBC Project No.*                      *126/033-01-2006*

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DEPARTMENT OF FINANCE AND ADMINISTRATION

SPECIAL ITEMS

1) **REPORT: Premise Wiring Contract RFP**

State Architect Mike Fitts reported that there had been a protest relative to the **Premise Wiring Contract RFP**, and that he had reviewed it and denied it. He said the protestor followed later, after the allowable time, with a more detailed protest and, after thorough review, was again denied. Mr. Fitts said they had until April 4 to respond to the SBC but that he had not heard from them. Therefore, he said, they were proceeding with the contract. The Commission thanked Mr. Fitts for the report.

*SBC Project No. 529/000-28-2007*

2) **REPORT: Lorraine Civil Rights Museum Foundation**

Treasurer Sims asked Mr. Fitts for a brief update with regard to the status of the Lorraine Civil Rights Museum Foundation accomplishing what is stated in the Memorandum of Understanding. Mr. Fitts responded that the State Architect's Office is required to do a facility evaluation and will give the Commission a report in July. He added that there were twelve conditions in the MOU and that the Foundation had complied, or was in the process of complying, with all conditions. He then went through and specifically addressed each condition. The Commission thanked Mr. Fitts for his report.

*SBC Project No. 529/000-16-1998*

SOUTHEAST TENNESSEE STATE REGIONAL CORRECTIONAL FACILITY, PIKEVILLE, TN

- 1) Commissioner Little brought up from the floor a request for approval of a project and acknowledgment of the source of funding for **Kitchen Grease Trap Removal and Replacement** at Southeast Tennessee Regional Correctional Facility with in-house design services and departmental consultants, as required, with work to be executed through Direct Order Contract. He stated that grease traps and associated piping have deteriorated and are allowing fats, oils and grease to enter the facilities waste water treatment plant at levels exceeding the plant's capacity. He said the Corrective Action Plan approved by TDEC requires repair work to begin no later than April 14, 2008. After discussion, the Commission approved the request as presented.

**Estimated Project Cost: \$125,000.00**

*SBC Project No. 142/013-01-2008*

DISCUSSION OF BIDS

- 1) **TN School for the Deaf (Fire Alarm System Replacement)**  
SBC Project No. 168/007-04-2004  
*Bid date: 4/9/08*  
SBC Action: Bids within target; no action required

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on March 13, 2008.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

- 1) **East Tennessee State University**  
(Electrical Upgrade)  
Change Order No. 5  
Change Order Amount: \$666.30  
Change Order Percent: 0.13  
Cumulative Percent 18.99  
SBC Project No. 166/005-02-2004
- 2) **East Tennessee State University**  
(Electrical Upgrade Phase 3)  
Change Order No. 4  
Change Order Amount: \$67,497.40  
Change Order Percent: 13.54  
Cumulative Percent 18.85  
SBC Project No. 166/005-02-2004
- 3) **Middle Tennessee State University**  
(Family Housing Renovations)  
Change Order No. 19  
Change Order Amount: \$170,643.31  
Change Order Percent: 6.11  
Cumulative Percent 18.51  
SBC Project No. 166/009-07-2004
- 4) **Middle Tennessee State University**  
(Peck Hall Elevator Updates)  
Change Order No. 9  
Change Order Amount: \$947.53  
Change Order Percent: 0.19  
Cumulative Percent 12.90  
SBC Project No. 166/009-04-2006
- 5) **Volunteer State Community College**  
(Tornado Damage Remediation)  
Change Order No. 23  
Change Order Amount: \$30,743.94  
Change Order Percent: 1.26  
Cumulative Percent 49.39  
SBC Project No. 166/025-01-2006

- 6) **Tennessee School for the Blind**  
(Exterior Wall Repairs)  
Change Order No. 3  
Change Order Amount: \$41,520.60  
Change Order Percent: 8.64  
Cumulative Percent 14.03  
SBC Project No. 158/005-01-2006
- 7) **Alamo Armory**  
(Reroof)  
Change Order No. 2  
Change Order Amount: \$1,043.00  
Change Order Percent: 0.61  
Cumulative Percent 28.7  
SBC Project No. 361/000-04-2006-01
- 8) **McKenzie Armory**  
(Reroof)  
Change Order No. 2  
Change Order Amount: \$25,883.37  
Change Order Percent: 13.6  
Cumulative Percent 35.8  
SBC Project No. 361/000-04-2006-02
- 9) **Bristol Armory**  
(HVAC & Building System Replacement)  
Change Order No. 2  
Change Order Amount: \$19,900.00  
Change Order Percent: 05.2  
Cumulative Percent 21.1  
SBC Project No. 361/005-01-2003
- 10) **Morristown Armory**  
(HVAC Replacement)  
Change Order No. 4  
Change Order Amount: \$11,944.93  
Change Order Percent: 2.68  
Cumulative Percent 23.03  
SBC Project No. 361/063-01-2003

**SUB-COMMITTEE REPORT**

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on February 25, 2008.

**DESIGNER SELECTION LIST**

Approved the following designer selections as recommended.

- 1) **Military Department**  
(East-Central Armories Reroofs)  
Estimated Project Cost: \$512,495.24  
SBC Project No. 361/000-06-2004  
Designer: **WYSTWYND DESIGN**
  
- 2) **Tennessee Wildlife Resources Agency**  
(Bogota Shop Replacement)  
Estimated Project Cost: \$456,000.00  
SBC Project No. 220/017-01-2008  
Designer: **TLM ASSOCIATES**
  
- 3) **University of Memphis**  
(Wilder Tower Improvements)  
Estimated Project Cost: \$460,000.00  
SBC Project No. 166/007-02-2008  
Designer: **ATKINS BUCHNER PRICE**
  
- 4) **University of Tennessee at Martin**  
(Elam Center Structural Repair)  
Estimated Project Cost: \$1,350,000.00  
SBC Project No. 540/011-02-2008  
Designer: **ROSS BRYAN ASSOCIATES**

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There being no further business, the meeting adjourned at 1:33 p.m.



Approved by:

A handwritten signature in black ink, appearing to read "M.D. Goetz, Jr.", written over a horizontal line.

M.D. Goetz, Jr., Commissioner  
Department of Finance and Administration