

MINUTES

STATE BUILDING COMMISSION MEETING

JANUARY 12, 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.

11:01 a.m.	Department of Transportation	Chief Engineer Paul Degges
11:05 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
11:06 a.m.	Department of Mental Health & Developmental Disabilities	Commissioner Virginia Betts
11:13 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:20 a.m.	Department of Finance and Administration	
11:29 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
Jimmy Naifeh, Speaker of the House of Representatives
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	Dwight Hensley, Department of Environment and Conservation
Georgia Martin, Dept of Finance and Administration	George Brummett, Department of Finance and Administration
Charles Garrett, Dept of Finance and Administration	David Rhodes, TRO
Charles Harrison, Comptroller's Office	John Hundley, TRO
Annette Crutchfield, Legislative Budget Office	Emory Crews, Department of Finance and Administration
Mark Wood, Secretary of State's Office	Lisa Powers, Department of Finance and Administration
Janie Porter, Attorney General's Office	Doug Freeman, Department of Finance and Administration
Genie Whitesell, Attorney General's Office	Ron Sabelhaus, Department of Finance and Administration
Nancy Blevins, Dept of Finance and Administration	
David Gregory, Tennessee Board of Regents	
Diane Uhler, Tennessee Board of Regents	
Pat Haas, Bond Finance	
Dennis Raffield, THEC	

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Larry Ventura, Department of Mental Health &
Developmental Disabilities

Steve Gregory, Treasury Department

Emily White, Treasury Department

David Salyers, Department of Environment and
Conservation

Steve Hall, Department of Transportation

Alan Durham, Department of Transportation

Claire Drowota, Select Oversight Committee on
Correction

Diane Moore, Department of Correction

John Cothern, Middle Tennessee State University

Pattie Miller, Middle Tennessee State University

Ralph Mickle, Department of Mental Health &
Developmental Disabilities

Cindy Tyler, Department of Mental Health &
Developmental Disabilities

Jill Hudson, Department of Mental Health &
Developmental Disabilities

Mark Cherpack, Department of Finance and
Administration

Edd Brashear, Lose & Associates

Lieutenant Governor Wilder called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

DEPARTMENT OF TRANSPORTATION

11:01 a.m.

Chief Engineer Paul Degges requested action on the following matters.

I-40 WELCOME CENTER, SMITH COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Wastewater Treatment Plant Upgrade** at the I-40 Welcome Center, Buffalo Valley, Smith County, Tennessee, with design services to be accomplished in-house.

Estimated Project Cost: **\$251,000.00**
SBC Project No. *240/001-01-2006*

NASHVILLE AIRPORT, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Air Handling System Replacement** at the Aeronautics Building, Region III, Nashville, and the selection of Kurzynske & Associates to design and supervise the project.

Estimated Project Cost: **\$136,000.00**
SBC Project No. *246/047-01-2006*

STATEWIDE

- 1) Approved a request to issue an RFP for Statewide contract for **Maintenance Repairs.**

SBC Project No. *245/000-01-2006*

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:05 a.m.

Assistant Commissioner Larry Lance requested action on the following matters.

WEST TENNESSEE RIVER BASIN AUTHORITY

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$100,000.00 to \$250,000.00 (\$150,000.00 increase) of a project for **Engineering Services** for West Tennessee River Basin Authority, statewide.

Revised Estimated Project Cost: \$250,000.00
SBC Project No. 128/020-01-2004

DISCUSSION OF BIDS

- 1) **Paris Landing State Park**
(Marina Upgrade)
SBC Project No. 126/075-01-2004
Bid date: 11 January 2006
SBC Action: No action required

DEPARTMENT OF MENTAL HEALTH & DEVELOPMENTAL DISABILITIES

11:06 a.m.

Commissioner Virginia Betts requested action on the following matters.

MEMPHIS MENTAL HEALTH INSTITUTE, MEMPHIS, TENNESSEE

- 1) Commissioner Betts presented a request for approval of the Early Design Phase of a project for **Replacement Facility** at Memphis Mental Health Institute, Memphis, as presented by TRO/The Ritchie Organization. She commented that the Department has been able to settle a 15-year suit with the Department of Justice. She said part of that had to do with the State's commitment to this project, which they feel has been strong. After presentation by the designers, the Commission approved the request as presented.

Estimated Project Cost: \$32,057,960.00
SBC Project No. 344/013-01-2005

TENNESSEE BOARD OF REGENTS

11:13 a.m.

Chancellor Charles Manning requested action on the following matters.

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$6,500,000.00 to \$7,200,000.00 (a \$700,000.00 increase) and acknowledgement of source of funding of the project for **D. P. Culp University Center Systems Renovation** at East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost: \$ 7,200,000.00
SBC Project No. 166/005-11-2005

Tennessee State University, Nashville

- 1) Approved a request for a revision in scope and reallocation in funding of the project for **Clement Hall Allied Health Renovations** for Tennessee State University in Nashville, Tennessee.

Estimated Project Cost: \$ 1,400,000.00
SBC Project No. 166/001-05-2005

- 2) At the Board's request, the Commission referred to the Subcommittee, with authority to act, a request for approval of a project and acknowledgment of source of funding for **Elliott Hall Exhibit Gallery Renovations** for Tennessee State University in Nashville, Tennessee, and selection of a designer to design and supervise the project.

Estimated Project Cost: \$ 610,000.00
SBC Project No. 166/001-02-2006

- 3) Approved a request to issue an RFP for a **Master Plan** for Tennessee State University in Nashville, Tennessee.

SBC Project No. 166/001-01-2006

University of Memphis, Memphis

- 1) Approved a request for a change in subcontractor for **Carpenter Student Housing Additions** at University of Memphis in Memphis, Tennessee.

Estimated Project Cost: \$ 3,850,000.00
SBC Project No. 166/007-01-2002

Roane State Community College, Harriman, Tennessee

- 1) Approved a request for acceptance of "gift-in-place" construction of **Scott County Center Classroom and Office Addition** for Roane State Community College in Harriman, Tennessee.

Estimated Project Cost: \$300,000.00
SBC Project No. 166/027-01-2006

Walters State Community College, Morristown, Tennessee

- 1) Approved a request for a revision in scope for **College Center Renovation** for Walters State Community College in Morristown, Tennessee.

Estimated Project Cost: \$4,823,500.00
SBC Project No. 166/023-02-1998

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a project and acknowledgment of the source of funding for **ROTC Annex Science Laboratory Renovations** for Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost: \$375,000.00
SBC Project No. 166/009-01-2006

- 2) Approved the Early Design Phase of the project for **Track Improvements** for Middle Tennessee State University in Murfreesboro, as presented by Lose & Associates, Inc.

Estimated Project Cost: \$4,000,000.00
SBC Project No. 166/009-08-2005

Discussion of Bids

- 1) **Northeast State Technical Community College, Blountville**
(New Humanities Building)
SBC Project No. 166/038-01-2004
Bid date: 18-Jan-06
SBC Action: Referred to Subcommittee with authority to act

- 2) **Austin Peay State University, Clarksville**
(Chiller Emergency Replacement)
SBC Project No. 166/003-08-2005
Bid date: 11-Jan-06
SBC Action: Referred to Subcommittee with authority to act

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:20 a.m.

STATEWIDE

- 1) Approved a request for a revision in estimated project cost from \$7,000,000.00 to \$11,000,000.00 (\$4,000,000.00 increase) for Statewide **Premise Wiring** contract.

Revised Estimated Project Cost: \$11,000,000.00
SBC Project No. 529/000-06-2003

DONNELLY J. HILL STATE OFFICE BUILDING, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$230,000.00 to \$255,000.00 (\$25,000.00 increase) of a project for **Roof Replacement** at the Donnelly J. Hill State Office Building, Memphis, Tennessee.

Revised Estimated Project Cost: \$255,000.00
SBC Project No. 460/003-01-2005

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request to prequalify contractors on a project for **State Government Security Improvements** at various State office buildings in Nashville/Davidson County.

Estimated Project Cost: \$600,000.00
SBC Project No. 460/001-01-2003

KNOXVILLE FACILITY DEVELOPMENT PLAN, KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$75,000.00 to \$90,000.00 (\$15,000.00 increase) of a project for **Facility Assessment Study** of State office buildings in downtown Knoxville to include the Middlebrook Pike State Office Building.

Revised Estimated Project Cost: \$90,000.00
SBC Project No. 529/000-01-2005

SPECIAL ITEMS

- 1) Mr. Fitts presented an award to the State Building Commission by the U.S. Green Building Council certifying that the Joint Institute for Computational Sciences and Oak Ridge Center for Advanced Studies has successfully met the sustainable building design and performance standards required under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The Commission acknowledged receipt of the award.

- 2) Charles Garrett reported that his office was in the process of developing an RFQ and then an RFP to identify a **Correction Consultant** to provide review and analysis services with recommendations for the Correctional facility proposed for Bledsoe County, Tennessee. He stated that they could be issued as early as tomorrow. The Commission acknowledged the report.

SBC Project No. 142/013-02-2004

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on December 8, 2005.

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

1. **Greene Valley Developmental Center**
(Reroof Various Buildings)

Change Order No.	9
Change Order Amount:	\$88,117.96
Change Order Percent:	8.11
Cumulative Percent	19.69
SBC Project No.	344/007-01-2003

2. **Rachel Jackson State Office Building**
(Interior Improvements)

Change Order No.	2
Change Order Amount:	\$5,326.00
Change Order Percent:	1.41
Cumulative Percent	18.12
SBC Project No.	529/013-01-2001

3. **Rachel Jackson State Office Building**
(Interior Improvements)

Change Order No.	3
Change Order Amount:	\$140.00
Change Order Percent:	.03
Cumulative Percent	18.15
SBC Project No.	529/013-01-2001

4. **Legislative Plaza**
(Committee Rooms, 29, 30, 31)

Change Order No.	2
Change Order Amount:	\$8,528.00
Change Order Percent:	1.35
Cumulative Percent	12.79
SBC Project No.	529/045-03-2000

5. **W.R. Snodgrass Tennessee Tower**
(Phase 3 Renovations)

Change Order No.	25
Change Order Amount:	\$145,961.00
Change Order Percent:	2.3
Cumulative Percent	10.91
SBC Project No.	529/079-01-1995

6. **James K. Polk Building**
(Interior Modifications)
Change Order No. 13
Change Order Amount: \$175,135.39
Change Order Percent: 37.44
Cumulative Percent 161.86
SBC Project No. 529/075-02-2002

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on December 19, 2005.

DESIGNER SELECTION LIST

Approved the designer selections as recommended.

- 1) **Tennessee State University**
(Elliott Hall Exhibit Gallery Renovations)
Estimated Project Cost: \$610,000.00
SBC Project No. 166/001-02-2006
Designer: **REFERRED TO SUBCOMMITTEE WITH AUTHORITY TO ACT**
- 2) **Nashville Airport – Aeronautics Building**
(Air-Conditioning Replacement)
Estimated Project Cost: \$136,000.00
SBC Project No. 246/047-01-2006
Designer: **KURZYNSKE & ASSOCIATES**
- 3) **East Tennessee State University**
(Soccer Fields Site Engineering Study)
Estimated Project Cost: \$40,000.00
SBC Project No. 166/005-13-2005
Designer: **Change designer name from “Hodge Engineering” to “Hodge Associates”**
- 4) **East Tennessee State University**
(Soccer Facilities Development)
Estimated Project Cost: \$3,000,000.00
SBC Project No. 166/005-16-2005
Designer: **Change designer name from “Hodge Engineering” to “Hodge Associates”**

There being no further business, the meeting adjourned at 11:30 a.m.

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