

# MINUTES

## STATE BUILDING COMMISSION MEETING

JANUARY 11, 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.

11:12 a.m.	Tennessee Wildlife Resources Agency	Executive Director Gary Myers
11:13 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
11:15 a.m.	Department of Education	Deputy Commissioner Tim Webb
11:16 a.m.	Department of Correction	Commissioner George Little
11:17 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:26 a.m.	Military Department	Colonel Robert Johnson
11:28 a.m.	Tennessee Bureau of Investigation	Director Mark Gwyn
11:30 a.m.	University of Tennessee	Dr. John Petersen
11:36 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:50 a.m.	State Building Commission	

### STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives  
Lieutenant Governor Ron Ramsey, Speaker of the Senate  
Dave Goetz, Commissioner, Department of Finance and Administration  
John G. Morgan, Comptroller of the Treasury  
Riley Darnell, Secretary of State  
Dale Sims, State Treasurer

### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

### 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  
Genie Whitesell, 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  
Steve Westerman, Real Property Administration  
George Criss, University of Tennessee  
Mike Morrow, Department of Finance and Administration  
Alvin Payne, University of Tennessee  
Pat Haas, Bond Finance  
Jeff Puckett, TBI  
Nat Johnson, TWRA  
Keith Brent, Military Department  
Steve Campbell, Bell & Associates Construction  
Greg Adkins, Department of Transportation  
Paul Degges, Department of Transportation  
Alan Durham, Department of Transportation  
Randy Lovett, Department of Transportation  
Bill Edwards, Real Property Administration  
Anne Martin, Real Property Administration  
Tony Poteet, University of Memphis  
Dennis Swinford, University of Memphis  
Charles Lee, University of Memphis  
Cathey Posey, Department of Correction  
Gayle Ray, Department of Correction  
Deborah Boshears-Davis, Department of Education  
Krista Lee, Fiscal Review Committee  
Leni Check, Fiscal Review Committee  
Claire Drowota, Select Oversight Committee on Correction  
Gary Rogers, University of Tennessee  
Lane Lyle, Lyle Cook Martin Architects  
Frank Wagster, TLM Associates, Inc.  
Dennis Henderson, TLM Associates, Inc.  
Randy Camp, Windrow Group  
Dwight Hensley, Department of Environment and Conservation  
Jim Thrasher, Department of Correction  
Debbie Inglis, Department of Correction  
Tom Robinson, Department of Correction  
Garland Johnson, Department of Correction  
Bryce Grissom, Department of Correction  
Jamie Fohl, Treasury Department

The meeting was called to order at 11:12 a.m. Commissioner Goetz stated that the Governor is the Chair of the Building Commission, but that the Vice Chair handles its normal operations. He stated that, as Secretary, the first order of business was to elect a Vice Chair. Secretary Darnell made a motion stating that, in keeping with tradition of electing the longest serving member, he would like to elect Speaker Jimmy Naifeh as Vice Chair, and Commissioner Goetz as Secretary. The motion was seconded, and passed without objection. Speaker Naifeh then asked State Architect Mike Fitts to proceed with the order of business.

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TENNESSEE WILDLIFE RESOURCES AGENCY

11:12 a.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 **Seedling Cooler** at Dyersburg, and the selection of TLM Associates to design and supervise the project.

**Estimated Project Cost:       \$302,000.00**  
*SBC Project No.               220/017-01-2007*

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:13 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 \$250,000.00 to \$425,000.00 (\$175,000.00 increase), and approval to extend the contract for one year for **Engineering Services** for the West Tennessee River Basin Authority.

**Revised Estimated Project Cost: \$425,000.00**  
*SBC Project No. 128/020-01-2004*

DISCUSSION OF BIDS

- 1) **Bledsoe Creek State Park**  
(Water System Upgrade)  
SBC Project No. 126/012-01-2005  
Bid date: January 9, 2007  
SBC Action: Referred to Subcommittee with authority to act

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DEPARTMENT OF EDUCATION

11:15 a.m.

Deputy Commissioner Tim Webb requested action on the following matter.

TENNESSEE SCHOOL FOR THE BLIND, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$280,000.00 to \$450,000.00 (\$170,000.00 increase) of a project for **Lending Library Relocation** at Tennessee School for the Blind, Nashville, Tennessee.

**Revised Estimated Project Cost:       \$450,000.00**  
*SBC Project No.           168/005-02-2006*

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DEPARTMENT OF CORRECTION

11:16 a.m.

Commissioner George Little requested action on the following matter.

SOUTH CENTRAL CORRECTIONAL CENTER, WAYNE COUNTY, TENNESSEE

- 1) Commissioner Little presented a request for approval to issue an RFP for the **Private Management and Operation** of the South Central Correctional Center in Wayne County, Tennessee. Treasurer Sims asked Commissioner Little if the comments received from the Correction Oversight Committee were being addressed in the RFP, and the Commissioner replied "yes". Treasurer Sims then made a motion to approve the request, which was properly seconded, and passed without objection.

*SBC Project No. 142/018-01-2007*

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DEPARTMENT OF TRANSPORTATION

11:17 a.m.

Commissioner Gerald Nicely requested action on the following matters.

REGION 1 – WELCOME CENTER, CAMPBELL COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Jellico Welcome Center Replacement** at I-75 in Campbell County, approval to demolish the existing building, and the selection of Vaughn & Melton to design and supervise the project.

<b>Estimated Project Cost:</b>	<b>\$1,610,000.00</b>
<i>SBC Project No.</i>	<i>241/010-01-2007</i>

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". Speaker Ramsey asked about the status of a project in Sullivan County. Chief Engineer Paul Degges was recognized and responded that the Department had put together a team to look at the project. He said a consensus was never reached regarding a particular intersection. He stated that the Department is reviewing the situation and hopes to move forward. Speaker Ramsey said he would like to see some deference be given since some of the members were unable to be present at the public hearing.

Speaker Naifeh asked for clarification of the terms "status" and "schedule" used in the status report, and asked which projects are chosen to be pushed back. Mr. Degges explained that a contract price indicates that a contract has been awarded. Even so, he said, there might be utility work to be done before there's any visible sign of activity or moving of dirt. He added that the Department doesn't choose to push back projects, but that there are certain situations beyond the Department's or contractor's control. Speaker Naifeh asked if the State receives penalty payments if it's the contractor's fault, and was told "yes, with liquidated damages".

Speaker Naifeh asked if the State had replenished all the highway funds. Commissioner Nicely responded that, by the end of next year, they will have put back all of the \$32 million. He added that this year's federal funding is expected to be less than anticipated and could cost the State between \$40-\$100 million. Speaker Ramsey asked if these were all the TDOT projects. Mr. Degges responded that the law requires only projects presented to the General Assembly for the last three years be included in the report to the State Building Commission. He added that if it was funded a long time ago, it won't be on the list. The Commission accepted the report as presented.

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MILITARY DEPARTMENT

11:26 a.m.

Colonel Robert Johnson requested action on the following matters.

TEMA EAST TENNESSEE REGIONAL OFFICE, KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Communication Tower** at the TEMA East TN Regional Office, Knoxville, Tennessee.

**Estimated Project Cost: \$350,000.00**  
*SBC Project No. 361/047-01-2007*

MARYVILLE READINESS CENTER, BLOUNT COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$380,000.00 to \$240,000.00 (\$140,000.00 decrease) of a project for **Energy Savings** at Maryville Readiness Center, Blount County, Tennessee.

**Revised Estimated Project Cost: \$240,000.00**  
*SBC Project No. 361/060-01-2005*

NEWBERN READINESS CENTER, DYER COUNTY, TENNESSEE

- 1) Approved a request for a revision in the source of funding of a project for **HVAC Replacement & Repairs** at Newbern Readiness Center, Dyer County, Tennessee.

**Estimated Project Cost: \$160,000.00**  
*SBC Project No. 361/068-01-2002*

SOUTH CENTRAL ARMORIES – SAVANNAH, WAYNESBORO, LEWISBURG, PARSONS

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$546,701.44 to \$1,080,000.00 (\$533,298.56 increase) of a project for **Armory Reroofs** at Waynesboro, Tennessee.

**Revised Estimated Project Cost: \$1,080,000.00**  
*SBC Project No. 361/000-05-2004*

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TENNESSEE BUREAU OF INVESTIGATION

11:28 a.m.

Director Mark Gwyn requested action on the following matters.

TBI CONSOLIDATED FACILITY, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Fusion Center** at the TBI Consolidated Facility, Nashville, with work to be accomplished through the Direct Order contract.

**Estimated Project Cost: \$400,000.00**  
*SBC Project No. 500/001-01-2007*

- 2) Approved a request to prequalify contractors on a project for **Security System Replacement** at the TBI Consolidated Facility, Nashville, Tennessee.

**Estimated Project Cost: \$185,000.00**  
*SBC Project No. 500/001-01-2006*

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UNIVERSITY OF TENNESSEE

11:30 a.m.

Dr. John Petersen requested action on the following matters.

THE UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Dougherty Engineering Building Repairs** at the University of Tennessee, Knoxville, and the selection of Michael Brady, Inc. to design and supervise the project.

**Estimated Project Cost:       \$7,400,000.00**  
*SBC Project No.       540/009-01-2007*

THE UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$17,000,000.00 to \$28,000,000.00 (\$11,000,000.00 increase) of a project for **Single Student Housing Phase 2** at the University of Tennessee at Martin, and approval of the Early Design Phase as presented by joint venture designers, Lyle Cook Martin / TLM Associates.

**Revised Estimated Project Cost:       \$28,000,000.00**  
*SBC Project No.       540/011-02-2005*

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TENNESSEE BOARD OF REGENTS

11:36 a.m.

Chancellor Charles Manning requested action on the following matters.

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

- 1) Approved the selection of Hardaway Construction Corporation as construction manager/general contractor for the project of **Several Buildings Life Safety Renovations** at Middle Tennessee State University in Murfreesboro, Tennessee.

**Estimated Project Cost:** \$8,090,000.00  
**SBC Project No. 166/009-02-2001**

- 2) Approved a request for a revision in scope for **Several Buildings Safety & Code Corrections** (formally Abernathy Hall Safety & Code Corrections) at Middle Tennessee State University in Murfreesboro, Tennessee.

**Estimated Project Cost:** \$ 575,000.00  
**SBC Project No. 166/009-06-2004**

**Walters State Community College**, Morristown, Tennessee

- 1) Approved a project and acknowledgment of source of funding for **Greeneville/Greene County Center Repairs** at Walters State Community College in Morristown, and the selection of Mason Architecture to design and supervise the project.

**Estimated Project Cost:** \$245,000.00  
**SBC Project No. 166/023-01-2007**

**University of Memphis**, Memphis, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost, and funding from \$1,892,000.00 to \$1,982,000.00 (a \$90,000.00 increase) and acknowledgement of source of funding of the project for **Softball Park Development** at University of Memphis in Memphis, Tennessee

**Revised Estimated Project Cost:** \$1,982,000.00  
**SBC Project No. 166/007-13-2004**

- 2) Approved the **Master Plan Update** at the University of Memphis in Memphis, as presented by Goody Clancy and Associates.

**Estimated Project Cost:** \$200,000.00  
**SBC Project No.** 166/007-01-2004

### **Discussion of Bids**

- 1) **East Tennessee State University, Johnson City**  
(Main Campus Apartments New Construction)  
SBC Project No. 166/005-15-2005  
Bid date: 12-20-2006  
SBC Action: Referred to Subcommittee with authority to act
- 2) **East Tennessee State University, Johnson City**  
(Building 7 Pharmacy College Renovation)  
SBC Project No. 166/005-14-2005  
Bid date: 1-10-2006  
SBC Action: Referred to Subcommittee with authority to act
- 3) **TTC @ Crossville, Crossville**  
(Cooling tower Replacement)  
SBC Project No. 166/044-01-2006  
Bid date: 1-10-2007  
SBC Action: Referred to Subcommittee with authority to act
- 4) **Middle Tennessee State University, Murfreesboro**  
(Chilled Water Line Replacement)  
SBC Project No. 166/009-03-2006  
Bid date: 1-10-2007  
SBC Action: Referred to Subcommittee with authority to act
- 5) **Middle Tennessee State University, Murfreesboro**  
(Sewer System and Steam Manhole Updates)  
SBC Project No. 166/009-02-2005  
Bid date: 1-10-2007  
SBC Action: Referred to Subcommittee with authority to act

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STATE BUILDING COMMISSION

11:50 a.m.

SPECIAL ITEMS

- 1) Comptroller Morgan brought up from the floor the issue regarding the City of Spencer sewer project. He said that he understood all the parties seem to have agreed on an additional option that would involve a containment lake, and as such, part of the project will be acquiring land and part will be acquiring pipe. He added that he was concerned about the SBC releasing all of the funding. State Architect Mike Fitts stated that the project had been approved by the SBC to release a portion of the grant for the purpose of extending pipe to the pumping station, and that was as far as they had gone. Comptroller Morgan said he believed it would be appropriate to put the Subcommittee in a position to proceed further if the City needs to move to acquire land and move forward. Secretary Darnell moved to amend the agenda to include the Spencer item and refer it to the Subcommittee, with authority to act. His motion passed without objection.

*SBC Project No. 529/000-08-2005*

- 2) Mr. Fitts brought up an item from the floor based on an emergency type need for the R.S. Gass Complex in Nashville. The Commission then approved a project and acknowledgment of the source of funding for **HVAC Upgrade** at the R.S. Gass Laboratory, Nashville, with the selection of a designer referred to the Subcommittee, with authority to act.

**Estimated Project Cost: \$560,000.00**  
*SBC Project No. 460/020-01-2007*

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on December 14, 2006.

DISCUSSION OF BIDS

- 1) **Citizens Plaza Building**  
(Interior Renovations, Phase 1)  
SBC Project No. 529/076-01-2005  
Bid date: January 9, 2007  
SBC Action: Referred to the Subcommittee, with authority to act

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

- 1) **Tennessee State University**  
(Research and Sponsored Programs Building)  
Change Order No. 24  
Change Order Amount: \$388,022.91  
Change Order Percent: 5.58  
Cumulative Percent 14.34  
SBC Project No. 166/001-02-2003
  
- 2) **Austin Peay State University**  
(Student Apartments)  
Change Order No. 33  
Change Order Amount: \$30,374.00  
Change Order Percent: 0.37  
Cumulative Percent 13.1  
SBC Project No. 166/003-02-2001
  
- 3) **Paris Landing State Park**  
(Marina Upgrades)  
Change Order No. 3  
Change Order Amount: -\$3,061.00  
Change Order Percent: -.22  
Cumulative Percent 11.71  
SBC Project No. 126/075-01-2004
  
- 4) **Warriors Path State Park**  
(Playground Landscaping)  
Change Order No. 1  
Change Order Amount: \$56,329.00  
Change Order Percent: 100  
Cumulative Percent 100  
SBC Project No. 126/096-01-2005

**SUB-COMMITTEE REPORT**

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on November 20, 2006.

**DESIGNER SELECTION LIST**

Approved the following designer selections as recommended.

- 1) **TWRA – Region 1**  
(Seedling Cooler - Dyersburg)  
Estimated Project Cost: \$302,000.00  
SBC Project No. 220/017-01-2007  
Designer: **TLM ASSOCIATES**
  
- 2) **DOT Region 1 – Campbell County**  
(Jellico Welcome Center Replacement)  
Estimated Project Cost: \$1,610,000.00  
SBC Project No. 241/010-01-2007  
Designer: **VAUGHN & MELTON**
  
- 3) **University of Tennessee at Knoxville**  
(Dougherty Engineering Building Repairs)  
Estimated Project Cost: \$7,400,000.00  
SBC Project No. 540/009-01-2007  
Designer: **MICHAEL BRADY, INC.**
  
- 4) **Walters State Community College**  
(Greeneville/Greene County Center Repairs)  
Estimated Project Cost: \$245,000.00  
SBC Project No. 166/023-01-2007  
Designer: **MASON ARCHITECTURE**
  
- 5) **R.S. Gass Laboratory**  
(HVAC Upgrade)  
Estimated Project Cost: \$560,000.00  
SBC Project No. 460/020-01-2007  
Designer: **REFERRED TO SUBCOMMITTEE,  
WITH AUTHORITY TO ACT**

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There being no further business, the meeting adjourned at 11:50 a.m.

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