

MINUTES

STATE BUILDING COMMISSION MEETING

JUNE 9, 2005

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.

10:17 a.m.	Tennessee Historical Commission	Executive Director Herbert Harper
10:18 a.m.	Department of Human Services	Commissioner Virginia Lodge
10:20 a.m.	Department of Correction	Commissioner Quenton White
10:28 a.m.	Department of Children's Services	Commissioner Viola Miller
10:30 a.m.	University of Tennessee	Dr. John Petersen
10:44 a.m.	Tennessee Board of Regents	Vice-Chancellor David Gregory
10:55 a.m.	Department of Mental Health & Developmental Disabilities	Commissioner Virginia Betts
11:10 a.m.	Department of Finance and Administration	
11:14 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
Dave Goetz, Commissioner, Department of Finance and Administration
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, Dept of Finance and Administration
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Charles Harrison, Comptroller's Office
Connie Hardin, Legislative Budget Office
Nancy Blevins, Dept of Finance and Administration
George Brummett, Dept of Finance & Administration
Keith Robinson, Tennessee Board of Regents
Jerry Preston, Tennessee Board of Regents
Pat Haas, Bond Finance
Dennis Raffield, THEC
Mike Morrow, Department of Finance and Administration
Tom Giese, Department of Correction

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Greg Steck, Department of Finance and Administration
Alvin Payne, University of Tennessee
Philip Scheurer, University of Tennessee
George Criss, University of Tennessee
Carl Brown, Department of Human Services
Jerry Barlar, Department of Human Services
David Holman, Department of Human Services
Bill Blankenship, AIA/Tennessee
Steve Campbell, Barge Waggoner Sumner Cannon
Jim Gordon, Department of Children's Services
Gayle Ray, Department of Correction
Claire Drowota, Select Oversight Committee on Correction
Anna Windrow, Belz
Cindy Tyler, Department of Mental Health & Developmental Disabilities
Ken Scaf, Department of Finance and Administration
Anthony Haynes, University of Tennessee
Martha Staley, Department of Finance and Administration
Ralph, Department of Mental Health & Developmental Disabilities
Gerald Reed, Secretary of State
Shelton Wilder, MHS

Lieutenant Governor Wilder called the meeting to order at 10:16 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

TENNESSEE HISTORICAL COMMISSION

10:17 a.m.

Executive Director Herbert Harper requested action on the following matter.

STATEWIDE

- 1) Approved a request to employ an **Architectural Consultant** to assist the Tennessee Historical Commission with professional design services from October 1, 2005 through September 30, 2006, with the selection referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$15,000.00
SBC Project No. 160/000-01-2005

DEPARTMENT OF HUMAN SERVICES

10:18 a.m.

Commissioner Virginia Lodge requested action on the following matter.

TENNESSEE REHABILITATION CENTER, SMYRNA TENNESSEE

- 1) Approved a project for **J Building Re-roof and Repair** at the Tennessee Rehabilitation Center, Smyrna, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$160,000.00
SBC Project No. 442/006-01-2005

DEPARTMENT OF CORRECTION

10:20 a.m.

Commissioner Quenton White requested action on the following matters.

SOUTHEAST TENNESSEE STATE REGIONAL CORRECTION FACILITY, BLEDSOE COUNTY, TN

- 1) Commissioner White presented a request for approval of a revision in scope and utility development cost from \$15,000,000.00 to \$20,000,000.00 (\$5,000,000.00 increase) to include authorization of grants for utility construction to Sequatchie Valley Electric Cooperative and the City of Dayton, on a project for **Southeast Tennessee State Regional Correctional Complex** at Bledsoe County, Tennessee.

Speaker Naifeh questioned why they didn't dig a well rather than run a pipe for 29 miles. Commissioner White said it was promised to Pikeville to improve the water situation. Speaker Naifeh asked if they had explored digging a well. Tom Giese was recognized and said that the engineer who did the study for this project had evaluated many ways, but did not examine digging wells at that depth. He said the current water supply at Taft is an impoundment on the local creek. Speaker Naifeh asked if Pikeville was going to be able to take advantage of the pipeline and will they pay for any of the expenses. Mr. Giese replied that they would not initially, but later will be paying as taps are added. Lieutenant Governor Wilder recommended that they refer the matter to the Subcommittee with authority to act. He added that the Subcommittee needs to determine if 29 miles is the thing to do when utilizing tax payers' money.

The Commission then approved Governor Wilder's recommendation by referring the matter to the Subcommittee, with authority to act.

Estimated Project Cost:	\$144,000,000.00
Estimated Utility Development Cost:	\$ 15,000,000.00
<i>SBC Project No. 142/013-02-2004</i>	

BRUSHY MOUNTAIN CORRECTION COMPLEX, MORGAN COUNTY, TENNESSEE

- 1) The Commission referred to the Subcommittee, with authority to act, a request for approval of a revision in the source of funding and acknowledgment of the source of funding on a project for **Facility Expansion** at Brushy Mountain Correction Complex, Morgan County, and approval of an agreement between the University of Tennessee and Department of Finance and Administration for the provision of archaeological services.

Estimated Project Cost:	\$131,400,000.00
<i>SBC Project No. 142/028-01-2003</i>	

SOUTH CENTRAL CORRECTIONAL CENTER, WAYNE COUNTY, TENNESSEE

- 1) Approved a request for a contract extension to **Operate, Manage and Maintain** the South Central Correctional Center in Clifton by Corrections Corporation of America (CCA), including approval to lease the real property and structures to the operating contractor for the duration of the contract period, including any authorized option extensions with waiver of advertisement and appraisals for said lease.

Estimated Maximum Contract Liability: \$126,769,070.00
SBC Project No. 142/018-01-2002

DEPARTMENT OF CHILDREN'S SERVICES

10:28 a.m.

Commissioner Viola Miller requested action on the following matters.

LINE-ITEM APPROPRIATIONS

1) Approved the following line-item projects and referred the selection of designers to the Subcommittee, with authority to act:

- A. **Taft Youth Center**
(Steam Line Replacement)
Estimated Project Cost: \$120,000.00
SBC Project No. 144/005-01-2005
Designer required

- B. **Taft Youth Center**
(Water Tank Repair)
Estimated Project Cost: \$190,000.00
SBC Project No. 144/005-02-2005
Designer required

- C. **Taft Youth Center**
(Window & Door Replacement)
Estimated Project Cost: \$180,000.00
SBC Project No. 144/005-03-2005
Designer required

- D. **Taft Youth Center**
(Water & Sewer Emergency Generator)
Estimated Project Cost: \$160,000.00
SBC Project No. 144/005-04-2005
Designer required

- E. **Woodland Hills Youth Center**
(Energy Savings Project)
Estimated Project Cost: \$490,000.00
SBC Project No. 144/002-01-2005

- F. **Mountain View Youth Center**
(Energy Savings Project)
Estimated Project Cost: \$490,000.00
SBC Project No. 144/013-01-2005

- G. **John S Wilder Youth Development Center**
(Indigent Youth Telephone System)
Estimated Project Cost: \$135,000.00
SBC Project No. 144/011-01-2005

STATEWIDE

- 1) Approved a request to employ an **Engineering Consultant** to assist the Department with professional design services from October 1, 2005 through September 30, 2006, with the selection referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$10,000.00
SBC Project No. 144/000-01-2005

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UNIVERSITY OF TENNESSEE

10:30 a.m.

Dr. John Petersen requested action on the following matters.

LINE ITEM APPROPRIATIONS

- 1) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act:

A. U.T. CHATTANOOGA

- 1) **Central Energy System Improvements**
Estimated Project Cost: \$ 2,000,000.00
SBC Project No. 540/005-03-2005
- 2) **Roof Replacements**
Estimated Project Cost: \$ 1,300,000.00
SBC Project No. 540/005-04-2005

B. U.T. KNOXVILLE

- 1) **Electrical and Computer Engineering Facility**
Estimated Project Cost: \$37,500,000.00
SBC Project No. 540/009-08-2005
- 2) **Steam Plant Improvements**
Estimated Project Cost: \$12,000,000.00
SBC Project No. 540/009-09-2005
- 3) **University Center Chilled Water Plant**
Estimated Project Cost: \$ 1,200,000.00
SBC Project No. 540/009-10-2005
- 4) **Walters Life Science System Improvement**
Estimated Project Cost: \$ 3,500,000.00
SBC Project No. 540/009-11-2005
- 5) **Masonry Repairs**
Estimated Project Cost: \$ 2,000,000.00
SBC Project No. 540/009-12-2005
- 6) **Athletic Facilities Site Improvements**
Estimated Project Cost: \$ 2,000,000.00
SBC Project No. 540/009-13-2005

- 7) **Library and Off-Campus Storage Facility**
Estimated Project Cost: \$ 3,000,000.00
SBC Project No. 540/009-14-2005
- 8) **River Bank Stabilization – Phase II**
Estimated Project Cost: \$ 500,000.00
SBC Project No. 540/009-15-2005
- 9) **Classroom Upgrades**
Estimated Project Cost: \$ 1,150,000.00
SBC Project No. 540/009-16-2005
- 10) **Law School Improvements**
Estimated Project Cost: \$ 200,000.00
SBC Project No. 540/009-17-2005
- 11) **Humes Hall Renovation**
Estimated Project Cost: \$ 5,800,000.00
SBC Project No. 540/009-18-2005
- 12) **North and South Carrick Hall Improvements**
Estimated Project Cost: \$ 3,700,000.00
SBC Project No. 540/009-19-2005
- 13) **Mail Services Relocation**
Estimated Project Cost: \$ 600,000.00
SBC Project No. 540/009-20-2005

C. **U.T. MARTIN**

- 1) **Student Housing**
Estimated Project Cost: \$17,000,000.00
SBC Project No. 540/011-02-2005
- 2) **Elam Center HVAC Improvements**
Estimated Project Cost: \$ 2,500,000.00
SBC Project No. 540/011-03-2005
- 3) **Field House HVAC Upgrade**
Estimated Project Cost: \$ 1,900,000.00
SBC Project No. 540/011-04-2005

D. **U.T. HEALTH SCIENCE CENTER MEMPHIS**

- 1) **Coleman HVAC Improvements**
Estimated Project Cost: \$ 2,400,000.00
SBC Project No. 540/013-02-2005

- 2) **Jackson Family Practice Sprinkler Bracing**
Estimated Project Cost: \$ 150,000.00
SBC Project No. 540/013-03-2005

E. U.T. SPACE INSTITUTE

- 1) **Causeway Repair and Shoreline Stabilization**
Estimated Project Cost: \$ 500,000.00
SBC Project No. 540/020-01-2005

- F. OAK RIDGE NATIONAL LABORATORY**
(Joint Institute for Neutron Sciences)
Revised Estimated Project Cost: \$8,400,000.00
SBC Project No. 529/094-01-2003

THE UNIVERSITY OF TENNESSEE CHATTANOOGA

- 1) Approved a project and acknowledgment of the source of funding for **Boling Apartments HVAC Improvements** at the University of Tennessee at Chattanooga, Tennessee.

Estimated Project Cost: \$150,000.00
SBC Project No. 540/005-05-2005

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for a new **Basketball Practice Facility** at the University of Tennessee at Knoxville, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$15,000,000.00
SBC Project No. 540/009-21-2005
- 2) Approved a project and acknowledgment of the source of funding for **Thompson-Boling Arena Improvements** at the University of Tennessee at Knoxville, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$13,000,000.00
SBC Project No. 540/009-22-2005

- 3) Approved a request for a revision in funding from \$23,200,000.00 to \$23,700,000.00 (\$500,000.00 increase) for **Hesler Biology Renovation** at the University of Tennessee in Knoxville.

Revised Estimated Project Cost: \$23,700,000.00
SBC Project No. 540/009-03-1996

- 4) Referred to the Subcommittee, with authority to act, a request for approval of a revision in scope and funding from \$12,705,000.00 to \$13,727,000.00 (\$1,022,000.00 increase) for **Fraternity Houses Renovations & Additions** at the University of Tennessee Knoxville to include renovation of the Lambda Chi Alpha fraternity house, and selection of a designer to design and supervise the project.

Estimated Project Cost: \$12,705,000.00
SBC Project No. 540/009-37-2004

- 5) Approved a request for a revision in funding from \$12,100,000.00 to \$12,850,000.00 (\$750,000.00 increase) for **Neyland Thompson Sports Center Addition** at the University of Tennessee at Knoxville.

Revised Estimated Project Cost: \$12,850,000.00
SBC Project No. 540/009-04-2001

- 6) Dr. Peterson presented a request for approval of a revision in funding from \$13,000,000.00 to \$15,000,000.00 (\$2,000,000.00 increase) for **Baker Center** at the University of Tennessee at Knoxville. Upon questioning, he stated that the \$13 million in gift funds were to be replaced temporarily with TSSBA Funds until such funds could be raised. Lieutenant Governor Wilder stated that the Commission is not in the habit of approving unfunded projects, and expressed concern about the possibility of having to vote for an increase in taxes to pay for it. Dr. Peterson explained that, should there be a deficit in gift funds, Institutional Funds would be used to fund the project. After general discussion, the request was approved as presented.

Revised Estimated Project Cost: \$15,000,000.00
SBC Project No. 540/009-08-2003

- 7) Approved a request for a revision in funding from \$230,000.00 to \$260,000.00 (\$30,000.00 increase) for **Walters Life Sciences Building Improvements** at the University of Tennessee at Knoxville.

Revised Estimated Project Cost: \$260,000.00
SBC Project No. 540/009-13-2003

THE UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a request for a revision in funding from \$1,250,000.00 to \$1,400,000.00 (\$150,000.00 increase) on a project for **Fire Alarm System Upgrade** at the University of Tennessee Martin, and authorization to award a contract to Wade Electric Company, Inc. based on low bid received April 27, 2005.

Revised Estimated Project Cost: \$1,400,000.00
SBC Project No. 540/011-02-2003

THE UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **910 Madison Building Renovations** at the University of Tennessee Health Science Center, Memphis, Tennessee.

Estimated Project Cost: \$200,000.00
SBC Project No. 540/013-04-2005

STATEWIDE

- 1) Approved a request for a revision in funding from \$9,166,000.00 to \$10,166,000.00 (\$1,000,000.00 increase) of a project for **Accessibility Improvements** at the following University of Tennessee campuses:

A. Chattanooga and Space Institute
Revised Estimated Project Cost: \$1,495,900.00
SBC Project No. 540/000-01-1997

B. Martin and Memphis
Revised Estimated Project Cost: \$2,535,400.00
SBC Project No. 540/000-02-1997

C. Knoxville and Agriculture
Revised Estimated Project Cost: \$6,134,700.00
SBC Project No. 540/000-03-1997

Total Revised Estimated Project Cost: \$10,166,000.00

- 2) Approved a request to employ the following **Consultants** to provide professional services to University of Tennessee campuses from October 1, 2005 through September 30, 2006, with the selections referred to the Subcommittee, with authority to act:

A. Institute of Agriculture

Estimated Project Cost: \$50,000.00
Architectural \$25,000.00
Mechanical \$25,000.00
SBC Project No. 540/001-01-2005

B. Chattanooga

Estimated Project Cost: \$160,000.00
Architectural \$ 35,000.00
Electrical \$ 25,000.00
Mechanical \$ 25,000.00
Structural \$ 25,000.00
Environmental \$ 25,000.00
Landscape \$ 25,000.00
SBC Project No. 540/005-06-2005

C. Knoxville

Estimated Project Cost: \$300,000.00
Architectural \$ 80,000.00
Electrical \$ 80,000.00
Mechanical \$ 40,000.00
Structural \$ 60,000.00
Environmental \$ 40,000.00
SBC Project No. 540/009-23-2005

D. Martin

Estimated Project Cost: \$50,000.00
Architectural \$25,000.00
Electrical/Mech \$25,000.00
SBC Project No. 540/011-05-2005

E. Health Science Center Memphis

Estimated Project Cost: \$170,000.00
Electrical \$ 50,000.00
Mechanical \$ 65,000.00
Structural \$ 20,000.00
Environmental \$ 35,000.00
SBC Project No. 540/013-05-2005

F. Space Institute Tullahoma

Estimated Project Cost: \$25,000.00
Mechanical \$25,000.00
SBC Project No. 540/020-02-2005

TENNESSEE BOARD OF REGENTS

10:44 a.m.

Vice Chancellor David Gregory requested action on the following matters.

LINE-ITEM APPROPRIATIONS

1) Approved the following requests:

- A.** Revision in estimated project cost from \$5,252,000.00 to \$5,262,000.00 (a \$10,000.00 increase), allocation of funding, and authorization to proceed for **Jimmy Naifeh Center New Academic Building** for **Dyersburg State Community College** in Covington, Tipton Co., Tennessee.

Revised Estimated Project Cost: \$ 5,262,000.00
SBC Project No. 166/017-01-2004

- B.** Revision in estimated project cost from \$4,125,000.00 to \$6,300,000.00 (a \$2,175,000.00 increase), allocation of funding, and authorization to proceed for **Public Safety Center Development** at **Walters State Community College** in Morristown, Tennessee.

Revised Estimated Project Cost: \$ 6,300,000.00
SBC Project No. 166/023-01-1997

- C.** Revision in estimated project cost from \$13,370,000.00 to \$19,500,000.00 (a \$6,130,000.00 increase) and allocation of funding for **New / Replacement Campus** at **Southwest Tennessee Community College** in Memphis, Tennessee, and approval to utilize SBC Preplanning Funds until 7/1/05 when permanent financing becomes available.

Revised Estimated Project Cost: \$ 19,500,000.00
Remaining un-funded for construction : 13,980,000.00
SBC Project No. 166/033-01-2004

- 2) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act.

A. Macon Cove New Library Building
at Southwest Tennessee Community College in Memphis, Tennessee.

Estimated Project Cost: \$ 17,010,000.00
SBC Project No. 166/033-03-2005

B. Macon Cove New Academic Building (fully plan)
at Southwest Tennessee Community College in Memphis, Tennessee.

Estimated Project Cost: \$ 21,700,000.00
Estimated Planning Cost: 720,000.00
SBC Project No. 166/033-04-2005

- 3) Approved the following projects with the selection of designers referred to the Subcommittee, with authority to act.

A. Memorial Health Pool Repairs
at Austin Peay State University

Estimated Project Cost: \$ 1,230,000.00
SBC Project No. 166/003-04-2005

B. Fire Alarm System Replacement
at East Tennessee State University

Estimated Project Cost: \$ 1,400,000.00
SBC Project No. 166/005-08-2005

C. Several Buildings Roof Replacements
at East Tennessee State University

Estimated Project Cost: \$ 1,500,000.00
SBC Project No. 166/005-09-2005

D. Sewer System and Steam Manhole Updates
at Middle Tennessee State University

Estimated Project Cost: \$ 280,000.00
SBC Project No. 166/009-02-2005

- E. Peck Hall HVAC Update**
at Middle Tennessee State University
- Estimated Project Cost: \$ 670,000.00
SBC Project No. 166/009-03-2005
- F. Several Buildings Roof Replacements**
at Middle Tennessee State University
- Estimated Project Cost: \$ 960,000.00
SBC Project No. 166/009-04-2005
- G. Electrical Distribution System Updates**
at Tennessee State University
- Estimated Project Cost: \$ 1,880,000.00
SBC Project No. 166/001-03-2005
- H. South Campus Electric & Gas Utility Modifications**
at the University of Memphis
- Estimated Project Cost: \$ 2,610,000.00
SBC Project No. 166/007-10-2005
- I. Variable Flow Pumping**
at the University of Memphis
- Estimated Project Cost: \$ 3,940,000.00
SBC Project No. 166/007-11-2005
- J. Computer Center HVAC Replacement**
at Chattanooga State Technical Community College
- Estimated Project Cost: \$ 100,000.00
SBC Project No. 166/012-01-2005
- K. Humanities & Student Center Roof Replacements**
at Chattanooga State Technical Community College
- Estimated Project Cost: \$ 500,000.00
SBC Project No. 166/012-02-2005

- L. Plumbing Repairs**
at Jackson State Community College
- Estimated Project Cost: \$ 210,000.00
SBC Project No. 166/019-04-2005
- M. Student Center and "A" Building Roof Replacements**
at Jackson State Community College
- Estimated Project Cost: \$ 330,000.00
SBC Project No. 166/019-05-2005
- N. Several Buildings Roof Replacements**
at Nashville State Technical Community College
- Estimated Project Cost: \$ 1,480,000.00
SBC Project No. 166/034-01-2005
- O. Pierce Building Roof Replacement**
at Northeast State Technical Community College
- Estimated Project Cost: \$ 120,000.00
SBC Project No. 166/038-01-2005
- P. Fire Alarm Systems Network Update**
at Northeast State Technical Community College
- Estimated Project Cost: \$ 100,000.00
SBC Project No. 166/038-02-2005
- Q. Alexander Building & Physical Plant Roof Replacements**
at Pellissippi State Technical Community College
- Estimated Project Cost: \$ 290,000.00
SBC Project No. 166/032-02-2005
- R. Science Laboratories Update**
at Roane State Community College
- Estimated Project Cost: \$ 400,000.00
SBC Project No. 166/027-02-2005

**S. Elevator Accessibility Corrections
at Southwest Tennessee Community College**

Estimated Project Cost: \$ 890,000.00
SBC Project No. 166/033-05-2005

**T. Detention Pond
at Volunteer State Community College**

Estimated Project Cost: \$ 280,000.00
SBC Project No. 166/025-02-2005

**U. Restroom Accessibility Corrections
at the Tennessee Technology Center at Jackson**

Estimated Project Cost: \$ 100,000.00
SBC Project No. 166/058-01-2005

**V. Administration Building & Shop Wings Roof Replacements
for the Tennessee Technology Center at McKenzie**

Estimated Project Cost: \$ 400,000.00
SBC Project No. 166/066-01-2005

**W. Education Building Interior Repairs
at the Tennessee Technology Center at Memphis**

Estimated Project Cost: \$ 100,000.00
SBC Project No. 166/070-01-2005

**X. Roof-top Unit #2 Replacement
at the Tennessee Technology Center at Memphis**

Estimated Project Cost: \$ 100,000.00
SBC Project No. 166/070-02-2005

**Y. Classrooms, Overhead Doors, HVAC, & Parking Updates
at the Tennessee Technology Center at Shelbyville**

Estimated Project Cost: \$ 300,000.00
SBC Project No. 166/086-01-2005

- 4) Approved a project for a
Facility Maintenance Inspection Program
for Tennessee Board of Regents facilities system-wide
and authorization to issue a request for proposals
to obtain professional inspection and assessment services.

Estimated Project Cost:

\$ 250,000.00

SBC Project No.

166/000-01-2005

- 5) Approved the following requests:

- A. Revision in estimated project cost
from \$590,000.00 to \$1,190,000.00 (a \$600,000.00 increase) and
allocation of funding for
College of Medicine Bldg #2 HVAC Replacement
for East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost:

\$ 1,190,000.00

SBC Project No. 166/005-01-2005

- B. Allocation of funding and authorization to proceed for
Underground Electrical Update
for Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost:

\$ 7,210,000.00

SBC Project No. 166/009-04-2004

- C. Allocation of funding for
Several Buildings Systems Replacements
for Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost:

\$ 13,420,000.00

SBC Project No. 166/009-05-2002

- D. Revision in scope and estimated project cost
from \$2,330,000.00 to \$3,350,000.00 (a \$1,020,000.00 increase) and
allocation of funding for
Fire Alarm & Emergency Lights Update
for Tennessee Technological University in Cookeville, Tennessee.

Revised Estimated Project Cost:

\$ 3,350,000.00

SBC Project No. 166/011-02-2003

- E. Revision in scope and estimated project cost
from \$2,720,000.00 to \$5,140,000.00 (a \$2,420,000.00 increase) and
allocation of funding for
Central Cooling Deficiency Correction
for **Tennessee Technological University** in Cookeville, Tennessee.

Revised Estimated Project Cost: \$ 5,140,000.00
SBC Project No. 166/011-02-2004

- F. Allocation of funding for
HVAC Equipment and Controls Update
for **Cleveland State Community College** in Cleveland, Tennessee.

Estimated Project Cost: \$ 1,030,000.00
SBC Project No. 166/013-01-2004

- G. Revision in estimated project cost
from \$1,010,000.00 to \$1,320,000.00 (a \$310,000.00 increase) and
ALLOCATION of FUNDING for
Several Buildings HVAC Update
for **Columbia State Community College** in Columbia, Tennessee.

Revised Estimated Project Cost: \$ 1,320,000.00
SBC Project No. 166/015-01-2002

- H. Allocation of funding for
Chemistry Laboratory Update
for **Dyersburg State Community College** in Dyersburg, Tennessee.

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

- I. Revision in estimated project cost
from \$4,010,000.00 to \$4,017,000.00 (a \$7,000.00 increase) and
allocation of funding for
Buildings Systems Equipment Replacements
for **Motlow State Community College** in Lynchburg, Tennessee.

Revised Estimated Project Cost: \$ 4,017,000.00
SBC Project No. 166/021-02-1999

- J.** Revision in estimated project cost from \$240,000.00 to \$740,000.00 (a \$500,000.00 increase) and allocation of funding for
Farris Complex Fire Safety Corrections
 for **Southwest Tennessee Community College** in Memphis, Tennessee.

Revised Estimated Project Cost: **\$ 740,000.00**
SBC Project No. 166/033-02-2004

- K.** Revision in estimated project cost from \$2,000,000.00 to \$2,005,000.00 (a \$5,000.00 increase) and allocation of funding and authorization to proceed for
Humanities Complex Safety Corrections
 for **Walters State Community College** in Morristown, Tennessee.

Revised Estimated Project Cost: **\$ 2,005,000.00**
SBC Project No. 166/023-01-2003

- L.** Allocation of funding and authorization to proceed for
Lexington Campus HVAC Update
 for the **Tennessee Technology Center at Jackson**, Tennessee.

Estimated Project Cost: **\$ 1,200,000.00**
SBC Project No. 166/058-01-2004

- M.** Allocation of funding and revisions in estimated project cost as indicated below for
Accessibility Adaptations, with the selection of designers referred to the Subcommittee, with authority to act, for **Dyersburg State Community College**, **Jackson State Community College**, and **Southwest Tennessee Community College**.

Project Number	Institution	Existing	Increase	Transfer	Revised	Designer
166/003-02-99	APSU	320,391	64,600	0	384,991	Violette Architecture
166/005-05-02	ETSU	468,846	151,459	0	620,305	Fisher + Associates
166/009-09-99	MTSU	1,155,455	185,095	0	1,340,550	Maxwell Johanson Maher
166/001-01-99	TSU	548,043	88,003	0	636,046	1) P&A, 2) Hastings Archt
166/011-05-99	TTU	1,093,405	173,528	0	1,266,933	Maffett & Associates
166/007-05-02	UoM	542,912	136,968	0	679,880	The Haizlip Firm
166/012-03-99	CSTCC	117,825	17,370	0	135,195	David R. Barlew Architects
166/013-01-99	CISCC	346,642	26,031	0	372,673	David R. Barlew Architects
166/015-01-99	CoSCC	115,210	25,601	0	140,811	1) P&A, 2) Adki Harr Assoc
166/017-02-99	DSCC	29,173	8,335	0	37,508	1) CDA, 2) t.b.a.
166/019-02-99	JSCC	71,311	10,783	0	82,094	1) CDA, 2) t.b.a.
166/021-03-99	MSCC	74,756	11,293	0	86,049	Maxwell Johanson Maher
166/034-04-99	NSCC	53,442	7,565	0	61,007	1) P&A, 2) Moody-Nolan
166/038-02-02	NSTCC	42,982	6,689	0	49,671	McGahey Associates

166/032-02-99	PSTCC	74,689	12,756	0	87,445	Community Tectonics
166/027-02-99	RSCC	45,281	12,235	0	57,516	Community Tectonics
166/033-02-02	STCC	286,488	36,790	2,842	326,120	1) CDA, 2) t.b.a.
166/025-01-99	VSCC	58,699	10,196	0	68,895	1) P&A, 2) Adki Harr Assoc
166/023-02-99	WSCC	83,974	14,703	0	98,677	Community Tectonics
			1,000,000	2,842		

Systemwide

- 1) Approved a request for a revision in funding from \$585,842.35 to \$2,440,000.00 (a \$1,854,157.65 increase) and acknowledgment of source of funding for **Statewide Management Assistance.**

Revised Estimated Project Cost:
SBC Project No. 166/000-05-2003

- 2) Approved a request to allocate funding to the Master Contract and acknowledgment of source of funding for the **Statewide Commissioning Agent.**

Revised Estimated Project Cost: \$ 200,000.00
SBC Project No. 166/000-03-2002

- 3) Approved a request for a revision in estimated project cost and funding from \$650,000.00 to \$750,000.00 (a \$100,000.00 increase) and acknowledgment of source of funding for **Regional Design Consultants** for **Systemwide** Tennessee Board of Regents facilities.

Revised Estimated Project Cost: \$ 750,000.00
SBC Project No. 166/000-04-2004

- 4) Approved a project and acknowledgment of the source of funding, with the selection of 13 designers referred to the Subcommittee, with authority to act, to provide professional services as **Regional Design Consultants** for **Systemwide** Tennessee Board of Regents facilities.

Estimated Project Cost: \$ 800,000.00
SBC Project No. 166/000-02-2005

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost, and funding from \$1,240,000.00 to \$4,040,000.00 (a \$2,800,000.00 increase) and acknowledgment of source of funding for
Educational Facility Improvements
at **Middle Tennessee State University** in Murfreesboro, Tennessee

Revised Estimated Project Cost: \$ 4,040,000.00
SBC Project No. 166/009-03-2002

- 2) Approved a request for a change in subcontractor for
Airplane Hangar New Construction
for **Middle Tennessee State University** in Murfreesboro, Tennessee.

Estimated Project Cost: \$ 880,000.00
SBC Project No. 166/009-04-2003

- 3) Approved a request for program and concept development and acknowledgment of source of funding for
New Student Union and KUC Renovation
at **Middle Tennessee State University** in Murfreesboro, Tennessee,
with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 45,000,000.00
SBC Project No. 166/009-05-2005

- 4) Approved a request for program and concept development and acknowledgment of source of funding for
Information Technology Building Programming
at **Middle Tennessee State University** in Murfreesboro, Tennessee,
with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$ 8,000,000.00
Estimated Programming Cost: \$ 250,000.00
SBC Project No. 166/009-06-2005

- 5) Approved a project and acknowledgment of the source of funding for **Master Plan Update** at **Middle Tennessee State University** in Murfreesboro, Tennessee, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost:
SBC Project No.

\$ 250,000.00
166/009-07-2005

University of Memphis, Memphis, Tennessee

- 1) Approved a project and acknowledgment of the source of funding for **Wilder Tower Upper Floor Build-out** at the **University of Memphis** in Memphis, Tennessee, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost:
SBC Project No.

\$ 508,000.00
166/007-12-2005

Small projects per TCA § 49-7-132 and SBC Policy 2.01(A)3

(multiple local expenditures each under \$100,000 that in six months exceed \$100,000 on a single building)

- 1) Approved a request for a revision in scope, project cost and funding from \$168,000.00 to \$258,000.00 (a \$90,000.00 increase) and acknowledgment of source of funding for **Jones Hall Renovations** at the **University of Memphis**.

Estimated Project Cost:
SBC Project No.

\$ 258,000.00
166/007-11-2004

- 2) Approved a request for a revision in scope, project cost and funding from \$146,000.00 to \$348,500.00 (a \$202,500.00 increase) and acknowledgment of source of funding for **Field House Renovations** at the **University of Memphis**.

Estimated Project Cost:
SBC Project No.

\$ 348,500.00
166/007-12-2004

- 3) Approved a request for a revision in project cost and funding from \$152,000.00 to \$175,000.00 (a \$23,000.00 increase) and acknowledgment of source of funding for
Art Building Major Maintenance
at the **University of Memphis** in Memphis, Tennessee.

Estimated Project Cost:
SBC Project No.

\$ 175,000.00
166/007-05-2005

- 4) Approved a request for a revision in scope, project cost and funding from \$235,000.00 to \$385,000.00 (a \$150,000.00 increase) and acknowledgment of source of funding for
Law School Major Maintenance at the **University of Memphis**.

Revised Estimated Project Cost:
SBC Project No.

\$ 385,000.00
166/007-06-2005

Discussion of Bids

- 1) **Tennessee State University, Nashville**
(Research and Sponsored Programs Building New Construction)
SBC Project No. 166/001-02-2003
Bid date: 1-Jun-05
SBC Action: No action required
- 2) **Jackson State Community College, Jackson**
(Campus Quadrangle Pavilion)
SBC Project No. 166/019-03-2004
Bid date: 8-Jun-05
SBC Action: Referred to Subcommittee with authority to act

DEPARTMENT OF MENTAL HEALTH & DEVELOPMENTAL DISABILITIES

10:55 a.m.

Commissioner Virginia Betts requested action on the following matter.

SPECIAL ITEM

- 1) Commissioner Betts presented a request for approval of a project and acknowledgment of the source of funding for a replacement facility for the Memphis Mental Health Institute to be located at the Regional Medical Center in Memphis, Tennessee. She proceeded with a summary of the project, defining the roles of the State including the University of Tennessee and Memphis Mental Health Institute, Methodist and Shelby County. Treasurer Sims made a motion to approve the project in concept, as presented, contingent upon the execution of appropriate documentation and agreements by all parties, including review by SBC staff and the Attorney General's Office, with the resulting agreement(s) being reported to the SBC Executive Subcommittee. Furthermore, the recommended design professionals, architects and engineers, are subject to SBC approval and are delegated with approval authority to the SBC Designer Selection Subcommittee, which is next scheduled to meet on June 20 of this month.

Speaker Naifeh questioned the construction of only 75 beds as compared to the 90+ beds in the existing facility. Commissioner Betts responded that there is a nationwide trend of reduction in these types of beds and that the facilities at Western Mental Health Institute should be able to absorb any overage need in the long term. Speaker Naifeh questioned why the Shelby County delegation did not know about the project. He said he wasn't in the loop and didn't like the way it was brought up, but he would vote for it. He added that if another project comes up this way, he would not vote for it. Gary Shorb, CEO for Methodist Healthcare, said that they knew they needed the SBC to approve it first but they were trying not to overstep their bounds. Commissioner Betts and Goetz also apologized for the oversight. Lieutenant Governor Wilder commented that he and Speaker Naifeh are co-chairmen of the Commission and that, while this project looked like a good deal, he thought their staffs should've been involved.

Treasurer Sims stated that the Constitutional Officers have known of the initiative since December. He said the transaction before them was a unique opportunity and was in the best interest of the State. He added that he didn't like how they had gotten to where they were and that his support for this transaction was not to be construed as support for the way this had gotten to the SBC. He said that, in the future in dealing with such projects, they need to make sure that all the relevant parties are included and that he doesn't ever want to see themselves in this position again. Lieutenant Governor Wilder added that the Constitutional Officers were their staff, too, so their communicating to them is communicating to the SBC. The motion was then restated, seconded, and passed without further objection.

Mr. Shorb thanked the Commission and stated that this project will provide an extremely valuable service to the community. He said he wanted to thank Commissioner Betts and her staff as he thought this project speaks well of the State.

Estimated Project Cost: \$27,596,200.00
SBC Project No. 344/013-01-2005

DEPARTMENT OF FINANCE AND ADMINISTRATION

LINE-ITEM APPROPRIATIONS

1) Approved the following line-item projects, with the selection of designers referred to the Subcommittee, with authority to act.

- A. **National Civil Rights Museum - Memphis**
(Maintenance Update)
Estimated Project Cost: \$480,000.00
SBC Project No. 160/020-01-2005
Designer required

- B. **TPAC**
(Maintenance Grant)
Estimated Project Cost: \$300,000.00
SBC Project No. 529/075-02-2005

- C. **State Capitol**
(Mechanical & Electrical Upgrade - Planning)
Estimated Project Cost: \$1,500,000.00
Estimated Planning Cost: \$ 150,000.00
SBC Project No. 529/005-01-2005
Designer required

- D. **Capitol Complex**
(Energy Savings Performance Contract, Phase 2)
Revised Estimated Project Cost: \$5,000,000.00
SBC Project No. 529/000-01-2003

- E. **Rachel Jackson Building**
(Telecommunications Server Room)
Estimated Project Cost: \$350,000.00
SBC Project No. 529/013-01-2005
Designer required

- F. **James K. Polk Building**
(Interior Renovation)
Estimated Project Cost: \$3,700,000.00
SBC Project No. 529/075-01-2005
Designer required

- G. **Citizens Plaza Building**
(Interior Renovation -Phase 1)
Estimated Project Cost: \$4,000,000.00
SBC Project No. 529/076-01-2005
Designer required

H. TBI
(New Knoxville Laboratory)
Estimated Project Cost: \$10,300,000.00
SBC Project No. 500/003-01-2005
Designer required

I. Knoxville State Office Building
(Program Planning)
Estimated Project Cost: \$100,000.00
SBC Project No. 526/070-01-2005
Designer required

J. W.R. Snodgrass Tennessee Tower
(Program Planning)
Estimated Project Cost: \$200,000.00
SBC Project No. 529/079-02-2005
Designer required

2) Approved a request to allocate line-item funding in the amount of \$1,500,000 to a project for **Statewide Management Support Services**.

SBC Project No. 529/000-09-2003

3) Approved a request for a revision in line-item funding for the following projects:

A. Statewide
(Environmental Consultants)
Revised Estimated Project Cost: \$10,760,000.00
SBC Project No. 529/000-03-2002

B. Statewide
(Asbestos Management Compliance)
Revised Estimated Project Cost: \$2,200,000.00
SBC Project No. 529/000-08-1997

C. Bicentennial Mall State Park
(Maintenance Upgrade, Phase 2)
Revised Estimated Project Cost: \$1,140,000.00
SBC Project No. 126/124-01-2004

D. State Capitol
(Exterior Repairs)
Revised Estimated Project Cost: \$1,150,000.00
SBC Project No. 529/005-01-2004

E. Capitol Complex

(Interior Renovation)

Revised Estimated Project Cost: \$7,150,000.00

SBC Project No. 529/045-03-2000

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$600,000.00 to \$450,000.00 (\$150,000.00 decrease) for **State Government Security Improvements** at various State Office Buildings in Nashville/ Davidson County.

Revised Estimated Project Cost: \$450,000.00

SBC Project No. 460/001-01-2003

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding from \$28,550,000.00 to \$28,700,000.00 (\$150,000.00 increase), and acknowledgment of the source of funding for the **Phase 3 Renovations** at William R. Snodgrass Tennessee Tower, Nashville, to include the Security Improvements for the garage.

Revised Estimated Project Cost: \$28,700,000.00

SBC Project No. 529/079-01-1995

QUARTERLY STATUS REPORT – DEPARTMENT OF TRANSPORTATION

- 1) The Commission acknowledged receipt of the Quarterly Report on Road Projects for the Department of Transportation.

DISCUSSION OF BIDS

- 1) **Legislative / War Memorial Plaza**
(Committee Hearing Rooms 12 & 14)
SBC Project No. 529/045-03-2000
Bid date: 7 June 2005
SBC Action: No action required

- 2) **State Capitol**
(Exterior Repairs)
SBC Project No. 529/005-01-2004
Bid date: 9 June 2005
SBC Action: No action required

- 3) **Ellington Agricultural Center**
(Utilities Upgrade)
SBC Project No. 100/000-02-2004
Bid date rescheduled to 23 June 2005

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on May 12, 2005.

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

1. **Library and Archives Building**
(Elevator Upgrade)
Change Order No. 2
Change Order Amount: \$25,565.94
Change Order Percent: 17.69
Cumulative Percent 27.38
SBC Project No. 529/043-01-2003
2. **Natchez Trace State Park**
(Cub Lake Cabins Repair & Upgrades)
Change Order No. 7
Change Order Amount: \$109,231.82
Change Order Percent: 11.95
Cumulative Percent 16.96
SBC Project No. 126/057-01-2002
3. **James K. Polk Building**
(Interior Modification)
Change Order No. 11
Change Order Amount: \$7,489.33
Change Order Percent: .63
Cumulative Percent 12.65
SBC Project No. 529/075-03-2002
4. **Woodland Hills YDC**
(Roof Replacements)
Change Order No. 7
Change Order Amount: \$31,676.90
Change Order Percent: 4.97
Cumulative Percent 10.9
SBC Project No. 144/002-01-2002

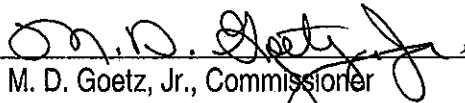
SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on May 31, 2005.

DESIGNER SELECTION LIST

- 1) Designer selections were referred to the Subcommittee, with authority to act.

There being no further action, the meeting adjourned at 11:15 a.m.

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