

MINUTES

STATE BUILDING COMMISSION MEETING

DECEMBER 14, 2006

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.

11:10 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
11:11 a.m.	Department of Children's Services	Commissioner Viola Miller
11:12 a.m.	Department of Education	Assistant Commissioner Tim Webb
11:13 a.m.	Department of Mental Health and Developmental Disabilities	Commissioner Virginia Trotter Betts
11:14 a.m.	University of Tennessee	Dr. John Petersen
11:15 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:27 a.m.	Department of Finance and Administration	
11:59 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration
John G. Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer
Riley Darnell, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Lieutenant Governor John S. Wilder, Speaker of the Senate
Jimmy Naifeh, Speaker of the House of Representatives

OTHERS PRESENT

Mike Fitts, State Architect
Alan Robertson, Assistant State Architect
Georgia Martin, State Architect's Office
Charles Garrett, Real Property Administration
Charles Harrison, Comptroller's Office
Mark Wood, Secretary of State's Office
Dave Thurman, Legislative Budget Office
Janie Porter, Attorney General's Office
Jerry Preston, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Dennis Raffield, THEC
George Brummett, Department of Finance and
Administration

Nancy Blevins, Department of Finance and
Administration
Dwight Hensley, Department of Environment and
Conservation
Connie Wallace, AIA TN
Lisa Powers, Hanscomb/Real Property
Administration
Steve Westerman, Real Property Administration
George Criss, University of Tennessee
Mike Morrow, Department of Finance and
Administration
Jim Simmons, Secretary of State's Office
Jim Gordon, Department of Children's Services

Gregory Wilgock, East Tennessee State University
David Cockrill, Cockrill Design & Planning
Sara Snodgrass, The CFP Group
Janie Pinkston, TN State Library & Archives
Roger Pursley, Department of Mental Health and
Developmental Disabilities
Ralph Mickle, Department of Mental Health and
Developmental Disabilities
Candy Toler, ACEC
John Cothorn, Middle Tennessee State University
Brian Tibbs, Moody Nolan
Bea Thompson, Moody Nolan
Loren Crabtree, University of Tennessee
Alvin Payne, University of Tennessee
Randy Kerser, Turner Universal
John Gromos, Turner Universal
Brooks Crowell, TN State Library & Archives
Meredith Haddock, TN State Library & Archives
Will Jenner, Tuck Hinton Architects
Steve Johnson, Tuck Hinton Architects
Don Miller, Thomas Miller Partners
Pat Haas, Bond Finance

Secretary of State Riley Darnell called the meeting to order at 11:10 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:10 a.m.

Assistant Commissioner Larry Lance requested action on the following matter.

BLEDSON CREEK STATE PARK, GALLATIN, TENNESSEE

- 1) Approved a request for a revision in funding from \$308,000.00 to \$365,000.00 (\$57,000.00 increase) of a project for **Campground Upgrades** at Bledson Creek State Park, Gallatin, and authorization to award a contract to Keystone Construction, Jackson, in the amount of \$317,000.00 based on bids received November 28, 2006.

Revised Estimated Project Cost: \$365,000.00
SBC Project No. 126/012-01-1998

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DEPARTMENT OF CHILDREN'S SERVICES

11:11 a.m.

Commissioner Viola Miller requested action on the following matter.

TAFT YOUTH DEVELOPMENT CENTER, PIKEVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$160,000.00 to \$315,000.00 (\$155,000.00 increase) of a project for **Emergency Generator Equipment** for the water treatment and waste water plants at Taft Youth Development Center in Pikeville, Tennessee.

Revised Estimated Project Cost: \$315,000.00
SBC Project No. 144/005-04-2005

DEPARTMENT OF EDUCATION

11:12 a.m.

Assistant Commissioner Tim Webb requested action on the following matters.

TENNESSEE SCHOOL FOR THE DEAF, KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$2,750,214.00 to \$2,900,214.00 (\$150,000.00 increase) of a project for **Middle School Renovations** at Tennessee School for the Deaf, Knoxville, Tennessee.

Revised Estimated Project Cost: \$2,900,214.00
SBC Project No. 168/007-02-2003

STATEWIDE

- 1) Approved a request a revision in funding and acknowledgment of the source of funding from \$20,000.00 to \$40,000.00 (\$20,000.00 increase) of a project for **East Architectural Consultant** at facilities, statewide.

Revised Estimated Project Cost: \$40,000.00
SBC Project No. 162/000-01-2006

**DEPARTMENT OF MENTAL HEALTH AND
DEVELOPMENTAL DISABILITIES**

11:13 a.m.

Commissioner Virginia Trotter Betts requested action on the following matters.

WESTERN MENTAL HEALTH INSTITUTE, BOLIVAR, TENNESSEE

- 1) Commissioner Betts presented a request for approval of a revision in scope of a project for **New Facility** at Western Mental Health Institute, Bolivar, to reduce the number of beds from 250 to 150, and include appropriate support functions, and approval to issue a Request for Proposals for a construction manager/general contractor for the project.

Comptroller Morgan stated that both Lieutenant Governor Wilder and Speaker Naifeh were very interested and wholeheartedly in favor of the request. Representative Johnny Shaw was also recognized and expressed support of the project. The Commission approved the request as presented without objection.

Estimated Project Cost: \$58,500,000.00
SBC Project No. 344/015-02-2004

MEMPHIS MENTAL HEALTH INSTITUTE, MEMPHIS, TENNESSEE

- 1) Approved a request to cancel a project for **Exterior Repairs** at Memphis Mental Health Institute, Memphis, Tennessee.

Estimated Project Cost: \$900,000.00
SBC Project No. 344/013-01-2003

UNIVERSITY OF TENNESSEE

11:14 a.m.

Dr. John Petersen requested action on the following matters.

THE UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$4,930,000.00 to \$4,330,000.00 (\$600,000.00 decrease) of a project for **Biotech Greenhouses** at the University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost: \$4,330,000.00
SBC Project No. 540/009-05-2006

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$16,535,000.00 to \$17,135,000.00 (\$600,000.00 increase) of a project for **Support Services Complex** at the University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost: \$17,135,000.00
SBC Project No. 540/009-14-1999

THE UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding from \$24,899,800.00 to \$25,399,800.00 (\$500,000.00 increase) of a project for **Regional Biocontainment Laboratory** at the University of Tennessee Health Science Center, and authorization to award a contract to Inman Construction Company, Inc., in the amount of \$20,265,000.00, based on bids received November 21, 2006.

Revised Estimated Project Cost: \$25,399,800.00
SBC Project No. 540/013-09-2004

TENNESSEE BOARD OF REGENTS

11:15 a.m.

Chancellor Charles Manning requested action on the following matters.

Austin Peay State University, Clarksville, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost, and funding from \$350,000.00 to \$700,000.00 (a \$350,000.00 increase), and acknowledgement of source of funding for **Athletic Facilities Improvements** at Austin Peay State University in Clarksville, Tennessee.

Revised Estimated Project Cost: \$700,000.00
SBC Project No. 166/003-02-2005

- 2) Approved a request for acceptance of a gift-in-place construction for **Food Service Improvements** at Austin Peay State University in Clarksville, Tennessee.

Estimated Project Cost: \$410,000.00
SBC Project No. 166/003-04-2006

- 3) Approved a project and acknowledgment of source of funding for **Astronomy Observatory** at Austin Peay State University in Clarksville, and the selection of Violette Architecture to design and supervise the project.

Estimated Project Cost: \$500,000.00
SBC Project No. 166/003-05-2006

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a request to cancel a project for **Rodent Barrier Facility** at East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost: \$35,000.00
SBC Project No. 166/005-06-2005

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request for acceptance of a gift-in-place construction for **Pittard Campus School Renovations** at Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost: \$5,000,000.00
Remaining Un-Funded Portion: \$2,360,000.00
SBC Project No. 166/009-12-2006

- 2) Approved a request for a revision in estimated project cost from \$94,110,000.00 to \$119,000,000.00 (a \$24,890,000.00 increase), and the selection of Universal Construction Company, Inc. d/b/a Turner Universal for construction manager/general contractor for the project of **Science Facilities Improvements** at Middle Tennessee State University in Murfreesboro, Tennessee.

Revised Estimated Project Cost: \$119,000,000.00
SBC Project No. 166/009-09-2006

Dyersburg State Community College, Dyersburg, Tennessee

- 1) Approved a request to allocate funding in the amount of \$100,000.00 for **Chemistry Laboratory Update** at Dyersburg State Community College in Dyersburg, Tennessee.

Estimated Project Cost: \$1,070,000.00
Remaining Unfunded Portion: 170,000.00
SBC Project No. 166/017-02-2004

Pellissippi State Technical Community College, Knoxville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$8,107,427.00 to \$9,107,427.00 (a \$1,000,000.00 increase) and acknowledgement of source of funding for **New Chiller & Academic Building, Plant Renovation** at Pellissippi State Technical Community College in Knoxville, Tennessee.

Revised Estimated Project Cost: \$9,107,427.00
SBC Project No. 166/032-02-1992

Walters State Community College, Morristown, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$8,250,000.00 to \$9,050,000.00 (an \$800,000.00 increase) and acknowledgement of source of funding of the project for **Sevier County Campus Expansion** at Walters State Community College in Morristown, and authorization to award a construction contract to Johnson & Galyon, Inc. in the amount of \$7,993,500.00 based upon the base bid received December 6, 2006

Revised Estimated Project Cost: \$9,050,000 .00
SBC Project No. 166/023-01-2005

East Tennessee State University, Johnson City

- 1) Approved the Early Design Phase for **CoM Cardiology Clinical Education Building** at East Tennessee State University in Johnson City, as presented by Cockrill Design & Planning.

Estimated Project Cost: \$2,000,000.00
SBC Project No. 166/005-10-2005

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved the Early Design Phase for **Baseball Stadium Upgrade** at Middle Tennessee State University in Murfreesboro, as presented by Moody Nolan, Inc.

Estimated Project Cost: \$5,000,000.00
SBC Project No. 166/009-11-2005

- 2) Approved a request to utilize column remnants from the State Capitol building, and approved the design presentation for **Parking and Transportation Improvements** at Middle Tennessee State University in Murfreesboro, as presented by Lose & Associates.

Estimated Project Cost: \$15,000,000.00
SBC Project No. 166/009-01-2003

Discussion of Bids

- 1) **Austin Peay State University, Clarksville**
(Housing Fire Safety Upgrades)
SBC Project No. 166/003-07-2005
Bid date: 11-29-06
SBC Action: Project to be rebid; no action required

- 2) **East Tennessee State University, Johnson City**
(New Main Campus Apartments)
SBC Project No. 166/005-15-2005
Bid date: 12-13-06
SBC Action: Bid date postponed; no action required

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:27 a.m.

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Approved a request to prequalify contractors on a project for **Exterior Repairs** to the Tennessee State Capitol, Nashville, with guidelines established under Option 1, Best Value Alternative Delivery Method.

Estimated Project Cost: \$1,650,000.00
SBC Project No. 529/005-01-2004

DOWNTOWN TRANSIT MALL FACILITY, NASHVILLE, TENNESSEE

- 1) Assistant Commissioner Charles Garrett began a discussion of a proposed \$6.5 million grant to the Metropolitan Transit Authority for the provision of additional employee parking. He said they had a meeting with people from Metro government and other entities, and have been working with MTA for several months trying to make this work. He stated that they were requesting, with SBC approval and working with the Attorney General, to proceed forward with everything they need to put into place to make this grant become reality. He explained that the current negotiated proposal would provide 343 spaces for 25 years at an annual operating fee based on a pro-rated basis of the actual reasonable and necessary operating expenses of the facility, estimated to be \$200/year per space. He said this was negotiated down from MTA's original proposal of \$6,860,000 for 10 years and \$600/year per space operating cost. In response to questions from Representative Gary Moore, Mr. Garrett stated that they are going to build a total of 700 spaces. He added that the parking study, which his office has been working on with Gresham-Smith & Partners, is about complete and he hopes to present it to the Executive Subcommittee in January. He said that it fits within the long-range plan for State government, contingent, of course, upon the requisite approvals.

Senator Harper was recognized. She expressed that since this project involved her district, she felt she should've been made aware of the progress. Comptroller Morgan responded that her point was well-taken and the process should ensure interested Legislators were kept informed. After discussion, the Commission approved proceeding with the proposal as outlined by Mr. Garrett.

SBC Project No. 529/000-19-2006

STATE LIBRARY AND ARCHIVES BUILDING, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a revision in the estimated project cost from \$72,000,000.00 to \$76,000,000.00 (\$4,000,000.00 increase) and approval of the conceptual design for a **New Library and Archives Building** to be located at the northeast end of the Bicentennial Mall. He introduced Don Miller and Kem Hinton of the joint venture, Tuck-Hinton Architects / Thomas-Miller & Partners, who made the presentation. They presented plans of the conceptual proposal along with a concept model. They explained the sophisticated robotic technology that should save substantial square footage and corresponding dollars. The designers said their estimated costs were based on a projected 2008 bid date. After the presentation, the Commission accepted the concept model and approved the revision in estimated project cost as requested.

Revised Estimated Project Cost: \$76,000,000.00
SBC Project No. 529/043-01-2005

TDOT QUARTERLY STATUS REPORT

- 1) The Commission deferred for one month the presentation of the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002". Comptroller Morgan spoke for Speaker Naifeh who asked that someone from TDOT be available to speak on individual projects at the January meeting.

STANDARD FORM OF AGREEMENT BETWEEN OWNER AND DESIGNER (SBC-6)

- 1) The Commission approved the revisions to the *Standard Form of Agreement Between Owner and Designer* (SBC-6) as recommended by the SBC Executive Subcommittee on November 20, 2006 as follows:
 1. Adjust the standard fee schedule from 27/LogP-2 to 35/LogP-1.15
 2. Adjust the maximum hourly rate from \$125/hr to \$155/hr
 3. Fee increases to become effective for projects approved and/or approved for funding by the State Building Commission beginning in January 2007

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STATE BUILDING COMMISSION

11:59 a.m.

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the State Building Commission meeting held on November 9, 2006.

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

- 1) **University of Tennessee Chattanooga**
(Campus Landscaping)
Change Order No. 3
Change Order Amount: \$42,993.01
Change Order Percent: 3.5
Cumulative Percent 13.7
SBC Project No. 540/005-05-2004
- 2) **University of Tennessee Chattanooga**
(Roof Replacement)
Change Order No. 2, 3, 4, 5
Change Order Amount(s): \$82,212.58 (#2)
\$ 3,287.71 (#3)
\$ 3,431.64 (#4)
\$18,820.64 (#5)
Change Order Percent: 14.5 (#2)
0.6 (#3)
3.3 (#4)
18.1 (#5)
Cumulative Percent 18.1
SBC Project No. 540/005-04-2005
- 3) **University of Tennessee Knoxville**
(Clement Hall Renovation)
Change Order No. 2
Change Order Amount: \$73,727.86
Change Order Percent: 13.9
Cumulative Percent 28.1
SBC Project No. 540/009-20-2004
- 4) **University of Tennessee Martin**
(Humanities Building HVAC Improvements)
Change Order No. 3
Change Order Amount: \$22,214.00
Change Order Percent: 2.4
Cumulative Percent 16.9
SBC Project No. 540/011-03-2004

- 5) **Clover Bottom Developmental Center**
(Demolition Engineering Building)
Change Order No. 1
Change Order Amount: \$39,080.58
Change Order Percent: 20.06
Cumulative Percent 20.06
SBC Project No. 344/003-01-2005

- 6) **Lawrenceburg TNARNG**
(HVAC & Electrical Updgrade)
Change Order No. 1
Change Order Amount: \$22,798.45
Change Order Percent: 12.03
Cumulative Percent 12.03
SBC Project No. 361/049-01-2004

- 7) **Volunteer State Community College**
(Detention Pond)
Change Order No. 1
Change Order Amount: \$109,895.61
Change Order Percent: 37.87
Cumulative Percent 37.87
SBC Project No. 166/025-02-2005

- 8) **Volunteer State Community College**
(Tornado Damage Remediation)
Change Order No. 1
Change Order Amount: \$22,624.10
Change Order Percent: 15.39
Cumulative Percent 15.39
SBC Project No. 166/025-01-2006

- 9) **Pellissippi State Technical Community College**
(Goins Admin Bldg Reroof)
Change Order No. 4
Change Order Amount: \$24,432.00
Change Order Percent: 12.02
Cumulative Percent 17.83
SBC Project No. 166/032-03-2004

SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on October 23, 2006.

DESIGNER SELECTION LIST


Approved the following designer selections as recommended by the Subcommittee:

- 1) **Austin Peay State University**
(Astronomy Observatory)
Estimated Project Cost: \$500,000.00
SBC Project No. 166/003-05-2006
Designer: **VIOLETTE ARCHITECTURE**

- 2) **East Tennessee State University**
(Accessibility Adaptations)
Estimated Project Cost: \$771,764.00
SBC Project No. 166/005-05-2002
Designer: **Change designer from FISHER + ASSOCIATES
to MASON ARCHITECTURE**

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There being no further business, the meeting adjourned at 12:00 p.m.

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