

MINUTES

STATE BUILDING COMMISSION MEETING

JUNE 12, 2003

The State Building Commission met this day at 10:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:10 a.m.	Tennessee Bureau of Investigation	Director Larry Wallace
10:11 a.m.	Tennessee Wildlife Resources Agency	Director Gary Myers
10:12 a.m.	University of Tennessee	Dr. John Shumaker
10:16 a.m.	Dept. of Labor and Workforce Development	Commissioner James Neeley
10:17 a.m.	Department of Correction	Commissioner Quenton White
10:24 a.m.	Department of Transportation	Commissioner Gerald Nicely
10:28 a.m.	Military Department	Colonel Greg Phelps
10:34 a.m.	Department of Finance and Administration	
10:37 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
Riley Darnell, Secretary of State
John G. Morgan, Comptroller of the Treasury
Steve Adams, 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, Department of Finance and Administration
Larry Kirk, Department of Finance and Administration
Sharon Willis, Department of Finance and Administration
Charles Harrison, Comptroller's Office
Mark Wood, Secretary of State's Office
Bridgett Roberts, Legislative Budget Analysis
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Philip Scheurer, University of Tennessee
Linda Dodson, Department of Correction
Tom Giese, Department of Correction
Jim Thrasher, Department of Correction
Carolyn Slaughter, Department of Correction
Barbara Charlet, Department of Correction
Ben Lindamood, Department of Correction
George Brummett, Department of Finance and Administration
Nancy Blevins, Department of Finance and Administration
Gwendolyn Davis, Department of General Services
Keith Robinson, Tennessee Board of Regents
Dennis Raffield, THEC
Cliff Steger, Department of Finance and Administration

David Edmunds, Department of Finance and Administration
Vince Marshall, Department of Correction
Carl Cobble, Department of Transportation
Barbara Carnahan, Department of Transportation
Alan Durham, Department of Transportation
Jacqueline Felland, Bond Finance
Randall Jones, Department of General Services
Herb Stonebrook, Department of Finance and Administration
Ludmila Lubarsky, Department of Finance and Administration
King Moon, JCI
Ray Hinson, Energy Systems Group
Caroline Miller, Vaughn & Melton
Bill Gass, Vaughn & Melton
Bill Moore, Department of Transportation
Marty Quinn, Shaw Environmental
Ken Scalf, Department of Finance and Administration
Greg Smith, Department of Finance and Administration
Nick DePalma, Department of Finance and Administration
Jerry Lee, Department of Finance and Administration
Ann Butterworth, Comptroller's Office

Lieutenant Governor Wilder called the meeting to order at 11:14 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

TENNESSEE BUREAU OF INVESTIGATION

10:10 a.m.

Director Larry Wallace requested action on the following matter.

TBI CONSOLIDATED FACILITIES, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$118,000.00 to \$176,000.00 (\$58,000.00 increase) of a project for **Vehicle Storage Building** at the TBI Consolidated Facilities in Nashville, and authorization to award a contract to S & A Construction, LLC, Brentwood, in the amount of \$143,000.00, based on bids received May 29, 2003.

Revised Estimated Project Cost: \$176,000.00
SBC Project No. 500/001-01-02

TENNESSEE WILDLIFE RESOURCES AGENCY

10:11 a.m.

Executive Director Gary Myers requested action on the following matter.

REGION III – MEIGS COUNTY, TENNESSEE

- 1) Approved a grant to the Meigs County Government to provide design and construction of **Wildlife Observation Structure and Walkway** and site preparation to the Cherokee Memorial on the Hiwassee Refuge in Meigs County, Tennessee, with plans and specifications to be approved by the State Architect's Office.

Estimated Project Cost: \$51,500.00
SBC Project No. 220/005-01-03

* * * * *

UNIVERSITY OF TENNESSEE

10:12 a.m.

President John Shumaker requested action on the following matters.

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Demolition of North Stadium** at the University of Tennessee at Chattanooga, and the selection of Barge Waggoner Sumner Cannon to design and supervise the project.

Estimated Project Cost: \$400,000.00
SBC Project No. 540/005-01-03

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Feasibility Study** for Thompson Boling Arena at the University of Tennessee at Knoxville, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$100,000.00
SBC Project No. 540/009-04-03

Comptroller Morgan asked Dr. Shumaker if a policy had been adopted for removing all the parking on top of the Hill at the Knoxville campus. Philip Scheurer responded that a 1465-car parking garage with pedestrian walkover from the Hill was being constructed, and that a green space would replace the parking spaces on the Hill. He added that this was included in the campus master plan that had been approved by the Building Commission. In response to further questions, Mr. Scheurer responded that there would be 300 spaces eliminated, with a few retained for stop-and-go parkers. He added that the project would be finished by August 2003. Lieutenant Governor Wilder commented that it would be pretty, albeit, expensive grass.

DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT

10:16 a.m.

Commissioner James Neeley requested action on the following matters.

EMPLOYMENT SECURITY OFFICE, HUNTINGTON, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$65,000.00 to \$93,000.00 (\$28,000.00 increase) of a project to **Reroof** Employment Security Office at Huntington, Tennessee.

Revised Estimated Project Cost: \$93,000.00
SBC Project No. 180/001-01-03

WORKFORCE CAREER CENTER, DYERSBURG, TENNESSEE

- 1) Approved a request for a revision in funding from \$160,000.00 to \$195,000.00 (\$35,000.00 increase) of a project for **New Parking Lot and Repaving Existing Lot** at Workforce Career Center, Dyersburg, and authorization to award a contract to McKinney Construction, Inc. of South Fulton, in the amount of \$163,000.00, based on bids received May 14, 2003.

Revised Estimated Project Cost: \$195,000.00
SBC Project No. 300/000-01-02

DEPARTMENT OF CORRECTION

10:17 a.m.

Commissioner Quenton White requested action on the following matters.

TURNEY CENTER INDUSTRIAL PRISON, ONLY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Electrical Service Renovation** at Turney Center Industrial Prison in Only, and selection of I.C. Thomasson Associates to design and supervise the project.

Estimated Project Cost: \$1,690,000.00
SBC Project No. 142/005-01-03

RIVERBEND MAXIMUM SECURITY INSTITUTION, NASHVILLE, TENNESSEE

- 1) Commissioner White presented a request for approval to acknowledge that a portion of the work on a project for **Security Electronics Upgrade** will be done by force account, and requested approval of sole source purchase for the fence detection system at Riverbend Maximum Security Institution. Comptroller Morgan asked if they would be seeking sole source purchase on any others. Commissioner White responded that their 5-year plan does not include similar projects to this one and, for the time being, they would not be coming back. Comptroller Morgan stated that they are never really comfortable with sole sourcing, even when there are good reasons. He added that he would encourage them not to bring another such sole source back to the Commission for approval. Lieutenant Governor Wilder commented that this approval would be an exception to the rule. After discussion, the request was approved as presented.

Estimated Project Cost: \$4,750,000.00
SBC Project No. 142/020-01-02

STATEWIDE

- 1) Commissioner White presented a request for approval of a revision in scope of a project for **Expansion of Prison Facilities** to include the analysis of a potential Trousdale County location. He said that Barge Waggoner Sumner Cannon had given the Department an update on the three counties and that Trousdale County had contacted them to look at their county. The Commission approved adding Trousdale County to the list of counties to be analyzed.

Estimated Project Cost: \$750,000.00
SBC Project No. 140/001-04-02

DEPARTMENT OF TRANSPORTATION

10:24 a.m.

Commissioner Gerald Nicely requested action on the following matter.

REGION 1, KNOX COUNTY, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Transportation Management Center** in Region 1, Knox County, as presented by the design firm of Vaughn & Melton.

Estimated Project Cost: \$4,675,000.00

SBC Project No. 241/010-01-02

MILITARY DEPARTMENT

10:28 a.m.

Colonel Greg Phelps requested action on the following matters.

NATIONAL GUARD READINESS CENTER, JACKSON, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$835,010.89 to \$890,010.89 (\$55,000.00 increase) of a project for **K-Span Storage Building** at National Guard Readiness Center, Jackson, Tennessee.

Revised Estimated Project Cost: \$890,010.89
SBC Project No. 361/042-01-98

VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$110,000.00 to \$450,000.00 (\$340,000.00 increase) of a project for **Guardhouse and Security Fencing** at Volunteer Training Site, Smyrna, Tennessee.

Revised Estimated Project Cost: \$450,000.00
SBC Project No. 361/079-02-02

NATIONAL GUARD READINESS CENTER, TAZEWELL, TENNESSEE

- 1) Approved a request for a revision in estimated project cost from \$3,650,000.00 to \$3,800,000.00 (\$150,000.00 increase), approval to allocate funding and authorization to proceed with a project for **National Guard Readiness Center** at Tazewell, Claiborne County, contingent upon the availability of funding, and approval of the Early Design Phase as presented by the design firm of Lockwood-Greene Associates.

Revised Estimated Project Cost: \$3,800,000.00
SBC Project No. 361/066-01-00

NATIONAL GUARD ARMORY, HENDERSON, TENNESSEE

- 1) Colonel Phelps brought up from the floor a request for approval of a revision in funding and acknowledgment of the source of funding from \$5,127,572.00 to \$5,133,572.00 (\$6,000.00 increase) of a project for **Armory Construction** at Henderson, Chester County, Tennessee. The Commission approved the request as presented.

Revised Estimated Project Cost: \$5,133,572.00
SBC Project No. 361/035-01-98

DISCUSSION OF BIDS

- 1) **Jackson Readiness Center**
(Fencing)
SBC Project No. 361/000-09-02B
Bid date: 04 June 2003
SBC Action: Referred to Subcommittee with authority to act
- 2) **Knoxville Readiness Center**
(Fencing)
SBC Project No. 361/000-09-02D
Bid date: 04 June 2003
SBC Action: Referred to Subcommittee with authority to act
- 3) **Chattanooga Readiness Center**
(Fencing)
SBC Project No. 361/000-09-02C
Bid date: 05 June 2003
SBC Action: Referred to Subcommittee with authority to act

DEPARTMENT OF FINANCE AND ADMINISTRATION

JAMES K. POLK COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Fire Pump Emergency Repairs** at James K. Polk Complex, Nashville, and the selection of SSOE, Inc. to design and supervise the project.

Estimated Project Cost: \$340,000.00
SBC Project No. 529/075-01-03

- 2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$795,000.00 to \$1,718,000.00 (\$923,000.00 increase) of a project for **Interior Modifications** at James K. Polk Complex, Nashville, Tennessee.

Revised Estimated Project Cost: \$1,718,000.00
SBC Project No. 529/075-02-02

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$800,000.00 to \$1,300,000.00 (\$500,000.00 increase) and renewal of contract for **Direct Order Contract**, statewide, subject to the availability of funding.

Revised Estimated Project Cost: \$1,300,000.00
SBC Project No. 529/000-04-00

- 2) Approved the selection of Johnson Controls, Inc. for the **Energy Savings Performance** project, award of a contract for general government, and authorization to bring specific projects, costs and funding to the Subcommittee for approval, with authority to act.

SBC Project No. 529/000-02-03

- 3) Approved the selection of Environmental Systems Corporation as a result of the RFP process on a project for **Statewide Environmental Services**.

Estimated Project Cost: \$1,500,000.00
SBC Project No. 529/000-03-02

ANDREW JACKSON STATE OFFICE BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Carpet Replacement** at Andrew Jackson State Office Building, Nashville, with design services to be accomplished by Interiors Management of Real Property Management.

Estimated Project Cost: \$200,000.00
SBC Project No. 529/073-01-03

KNOXVILLE STATE PLAZA BUILDING, KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Carpet Replacement** at Knoxville State Plaza Building, with design services to be accomplished by Interiors Management of Real Property Management.

Estimated Project Cost: \$200,000.00
SBC Project No. 526/010-01-03

DAVY CROCKETT TOWER, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Carpet Replacement** at Davy Crockett Tower, Nashville, with design services to be accomplished by Interiors Management of Real Property Management.

Estimated Project Cost: \$100,000.00
SBC Project No. 529/077-01-03

DEPARTMENT OF HEALTH – MIDDLE TENNESSEE REGION

- 1) Approved a request to change the subcontractor incorrectly listed on the bid envelope by the low bidder, Still Waters Construction, from AC Service to quality Contractors, on a project for **Bio-Terrorism Prevention and Response**, Region B (Middle Tennessee).

SBC Project No. 400/000-01-02B

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a request to change the subcontractor from Kimbro Cumberland Air to Dillingham & Smith Mechanical & Sheet Metal Contractors on a project for **Todd Library Renovation** at Middle Tennessee State University, Murfreesboro, Tennessee.

Estimated Project Cost: \$9,355,000.00
SBC Project No. 166/009-02-98

GOVERNOR'S RESIDENCE, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$350,000.00 to \$450,000.00 (\$100,000.00 increase) of a project for **Maintenance** at the Governor's Residence in Nashville, Tennessee.

Revised Estimated Project Cost: \$450,000.00
SBC Project No. 460/028-01-02

DISCUSSION OF BIDS

- 1) **Austin Peay State University**
(Music Building)
SBC Project No. 166/003-04-85
Bid date: 11 June 2003
SBC Action: Referred to Subcommittee, with authority to act
- 2) **War Memorial Plaza**
(Fountain Repairs)
SBC Project No. 529/045-01-00
Bid date: 20 May 2003
SBC Action: Referred to Subcommittee, with authority to act

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on May 8, 2003.

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

1. **Memphis Mental Health Institute**
(Replace Chillers, Main Building)
Change Order No. 3
Change Order Amount: \$2,018.10
Change Order Percent: .57
Cumulative Percent 12.52
SBC Project No. 344/013-02-01
2. **Volunteer State Community College**
(Boiler Addition Admin Building)
Change Order No. 3
Change Order Amount: \$8,882.21
Change Order Percent: 21.0
Cumulative Percent 25.46
SBC Project No. 166/025-02-00B
3. **Tennessee State University**
(Recreation Improvements)
Change Order No. 35
Change Order Amount: \$47,108.88
Change Order Percent: 1.57
Cumulative Percent 11.56
SBC Project No. 166/001-02-97B

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on May 19, 2003. Comptroller Morgan brought up an item from the floor regarding an approval of transfer of land interest in Hardeman County at that Subcommittee meeting. He said, under the lease agreement, it was contemplated that all or a portion of the leased premises would be conveyed to third parties for the purpose of an industrial park and any such conveyance would require payment to the State at fair market value based upon an independent appraisal. Comptroller Morgan stated that he wanted to make sure that the appraisals were conditioned upon establishment of fair market value on a basis which did not include any increase in value due to improvements in the form of streets, grading, access, utilities, or other development fostered by the Lessee and made to, or near, this property. He asked that the Minutes reflect this action. Mr. Fitts stated that this would be done.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended:

- 1) **University of Tennessee at Chattanooga**
(Demolition of North Stadium)
Estimated Project Cost: \$400,000.00
SBC Project No. 540/005-01-03
Designer: **BARGE WAGGONER SUMNER CANNON**

- 2) **University of Tennessee at Knoxville**
(Feasibility Study – Thompson Boling Arena)
Estimated Project Cost: \$100,000.00
SBC Project No. 540/009-04-03
Designer: **REFERRED TO SUBCOMMITTEE, WITH AUTHORITY TO ACT**

- 3) **Turney Center Industrial Prison**
(Electrical Service Renovation)
Estimated Project Cost: \$1,690,000.00
SBC Project No. 142/005-01-03
Designer: **I.C. THOMASSON**

- 4) **James K. Polk Complex, Nashville**
(Fire Pump Emergency Repairs)
Estimated Project Cost: \$340,000.00
SBC Project No. 529/075-01-03
Designer: **SSOE, INC.**

- 5) **Statewide**
(Energy Savings Performance Contract)
SBC Project No. 529/000-01-03
Designer: **JOHNSON CONTROLS, INC.**

- 6) **Statewide**
(Environmental Services)
Estimated Project Cost: \$1,500,000.00
SBC Project No. 529/000-03-02
Designer: **ENVIRONMENTAL SYSTEMS CORPORATION**

- 7) **Statewide**
(Storm Damage Repairs)
Estimated Project Cost: \$250,000.00
SBC Project No. 166/000-01-03
Designer: **CLARK-DIXON**

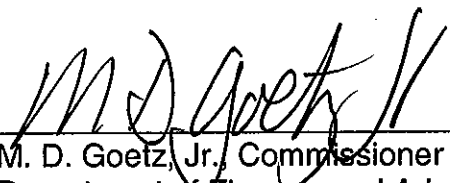
Treasurer Adams asked Larry Kirk if anything had been worked out relative to signage lighting of the William R. Snodgrass Tennessee Tower. Mr. Kirk responded that nothing had officially been done. He stated that the lighting next to the glass wall was on a separate circuit and could be left on, but that the tinting of the glass affected the brightness and, therefore, would not have the same contrast and effect that the building used to have. He said it was Commissioner Davis' responsibility as the Department of General Services operated the building. Commissioner Davis responded that there had been discussions about reimplementing the signage and issues of control and appropriateness had been raised. She said no decisions had been made yet. Treasurer Adams voiced his opinion that the previous use of the building for that purpose was a community asset and should be restored if at all possible. He suggested that they might set up a Board for control of the signage.

Treasurer Adams asked Mr. Kirk if the Administration had taken a position on funding a new State office building vs. buying one. Mr. Kirk stated that the Legislature had funded about \$35.5 million three years ago for this purpose and a decision had not been made at this point regarding building vs. purchasing an existing facility.

* * * * *

There being no further business, the meeting adjourned at 10:50 a.m.

Approved by: _____


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