

# MINUTES

## STATE BUILDING COMMISSION MEETING

DECEMBER 13, 2007

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.

11:22 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:23 a.m.	Tennessee Wildlife Resources Agency	Assistant Director Ron Fox
11:24 a.m.	Department of Human Services	Commissioner Virginia Lodge
11:25 a.m.	University of Tennessee	Dr. John Petersen
11:27 a.m.	Department of Correction	Commissioner George Little
11:28 a.m.	Department of Environment and Conservation	Commissioner Jim Fyke
11:29 a.m.	Department of Mental Health and Developmental Disabilities	Commissioner Ginna Betts
11:36 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
12:37 p.m.	Department of Finance and Administration	
12:52 p.m.	State Building Commission	

### STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives  
Ron Ramsey, Lieutenant Governor  
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

### OTHERS PRESENT

Mike Fitts, State Architect  
Alan Robertson, State Architect's Office  
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  
Dennis Raffield, THEC  
Nancy Blevins, Finance and Administration  
George Brummett, Finance & Administration  
John Carr, Finance and Administration  
Steve Campbell, Bell Construction  
George Criss, University of Tennessee  
Alvin Payne, University of Tennessee  
Mark Cherpack, Finance and Administration  
Chris Remke, Hawkins Development Company  
Mike Morrow, Finance and Administration  
Nathan Burton, Treasurer's Office  
Pat Haas, Bond Finance  
Dianne Dixon, Clark Dixon Associates  
Larry Clark, Clark Dixon Associates  
Clark Buchner, Atkins Buchner Price Architects  
Bemis Atkins, Atkins Buchner Price Architects  
Bob Price, Atkins Buchner Price Architects  
Bill Beaty, Habiterra Architects  
Anne Martin, Real Property Administration  
Tom Fusco, Human Services  
Jerry Barlar, Human Services  
David Holmes, Human Services  
Jerry Wooten, TN Historical Commission  
Cleveland Salmon, Real Property Administration  
Russ Deaton, THEC  
Warren Nichols, Volunteer State Community College  
Rich Boyd, TN Arts Commission  
Mark Norton, Environment and Conservation  
Jim Brown, TN River Gorge Trust  
Dwight Hensley, Environment and Conservation  
Fred Hix, Mental Retardation Services  
Judy Sullivan, Corrections Oversight Committee

Speaker Naifeh called the meeting to order at 11:22 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF TRANSPORTATION

11:22 a.m.

Commissioner Gerald Nicely requested action on the following matter.

TDOT QUARTERLY STATUS REPORT

- 1) Commissioner Nicely presented the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002". The Commission thanked Commissioner Nicely and accepted the report.

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TENNESSEE WILDLIFE RESOURCES AGENCY

11:23 a.m.

Assistant Director Ron Fox requested action on the following matter.

REGION 4 – UPPER EAST REGION

- 1) Approved a request for a revision in funding from \$140,000.00 to \$161,000.00 (\$21,000.00 increase) of a project for **Boat Storage Facility** at Region 4, Johnson City, Tennessee.

**Revised Estimated Project Cost:     \$161,000.00**  
*SBC Project No.           220/020-02-2006*

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DEPARTMENT OF HUMAN SERVICES

11:24 a.m.

Commissioner Virginia Lodge requested action on the following matter.

TENNESSEE REHABILITATION CENTER, SMYRNA, TENNESSEE

- 1) Approved a request to preplan a project and acknowledgment of the source of funding for **ADA Accessibility Upgrade** at Tennessee Rehabilitation Center, Smyrna, and the selection of Street Dixon Rick Architects to plan the project.

**Estimated Project Cost:**      \$1,166,000.00  
**Estimated Planning Cost:**    \$    69,000.00  
*SBC Project No.*                442/006-03-2007

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UNIVERSITY OF TENNESSEE

11:25 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$170,000.00 to \$230,000.00 (\$60,000.00 increase) of a project for **Consultants** at the Health Science Center in Memphis, and the selection of The Horrell Group to provide professional design services through September 30, 2008.

**Revised Estimated Project Cost:       \$230,000.00**  
*SBC Project No.           540/013-05-2007*

UNIVERSITY OF TENNESSEE KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$19,600,000.00 to \$18,200,000.00 (\$1,400,000.00 decrease) of a project for **Estabrook Hall Renovation** at the University of Tennessee at Knoxville, Tennessee.

**Revised Estimated Project Cost:       \$18,200,000.00**  
*SBC Project No.           540/009-24-2005*

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$28,700,000.00 to \$30,100,000.00 (\$1,400,000.00 increase) of a project for **Hesler Biology Building Renovation** at the University of Tennessee at Knoxville, Tennessee.

**Revised Estimated Project Cost:       \$30,100,000.00**  
*SBC Project No.           540/009-03-1996*

DISCUSSION OF BIDS

- |   |  |
|---|--|
| <ol style="list-style-type: none"><li>1) <b>U.T. Oak Ridge National Laboratory</b><br/>(Joint Institute for Heavy Ion Research)<br/>SBC Project No. 540/017-01-2006<br/>Bid date: 12/11/2007<br/>SBC Action: Referred to Subcommittee with authority to act</li></ol> | <ol style="list-style-type: none"><li>2) <b>University of Tennessee Knoxville</b><br/>(Electrical &amp; Computer Engineering Facility)<br/>SBC Project No. 540/009-08-2005<br/>Bid date: 12/11/2007<br/>SBC Action: Referred to Subcommittee with authority to act</li></ol> |
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DEPARTMENT OF CORRECTION

11:27 a.m.

Commissioner George Little requested action on the following matters.

RIVERBEND MAXIMUM SECURITY INSTITUTION, NASHVILLE, TENNESSEE

- 1) Approved a request to cancel a project for **Security Video Control System** at Riverbend Maximum Security Institution, Nashville, Tennessee.

**Estimated Project Cost: \$600,000.00**  
*SBC Project No. 142/020-01-2003*

STATEWIDE

- 1) Approved a project and acknowledgment of the source of funding for **HVAC Upgrades** at facilities statewide, and the selection of Smith Seckman Reid to design and supervise the project.

**Estimated Project Cost: \$600,000.00**  
*SBC Project No. 140/001-05-2007*

DISCUSSION OF BIDS

- 1) **Mark Luttrell Correctional Center**  
(Air Condition Housing Units)  
SBC Project No. 140/005-01-2006  
Bid date: 12/13/2007  
SBC Action: Bid date rescheduled; no action required

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:28 a.m.

Commissioner Jim Fyke requested action on the following matters.

WILLIAMS ISLAND, HAMILTON COUNTY, TENNESSEE

- 1) Approved a request for acceptance of "gift-in-place" construction for **Site Improvements** at Williams Island, Hamilton County, with project design and construction provided by Tennessee River Gorge Trust, with project design reviewed and approved by the State Architect.

**Estimated Project Cost:       \$365,000.00**  
*SBC Project No.       126/106-01-2007*

BIG RIDGE STATE PARK, UNION COUNTY, TENNESSEE

- 1) Approved a request to preplan a project and acknowledgment of the source of funding for **ADA Compliance Parkwide** at Big Ridge State Park, Union County, and the selection of Archistructures, Inc. to plan the project.

**Estimated Project Cost:       \$500,000.00**  
**Estimated Planning Cost:     \$ 57,000.00**  
*SBC Project No.       126/009-01-2007*

FRANK G. CLEMENT BIRTHPLACE, DICKSON, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,627,721.00 to \$1,877,721.00 (\$250,000.00 increase) of a project for **Halbrook Hotel Renovations** at Frank G. Clement Birthplace, Dickson, Tennessee.

**Revised Estimated Project Cost:     \$1,877,721.00**  
*SBC Project No.       160/023-01-1994*

DISCUSSION OF BIDS

- 1) **Burgess Falls State Natural Area**  
(Dam Repair)  
SBC Project No. 126/011-01-1998  
Bid date: 12/11/2007  
SBC Action: No action required; bids within target



DEPARTMENT OF MENTAL HEALTH AND  
DEVELOPMENTAL DISABILITIES

11:30 a.m.

Commissioner Ginna Betts requested action on the following matter.

WESTERN MENTAL HEALTH INSTITUTE, BOLIVAR, TENNESSEE

- 1) Approved the Early Design Phase of a project for **New Facility** at Western Mental Health Institute, Bolivar, as presented by the joint venture of Hnedak Bobo Group / Looney Ricks Kiss Architects, Inc.

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

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TENNESSEE BOARD OF REGENTS

11:36 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 estimated project cost and funding from \$930,000.00 to \$1,700,000.00 (a \$770,000.00 increase) and acknowledgement of source of funding for **McReynolds Building Code Corrections** at Austin Peay State University in Clarksville, Tennessee.

**Revised Estimated Project Cost:** \$1,700,000.00  
**SBC Project No.** 166/003-03-2006

- 2) Approved a project, acknowledgment of source of funding, approval to include commissioning, and approval to issue a Request for Proposals for a Construction Manager/General Contractor, for **Undergraduate Housing** at Austin Peay State University in Clarksville, Tennessee, with the selection of a designer referred to the Subcommittee, with authority to act.

**Estimated Project Cost:** \$30,000,000.00  
**SBC Project No.** 166/003-07-2007

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

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$15,200,000.00 to \$18,890,000.00 (a \$3,690,000.00 increase) and acknowledgement of source of funding for **Housing Renovations** at East Tennessee State University in Johnson City, Tennessee.

**Revised Estimated Project Cost:** \$18,890,000.00  
**SBC Project No.** 166/005-12-2005

- 2) Approved a request for a revision in estimated project cost and funding from \$620,000.00 to \$650,000.00 (a \$30,000.00 increase) and acknowledgement of source of funding of the project for **CoM Building 2 Electrical Repairs & Replacements** at East Tennessee State University, in Johnson City, and authorization to award a construction contract to Hoilman Construction, Inc. in the amount of \$532,301.00 based upon the base bid received November 14, 2007.

**Revised Estimated Project Cost:** \$650,000.00  
**SBC Project No.** 166/005-02-2006

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

- 1) Approved the selection of Denark Construction, Inc. as Construction Manager/General Contractor for **Corlew and Cummings Halls Housing Renovation** at Middle Tennessee State University in Murfreesboro, Tennessee, based upon proposals received November 27, 2007.

**Estimated Project Cost:** \$27,010,000.00  
**SBC Project No.** 166/009-08-2007

**Tennessee Technological University, Cookeville, Tennessee**

- 1) Approved a request for a revision in estimated project cost and funding from \$6,000,000.00 to \$6,500,000.00 (a \$500,000.00 increase) and acknowledgement of source of funding and approval of Best Value Option 3 for **Science, Technology, Engineering, and Math Center** at Tennessee Technological University in Cookeville, Tennessee.

**Revised Estimated Project Cost:** \$6,500,000.00  
**SBC Project No.** 166/011-01-2005

- 2) Approved a request for a revision in estimated project cost and funding from \$1,000,000.00 to \$1,400,000.00 (a \$400,000.00 increase) and acknowledgement of source of funding for **Hooper Eblen Center Basketball Offices** at Tennessee Technological University in Cookeville, Tennessee.

**Revised Estimated Project Cost:** \$1,400,000.00  
**SBC Project No.** 166/011-07-2006

**Tennessee Technology Center at Crump, Crump, Tennessee**

- 1) Approved a request for a revision in scope, estimated project and funding from \$110,000.00 to \$145,000.00 (a \$35,000.00 increase) and acknowledgement of source of funding for **Otis Floyd Technology Building Roof Replacement** at Tennessee Technology Center at Crump in Crump, Tennessee.

**Revised Estimated Project Cost:** \$145,000.00  
**SBC Project No.** 166/084-01-2007

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

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$28,620,000.00 to \$31,300,000.00 (a \$2,680,000.00 increase), acknowledgment of source of funding, approval to include commissioning, and approval of the Early Design Phase for **Main Campus Apartments Phase 2** at East Tennessee State University in Johnson City, as presented by the joint venture of Fisher & Associates/Ken Ross Architects.

**Revised Estimated Project Cost:** \$31,300,000.00  
**SBC Project No. 166/005-07-2006**

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

- 1) Approved a request for a revision in estimated project cost from \$120,820,000.00 to \$131,820,000.00 (\$11,000,000.00 increase) and a revision in funding from \$16,820,000.00 to \$18,070,000.00 (\$1,250,000.00 increase), acknowledgment of source of funding, and approval of the Early Design Phase for **Science Facilities Improvements** at Middle Tennessee State University in Murfreesboro, as presented by the joint venture of Thomas Miller & Partners, LLC/Hastings Architecture Associates, LLC.

**Estimated Project Cost:** \$131,820,000.00  
Remainder un-funded \$113,750,000.00  
**SBC Project No. 166/009-09-2006**

**University of Memphis, Memphis, Tennessee**

- 1) Approved a request for a revision in estimated project cost and funding from \$20,000,000.00 to \$25,850,000.00 (a \$5,850,000.00 increase), acknowledgment of source of funding, and approval of an Early Design Phase for **West Hall Student Housing Replacement** at the University of Memphis in Memphis, as presented by the joint venture of Atkins Buchner Price Architects/Habiterra Architecture P.C.

**Revised Estimated Project Cost:** \$25,850,000.00  
**SBC Project No. 166/007-06-2006**

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

- 1) Approved a request for a revision in estimated project cost from \$50,000.00 to \$63,000.00 (\$13,000.00 increase), and approval of the **Master Plan Update** at Volunteer State Community College in Gallatin, Tennessee, as presented by RM Plan Group.

**Estimated Project Cost:** \$ 63,000.00  
**SBC Project No. 166/025-01-2005**

## **Discussion of Bids**

- 1) **TTC @ Nashville, Nashville**  
(Extension Campus Code Updates)  
SBC Project No. 166/064-01-2006  
Bid date: 11-14-2007  
SBC Action: Referred to Subcommittee with authority to act
  
- 2) **University of Memphis, Memphis**  
(Wilder Tower Brick Façade Restoration)  
SBC Project No. 166/007-04-2006  
Bid date: 11-28-2007  
SBC Action: Referred to Subcommittee with authority to act
  
- 3) **Tennessee State University, Nashville**  
(Fire Safety Upgrades)  
SBC Project No. 166/001-04-2006  
Bid date: 12-12-2007  
SBC Action: No action required

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DEPARTMENT OF FINANCE AND ADMINISTRATION

12:37 p.m.

STATEWIDE – MENTAL RETARDATION

- 1) Deputy Commissioner Steve Norris presented a request for approval of a revision in scope that reduces the number of homes to 20 to fit within the existing budget, and approval of the Early Design Phase of a project for **Intermediate Care Facilities / MR Homes** at Shelby/Fayette and Greene Counties, as presented by Clark-Dixon Associates.

Lieutenant Governor Ramsey discussed with the Commission how these homes affect the existing Greene Valley and Arlington Developmental Centers. Comptroller Morgan commented that there had been discussion of building a new Arlington facility. Commissioner Goetz stated they propose to sell the major portion of the Arlington facility and hope to take proceeds from the sale to provide a trust to help care for the MR patients. Lieutenant Governor Ramsey asked if the homes would go into single family subdivisions, and was told "yes". Diane Dixon, architect, explained the efforts that all have taken to be sensitive to the way they will fit in the neighborhoods. After discussion, the Commission approved the request as presented.

**Estimated Project Cost:           \$19,520,000.00**  
*SBC Project No.           346/000-05-2005*

EAST TENNESSEE CRAFT CENTER

- 1) Approved a request for the development of a program and plan for a **Heritage Craft Center** in East Tennessee, and the selection of Kennedy Coulter Rushing Watson for the development of the program and plan.

**Estimated Project Cost:           \$500,000.00**  
*SBC Project No.           529/000-29-2007*

**DATA CENTERS – NASHVILLE / SMYRNA**

- 1) Mr. Fitts stated that there had been a protest regarding the RFQ process on a project for **New Data Centers** at Smyrna and Nashville, Tennessee. After conferring with the Attorney General's Office, Mr. Fitts said he had made a ruling and notified the protesting party, informing them that they had the right to appeal to the State Building Commission, should they decide to do so. The Commission referred the matter to the Subcommittee, with authority to act, in the event there was a request for such an appeal.

*SBC Project No. 529/031-01-2007*

**METROPOLITAN NASHVILLE TOURIST DEVELOPMENT ZONE (TDZ) APPLICATION**

- 1) Approved Metropolitan Nashville's application for certification of the Opryland Tourist Development Zone (TDZ) and the expanded Opryland Convention Center as a Qualified Public Use Facility (QPUF).

*SBC Project No. 529/000-30-2007*

**FACILITIES REVOLVING FUND**

- 1) The Commission accepted the "*Facilities Revolving Fund Annual Report of Revenue and Expenditures*" for the period July 1, 2006 – June 30, 2007, as presented.

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on November 8, 2007.

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

- 1) **Charles Bass Correctional Complex**  
(Reroof Admin Bldg)  
Change Order No. 1  
Change Order Amount: \$142,000.00  
Change Order Percent: 23.4  
Cumulative Percent 23.4  
SBC Project No. 140/020-01-2005
- 2) **Austin Peay State University**  
(Condensate Return / Boiler System Repair)  
Change Order No. 5  
Change Order Amount: \$10,103.00  
Change Order Percent: 2.96  
Cumulative Percent 11.11  
SBC Project No. 166/003-01-2007
- 3) **Middle Tennessee State University**  
(Peck Hall Elevator Updates)  
Change Order No. 6  
Change Order Amount: \$12,835.81  
Change Order Percent: 2.60  
Cumulative Percent 11.37  
SBC Project No. 166/009-04-2006
- 4) **Middle Tennessee State University**  
(Family Housing Renovations)  
Change Order No. 7  
Change Order Amount: \$4,120.97  
Change Order Percent: 0.31  
Cumulative Percent 11.52  
SBC Project No. 166/009-07-2004



- 5) **Middle Tennessee State University**  
(Family Housing Renovations)  
Change Order No. 8  
Change Order Amount: \$12,555.83  
Change Order Percent: 0.93  
Cumulative Percent 12.45  
SBC Project No. 166/009-07-2004
  
- 6) **Volunteer State Community College**  
(Tornado Damage Remediation)  
Change Order No. 17  
Change Order Amount: \$112,976.82  
Change Order Percent: 4.64  
Cumulative Percent 30.78  
SBC Project No. 166/025-01-2006
  
- 7) **Volunteer State Community College**  
(Tornado Damage Remediation)  
Change Order No. 18  
Change Order Amount: \$115,983.89  
Change Order Percent: 4.77  
Cumulative Percent 35.55  
SBC Project No. 166/025-01-2006
  
- 8) **TN School for the Blind**  
(Gym Upgrade – Roof)  
Change Order No. 3  
Change Order Amount: \$4,608.00  
Change Order Percent: 1.58  
Cumulative Percent 11.1  
SBC Project No. 168/005-01-2005
  
- 9) **Clover Bottom Developmental Center**  
(Replace Flooring – Receptor Building)  
Change Order No. 4  
Change Order Amount: \$38,715.00  
Change Order Percent: 15.77  
Cumulative Percent 18.33  
SBC Project No. 344/003-02-2006
  
- 10) **McKenzie Armory**  
(Reroof)  
Change Order No. 1  
Change Order Amount: \$42,257.00  
Change Order Percent: 22.2  
Cumulative Percent 22.2  
SBC Project No. 361/000-04-2006

- 11) **Pulaski Armory**  
(Reroof Armory & Maintenance Shop)  
Change Order No. 2  
Change Order Amount: \$1,215.39  
Change Order Percent: 0.69  
Cumulative Percent 16.8  
SBC Project No. 361/000-05-2006
  
- 12) **Chattanooga Armory**  
(Drainage)  
Change Order No. 2  
Change Order Amount: \$4,800.00  
Change Order Percent: 3.8  
Cumulative Percent 13.6  
SBC Project No. 361/010-01-2005
  
- 13) **Knoxville Armory**  
(Metal Bldg Systems Update)  
Change Order No. 2  
Change Order Amount: \$24,954.29  
Change Order Percent: 11.8  
Cumulative Percent 35.4  
SBC Project No. 361/047-01-2006
  
- 14) **Tennessee Executive Residence**  
(Restoration)  
Change Order No. 44  
Change Order Amount: \$321,393.00  
Change Order Percent: 5.21  
Cumulative Percent 11.41  
SBC Project No. 460/028-01-2002
  
- 15) **Citizens Plaza Building**  
(Interior Renovations)  
Change Order No. 11  
Change Order Amount: \$435.00  
Change Order Percent: .03  
Cumulative Percent 10.91  
SBC Project No. 529/076-01-2005
  
- 16) **Veterans Home Board**  
(Murfreesboro Nursing Home Repairs)  
Change Order No. 4  
Change Order Amount: \$289,321.11  
Change Order Percent: 31.45  
Cumulative Percent 32.61  
SBC Project No. 680/000-01-2005

- 17) **Moccasin Bend Mental Health Institute**  
(Main Patient Wards)  
Change Order No. 24  
Change Order Amount: \$60,972.00  
Change Order Percent: 1.25  
Cumulative Percent 10.66  
SBC Project No. 344/009-01-2001
- 18) **Middle Tennessee State University**  
(Family Housing Renovations)  
Change Order No. 15  
Change Order Amount: \$105,910.92  
Change Order Percent: 3.79  
Cumulative Percent 11.85  
SBC Project No. 166/009-07-2004

**Approval to adjust the base:**

**SUB-COMMITTEE REPORT**

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on October 22, 2007.

**DESIGNER SELECTION LIST**

- 1) Approved the following designer selections as recommended.

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|--|---|
| <p>1) <b>Tennessee Rehabilitation Center</b><br/>(ADA Accessibility Upgrade)<br/>Estimated Project Cost: \$1,166,000.00<br/>SBC Project No. 442/006-03-2007<br/>Designer: <b>STREET DIXON RICK</b></p>                 | <p>4) <b>Department of Correction – Statewide</b><br/>(HVAC Upgrades)<br/>Estimated Project Cost: \$600,000.00<br/>SBC Project No. 140/001-05-2007<br/>Designer: <b>SMITH SECKMAN REID</b></p>                                |
| <p>2) <b>University of Tennessee Health Science Center</b><br/>(Architectural Consultant)<br/>Estimated Project Cost: \$60,000.00<br/>SBC Project No. 540/013-05-2007<br/>Designer: <b>THE HORRELL GROUP</b></p>       | <p>5) <b>Big Ridge State Park</b><br/>(ADA Compliance Parkwide)<br/>Estimated Project Cost: \$500,000.00<br/>SBC Project No. 126/009-01-2007<br/>Designer: <b>ARCHISTRUCTURES, INC.</b></p>                                   |
| <p>3) <b>University of Tennessee Knoxville</b><br/>(Alpha Kappa Alpha Sorority)<br/>Estimated Project Cost: \$3,000,000.00<br/>SBC Project No. 540/009-19-1007<br/>Designer: <b>COCKRILL DESIGN &amp; PLANNING</b></p> | <p>6) <b>Austin Peay State University</b><br/>(Undergraduate Housing)<br/>Estimated Project Cost: \$30,000,000.00<br/>SBC Project No. 166/003-07-2007<br/>Designer: <b>REFERRED TO SUBCOMMITTEE WITH AUTHORITY TO ACT</b></p> |

- 7) **East Tennessee Craft Center**  
(Planning / Development)  
Estimated Project Cost: \$500,000.00  
SBC Project No. 529/000-29-2007  
Designer: **KENNEDY COULTER RUSHING  
WATSON**
- 8) **South Central Regional Health Facility**  
(HVAC Upgrades)  
Estimated Project Cost: \$238,000.00  
SBC Project No. 408/003-01-2007  
Designer: **Rescind selection of "DUNNING -  
MARTIN ENGINEERING" and  
approve selection of BRANHAM  
& LLOYD**
- 9) **East TN Regional Health Facility**  
(HVAC Upgrades)  
Estimated Project Cost: \$175,000.00  
SBC Project No. 408/001-01-2007  
Designer: **Rescind selection of "DUNNING -  
MARTIN ENGINEERING" and  
approve selection of BRANHAM  
& LLOYD**
- 10) **Ellington Agricultural Center**  
(Window Replacement - Moss Building / Library)  
Estimated Project Cost: \$235,000.00  
SBC Project No. 100/000-02-2007  
Designer: **Change designer name from  
"FOWLKES & ASSOCIATES  
ARCHITECTS" to "CENTRIC  
ARCHITECTURE"**
- 11) **Clover Bottom Mansion**  
(Exterior Renovation)  
Estimated Project Cost: \$600,000.00  
SBC Project No. 529/019-01-2007  
Designer: **Change designer name from  
"FOWLKES & ASSOCIATES  
ARCHITECTS" to "CENTRIC  
ARCHITECTURE"**
- 12) **Department of Children's Services**  
(Statewide Security Controls Replacement)  
Estimated Project Cost: \$1,000,000.00  
SBC Project No. 144/000-01-2007  
Designer: **Change designer name from "FOWLKES  
& ASSOCIATES ARCHITECTS" to  
"CENTRIC ARCHITECTURE"**
- 13) **Middle Tennessee State University**  
(College of Educ / Behavioral Science Bldg)  
Estimated Project Cost: \$29,880,000.00  
SBC Project No. 166/009-04-2007  
Designer: **Change designer name from  
"EARL SWENSSON / FOWLKES  
& ASSOCIATES ARCHITECTS,  
JOINT VENTURE" to "EARL  
SWENSSON / CENTRIC  
ARCHITECTURE, A JOINT  
VENTURE"**
- 14) **West TN State Penitentiary**  
(Support Building)  
Estimated Project Cost: \$10,500,000.00  
SBC Project No. 142/022-01-2007  
Designer: **Change designer name from  
"CLARK-DIXON / BUCHART  
HORN, A JOINT VENTURE" TO  
"CLARK DIXON, WITH BUCHART  
HORN AS CONSULTANT"**

## THE TENNESSEE RESIDENCE, NASHVILLE, TENNESSEE

- 1) Lieutenant Governor Ramsey brought up from the floor a request for information regarding the Tennessee Residence project. He said that there had been concerns presented to him about the cost, use, and size of the proposed renovations and additions to the Residence. He stated that most people were under the impression that the original \$9 million project would be funded with all, or mostly, private funds. Mr. Fitts responded that the State has never been able to do anything significant at the Residence, and the First Family recognized that it needed a lot of maintenance and restoration. Speaker Naifeh commented that he went through the entire facility a few years ago and had no idea it was in the shape it was, and added "we ought to be ashamed". Mr. Fitts stated that it is always hard for any Governor to spend State money, which is perceived as spending money on themselves. Rather, they are acting as stewards of the State's public property. He said, for the first time, we have a Middle Tennessee Governor who offered to live in their own house while renovations were taking place at the Residence. Mr. Fitts pointed out that the renovation is being done in five stages, which, in addition to the proposed Conservation Hall, includes work on the roof, plumbing, electrical components, security issues, landscaping and making the overall facility as ADA compliant as possible.

Mr. Fitts said that during Governor Bredesen's transition, there was \$350,000 available to start the project. He said that Governor Bredesen had leftover campaign funds to pay for the \$500,000 roof replacement, which was the first step. After studying the past needs and amount of work to be done, the Governor and First Lady offered to delay moving into the facility to allow for needed renovation and repair work. In 2003, the Legislature appropriated about \$1 million for maintenance. When the First Lady said she was going to start raising money, we started looking at this as a master plan and at the big picture. He said, in all his years as State Architect, he had never had the opportunity to look at it broadly. In addition to the new roof, the plumbing and electrical systems needed replacing. He said they had estimated \$5 million for construction. Mrs. Conte said it was the Foundation's objective to raise money that could pay for part of this facility, and were committed to raising \$3 to \$4 million.

Mr. Fitts said that some ADA funds were added, and then they started talking about security issues. After consulting with Homeland Security, they were told they needed to be away from the house, and a new facility was suggested to be a part of the master plan. He said, currently, security is housed in the carriage house. When the restoration project for the Residence was bid in 2005, it came in 20% over, and is now in the \$7.8 million range.

Regarding the concept of a conservatory, Mr. Fitts stated every Governor has said "we need a meeting space". He said that the hard part is you really need to do it with private funds. The State's responsibility to do maintenance is logical. The public perception tends to view the proposed addition as a party room, when it is actually a functioning place to host meetings.

Governor Ramsey asked about the private money and did the State have to bond the difference. Mr. Fitts replied that it was put in as maintenance. Governor Ramsey asked if the majority of the private money was going toward the Conservation Hall, and Mr. Fitts replied "yes". He added that they are also committed to providing furnishings. He said that the \$4.8 million should fund the Conservation Hall, and that it is energy efficient and will be LEED certified. He added that those funds are not enough to make the connection to the Residence or ADA access to the sunroom. Governor Ramsey

asked if the above ground concept was to build the Conservation Hall like a gymnasium, and that it was decided it would look better to have it underground, and Mr. Fitts responded that was essentially the case. Concerning the size of the meeting room in the Conservation Hall, Mr. Fitts said, and Governor Ramsey concurred, that arguments portraying it as a 13,000 to 20,000 square foot room are inaccurate. Mr. Fitts said that the approximately 13,000+ square foot underground addition included the meeting room, kitchen, ADA compliant restrooms, mechanical/utility space, and circulation space. He said the actual meeting space would be roughly the same size, or smaller than what has been previously utilized when the tents were in the front yard.

Governor Ramsey asked when the decision was made to move from above to below ground. Mr. Fitts stated that the Foundation solicited qualified Tennessee architects using a QBC system, eventually selecting Archimania, who emphatically said "the only way you are going to resolve this is to do an underground building."

As to Governor Ramsey's concerns about increased traffic, Mr. Fitts said that there would be no increase in the number of vehicles coming to events at the Residence and that they intentionally did not increase the number of parking spaces. Guests to the Residence would likely continue to park at either John Overton High School or Judson Baptist Church and bused over, as has been the case for over a decade.

Mr. Fitts said that, personally, he couldn't wait to unveil the design to Oak Hill because his personal bias was he didn't want it to overpower the Residence, and this solution had the least impact on the community. Governor Ramsey asked where they stood right now. Mr. Fitts replied that they are using the Construction Manager process to try to get things back in budget and are close to signing a Guaranteed Maximum Price. He said that monies have been added for landscaping, road work, the roundabout, and the elevator that gives access to both the sunroom and Conservation Hall. He said that the City of Oak Hill claims there is a law that requires municipalities to have to file its plans before the Planning Commission and they have 30 days to respond. He said that the State has never done this before on any State building, but that he had offered to attend their meeting on December 20.

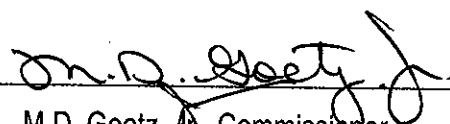
The concern about blasting in the neighborhood was only briefly brought up, with Mr. Fitts pointing out that the closest home to the demolition would be the Executive Residence and that he certainly did not want to do something that would damage the work that is already being done there. He added that he noticed when he was in the Oak Hill neighborhood recently that First Presbyterian Church, which is on Franklin Pike and less than a mile from the Residence, is doing blasting now, so obviously there is no rule in Oak Hill against blasting.

Mr. Fitts mentioned the documentary on the history of the Residence by the Tennessee Arts Commission that instills in you how important the Residence is to the State. When you realize the richness of the history, it is just so important to Tennessee, and should be a sense of pride to the neighborhood. Speaker Naifeh commented that it was important to know this is a five-phase project. Mr. Fitts offered giving the members a timeline soon as to when decisions were made. Governor Ramsey asked that, in addition to the timeline, that questions raised by the Oak Hill City government, should they not approve of the project, be brought back before the Building Commission. The members were told that, like with any State building project, the State could proceed over the objections of a city government, if they so desired.

Treasurer Sims stated that he had been involved in most of this project since the beginning. He said it was unfortunate that the Governor got involved in this because it is not his house; it is just like any other State building. He commented further that the \$8.2 million is work that needed to be done in order to get the structure where it should be. He asked, should we be maintaining that building with State dollars? Yes. Is it appropriate for the Conservation Hall to be placed out there? It is not any bigger than what we have been using; it is just different. Treasurer Sims said the SBC authorized a gift-in-place that is the Foundation's obligation. The design solution was an attempt to minimize the impact and make it fit, not to detract from the neighborhood. He added that there probably could've been better communication, but we are where we are. He said he felt an obligation to fund the Residence and make sure that the appropriate security is in place, and adapt the site for a new building. He said these are appropriate uses for State funds. He stated that, unless something else happens, all approvals are in place to proceed with the project. The Commission thanked Mr. Fitts' for his report.

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There being no further business, the meeting adjourned at 1:30 p.m.

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