

## MINUTES

### STATE BUILDING COMMISSION MEETING

OCTOBER 14, 2004

The State Building Commission met this day at 10:00 a.m. in House Hearing Room No. 31, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

10:08 a.m.	Department of Environment and Conservation	Deputy Commissioner Karen Stachowski
10:09 a.m.	Department of Transportation	Chief Engineer Paul Degges
10:10 a.m.	Department of Mental Health & Developmental Disabilities	Director Mack Rhea
10:11 a.m.	University of Tennessee	Dr. John Petersen
10:14 a.m.	Department of Correction	Commissioner Quenton White
10:38 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
10:50 a.m.	Department of Finance and Administration	
10:55 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  
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	Catherine Posey, Department of Correction
Georgia Martin, Dept of Finance and Administration	Kelly Ross, Ross/Fowler
Charles Garrett, Dept of Finance and Administration	Charles Ross, Ross/Fowler
Janie Porter, Attorney General's Office	Ron Bomer, Barber McMurry Architects
Mark Wood, Secretary of State's Office	Greg Steck, Dept of Finance and Administration
Connie Hardin, Legislative Budget Office	Jamie Fohl, Treasury Department
Nancy Blevins, Dept of Finance and Administration	Brent Baldwin, Barge Waggoner Sumner Cannon
George Brummett, Dept of Finance & Administration	Suma Clark, Middle Tennessee State University
Keith Robinson, Tennessee Board of Regents	Maria Thompson, Tennessee State University
Jerry Preston, Tennessee Board of Regents	Julia Covington, Johnson Johnson Crabtree
Pat Haas, Bond Finance	Jim Dixey, Department of Finance and Administration
Ken Scalf, Department of Finance and Administration	George Whedbee, Cope Associates/KBJM
Dennis Raffield, THEC	Larry Binkley, Cope Associates, KBJM
Alvin Payne, University of Tennessee	Lanny Cope, Cope Associates/KBJM
Phil Scheurer, University of Tennessee	David Abbey, GRW Engineers
Tony Poteet, University of Memphis	Dave Chaney, McNeely Pigott & Fox
Tim Schwarz, Dept of Environment and Conservation	Doug Roberts, Dept of Finance and Administration
David Salyers, Dept of Environment and Conservation	Chris Belk, Pro2serve
Tom Giese, Department of Correction	Michael Wesson, Pro2serve
Carolyn Slaughter, Department of Correction	Claire Drowota, SOCC

Lieutenant Governor Wilder called the meeting to order at 10:08 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

\*\*\*\*\*

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:08 a.m.

Deputy Commissioner Karen Stachowski requested action on the following matters.

WEST TENNESSEE RIVER BASIN AUTHORITY

- 1) Approved a request to employ Buchart-Horn, Inc., the best evaluated proposer in response to an RFP, to assist the West Tennessee River Basin Authority with professional **Engineering Services** from November 15, 2004 through November 15, 2005.

**Estimated Project Cost: \$100,000.00**  
*SBC Project No. 128/020-01-04*

MEEMAN-SHELBY FOREST STATE PARK, SHELBY COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Maintenance Building Replacement** at Meeman-Shelby Forest State Park in Shelby County, and the selection of TLM Associates to design and supervise the project.

**Estimated Project Cost: \$200,000.00**  
*SBC Project No. 126/089-01-04*

\*\*\*\*\*

DEPARTMENT OF TRANSPORTATION

10:09 a.m.

Chief Engineer Paul Degges requested action on the following matter.

I-24 WELCOME CENTER, MARION COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$386,000.00 to \$560,000.00 (\$174,000.00 increase) of a project for **Grant to Sequachee Valley Electric Cooperative** to replace electrical service under Nickajack Lake to provide electrical power to the Welcome and Visitor Center on I-24 in Marion County, Tennessee.

**Revised Estimated Project Cost: \$560,000.00**

*SBC Project No. 242/010-01-03*

\*\*\*\*\*

DEPARTMENT OF MENTAL HEALTH AND  
DEVELOPMENTAL DISABILITIES

10:10 a.m.

Director Mack Rhea requested action on the following matter.

**MOCCASIN BEND MENTAL HEALTH INSTITUTE, CHATTANOOGA, TENNESSEE**

- 1) Approved a request for a revision in funding from \$5,480,000.00 to \$6,000,000.00 (\$520,000.00 increase) of a project for **Main Building Patient War Renovations** at Moccasin Bend Mental Health Institute, and authorization to award a contract to McBrayer Construction, in the amount of \$4,871,738.00, based on bids received September 16, 2004.

**Revised Estimated Project Cost: \$6,000,000.00**  
*SBC Project No. 344/009-01-01*

\*\*\*\*\*

UNIVERSITY OF TENNESSEE

10:11 a.m.

Dr. John Petersen requested action on the following matters.

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Challenger Center Addition** at the University of Tennessee at Chattanooga, and the selection of Derthick Henley Wilkerson to design and supervise the project.

**Estimated Project Cost: \$500,000.00**  
*SBC Project No. 540/005-07-04*

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$125,000.00 to \$175,000.00 (\$50,000.00 increase) of a project for **Circle Park Information Booth** at the University of Tennessee, Knoxville, Tennessee.

**Revised Estimated Project Cost: \$175,000.00**  
*SBC Project No. 540/009-07-03*

- 2) Approved a project and acknowledgment of the source of funding for **Sidewalk Replacement** at the University of Tennessee at Knoxville, Tennessee.

**Estimated Project Cost: \$125,000.00**  
*SBC Project No. 540/009-39-04*

\*\*\*\*\*

DEPARTMENT OF CORRECTION

10:14 a.m.

Commissioner Quenton White requested action on the following matters.

RIVERBEND MAXIMUM SECURITY INSTITUTION, NASHVILLE, TENNESSEE

- 1) Commissioner White presented a request for approval to cancel a project for **120 Bed High Security Unit** at Riverbend Maximum Security Institution in Nashville, and to transfer the funds to the Morgan County expansion project. Speaker Naifeh questioned the difference in cost per bed between the Riverbend and West Tennessee facilities, and asked if the Department will be asking for approval of these projects in the future. Commissioner White responded that the price difference was due to the security classification. He added that they will request funding for the West Tennessee facility in the 05/06 and 06/07 budgets, which is the same commitment he made to the Oversight Committee. Lieutenant Governor Wilder said he would like the Department to have those funds before they build it. After general discussion, the Commission approved the request to cancel the project.

**Estimated Project Cost: \$16,000,000.00**  
*SBC Project No. 142/020-01-98*

WEST TENNESSEE STATE PENITENTIARY, LAUDERDALE COUNTY, TENNESSEE

- 1) Approved a request to cancel a project for **150 Bed Annex** at West Tennessee State Penitentiary, Lauderdale County, Tennessee.

**Estimated Project Cost: \$3,300,000.00**  
*SBC Project No. 142/003-02-98*

BRUSHY MOUNTAIN CORRECTION COMPLEX, MORGAN COUNTY, TENNESSEE

- 1) Commissioner White presented a request for approval of a revision in estimated project cost from \$102,000,000.00 to \$131,400,000.00 (\$29,400,000.00 increase), approval to allocate funding, approval of the Early Design Phase as presented by the joint design firms of Barber McMurry/Ross Fowler, and authorization to proceed with the project. He stated that this project will construct 1,428 new prison beds and support structures at Brushy Mountain Correction Complex and will increase the total facility capacity to 2,441 inmates. After general discussion and presentation of the early design phase by the designers, the Commission approved the request as presented.

**Revised Estimated Project Cost: \$131,400,000.00**  
*SBC Project No. 142/028-01-03*

**SOUTHEAST TENNESSEE STATE REGIONAL CORRECTION FACILITY, BLEDSOE COUNTY, TN**

- 1) Commissioner White presented a request for approval of a revision in scope and estimated project cost from \$10,000,000.00 to \$144,000,000.00 (\$134,000,000.00 increase), approval to fully plan the **Expansion** of the Southeast Tennessee State Regional Correction Facility, and selection of a designer to plan the project. He stated that this project will expand the Southeast TN State Regional Correction Facility by constructing 1,444 new beds and support structures, thus bringing the total facility capacity to 2,273 inmates. He said this request will fully plan the project in preparation for full project funding in FY 05/06 and continue with the fully funded utility project. He added that three basic factors contributed to the increase in cost: inflation, environmental issues and cost estimates. After discussion, the Commission approved the request and the selection of Cope Associates / Kaatz Binkley Jones Morris, a joint venture, to plan the project.

**Revised Estimated Project Cost: \$144,000,000.00**  
**Estimated Planning and**  
**Utilities Development Cost: \$ 15,000,000.00**  
*SBC Project No. 142/013-02-04*

\*\*\*\*\*

TENNESSEE BOARD OF REGENTS

10:38 a.m.

Chancellor Charles Manning requested action on the following matters.

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of source of funding for **Campus Master Plan Update** for Austin Peay State University, Clarksville, and referred to the Subcommittee, with authority to act, the selection of a designer to assist in the update and authorized the issuance of Request for Proposals for potential planning consultants, and referred to the Subcommittee, with authority to act, the selection of a planning consultant based on the results of the proposals.

**Estimated Project Cost:** \$ 100,000.00  
*SBC Project No. 166/003-09-04*

- 2) Approved a project and acknowledgment of source of funding for **Browning Building Computer Room HVAC Replacement** at Austin Peay State University, Clarksville, with design services by the regional consultant.

**Estimated Project Cost:** \$ 155,000.00  
*SBC Project No. 166/003-10-04*

TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of source of funding for **Housing Fire Safety Upgrades** for Tennessee Technological University, Cookeville, and the selection of Maffett Engineering to design and supervise the project.

**Estimated Project Cost:** \$ 640,000.00  
*SBC Project No. 166/011-04-04*

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in scope and estimated project cost from \$23,000,000.00 to \$42,300,000.00 (\$19,300,000.00 increase) of the project for **University Center Renovations** and authorization to fully plan the project as **University Center Replacement** for the University of Memphis in Memphis, Tennessee.

**Revised Estimated Project Cost:** \$ 42,300,000.00  
**Remaining un-funded portion:** 19,300,000.00  
*SBC Project No. 166/007-08-02*



- 2) Approved a project and acknowledgment of source of funding for **Jones Hall Renovations** for the University of Memphis, with design services to be provided by University staff.

**Estimated Project Cost:** \$ 168,000.00  
*SBC Project No. 166/007-11-04*

- 3) Approved a project and acknowledgment of source of funding for **Fieldhouse Renovations** for the University of Memphis, with design services to be provided by University staff.

**Estimated Project Cost:** \$ 146,000.00  
*SBC Project No. 166/007-12-04*

**CHATTANOOGA STATE TECHNICAL COMMUNITY COLLEGE, CHATTANOOGA, TENNESSEE**

- 1) Approved a request for a revision in estimated project cost and funding from \$170,000.00 to \$229,088.00 (\$59,088.00 increase) and acknowledgment of source of funding for **Sequatchie Valley HVAC Replacement** for Chattanooga State Technical Community College in Chattanooga, Tennessee.

**Revised Estimated Project Cost:** \$ 229,088.00  
*SBC Project No. 166/012-05-04*

**SYSTEMWIDE**

- 1) Approved a request to allocate funds in the amount of \$500,000 on a project for statewide **Management Assistance**, drawing from the following projects: \$96,500 from 166/003-01-00; \$75,500 from 166/017-01-92; \$102,500 from 166/021-01-92; \$150,000 from 166/038-01-04; and, \$75,500 from 166/023-02-98.

*SBC Project No. 166/000-02-99*

**TENNESSEE STATE UNIVERSITY, NASHVILLE, TENNESSEE**

- 1) At the Department's request, the Commission deferred action for one month on a request for approval to issue a Request for Proposals for a Construction Manager for **Avon Williams Campus Improvements** at Tennessee State University in Nashville, Tennessee.

**Estimated Project Cost:** \$14,500,000.00  
*SBC Project No. 166/001-05-01*

- 2) Approved a request for a revision in estimated project cost and funding from \$8,000,000.00 to \$8,050,000.00 (a \$50,000.00 increase) and acknowledgment of source of funding and approval of the Early Design Phase of the project for **Research and Sponsored Programs Building New Construction** at Tennessee State University in Nashville, as presented by the design firm of Johnson Johnson Crabtree.

**Revised Estimated Project Cost:**

**\$ 8,050,000.00**

SBC Project No. *166/001-02-03*

**MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE**

- 1) Approved the Early Design Phase of the new **Print Shop**, which is a part of the project for **Smith Hall Complex Renovations** at Middle Tennessee State University in Murfreesboro, as presented by the joint venture designers from Johnson Johnson Crabtree and Kline Swinney Associates .

**Estimated Project Cost:**

**\$ 12,170,000.00**

SBC Project No. *166/009-03-01*

DEPARTMENT OF FINANCE AND ADMINISTRATION

10:50 a.m.

LIBRARY & ARCHIVES BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Facility Development Plan Update** at Library & Archives Building, Nashville, and selection of The CFP Group to update the master plan.

**Estimated Project Cost: \$30,000.00**  
*SBC Project No. 529/043-01-04*

SUPREME COURT BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Facility Development Plan Update** at Supreme Court Building, Nashville, and the selection of The CFP Group to update the master plan.

**Estimated Project Cost: \$50,000.00**  
*SBC Project No. 529/074-01-04*

JAMES K. POLK COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request to employ Jack Watts as an artifact technician to assist on a project for **Interior Damage Repair** at the Tennessee State Museum, at a cost not to exceed \$22,000.

*SBC Project No. 529/075-01-04*

OAK RIDGE NATIONAL LABORATORY, OAK RIDGE, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Joint Institute for Biological (Research) Science** at the Oak Ridge National Laboratory, as presented by the design firm of Pro2serve of Oak Ridge, Tennessee.

**Estimated Project Cost: \$8,000,000.00**  
*SBC Project No. 529/094-01-04*

**SPECIAL ITEM**

- 1) Approved a request for a revision to Item 2, paragraph 2.01(A), of the *By-laws, Policy and Procedures of the State Building Commission*, to include a new subparagraph 3 as follows, and to renumber the existing paragraph 3 to paragraph 4, as recommended by the SBC Executive Subcommittee on September 20, 2004:
  3. The major maintenance or renovations not covered in paragraph 4 below, funded from sources other than capital appropriations with expenditures, or a combination of separate expenditures, in excess of \$100,000 made in a six month period on a single building or structure owned or leased by the State institution of higher education or governing board thereof. Major maintenance shall not include cost of utilities, recurring and routine maintenance of systems and grounds, telephones/network installations and relocations, and custodial services. It is the express intent of the Commission that no major maintenance or renovation project be split to avoid the \$100,000 threshold. *[T.C.A. 49-7-129, et. seq.]*

Mr. Fitts stated that he had developed a Memorandum of Understanding to aid the Tennessee Higher Education Commission in conforming to the policy. These guidelines were distributed to and acknowledged by the Commission.

\*\*\*\*\*

STATE BUILDING COMMISSION

10:55 a.m.

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on September 9, 2004.

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

1. **Cove Lake State Park**  
(ADA Compliance)  
Change Order No. 11  
Change Order Amount: \$67,012.67  
Change Order Percent: 12.18  
Cumulative Percent 20.41  
SBC Project No. 126/027-01-02
  
2. **Walters State Community College**  
(Auditorium / Gym Floor Replacement)  
Change Order No. 3  
Change Order Amount: \$438.82  
Change Order Percent: 0.43  
Cumulative Percent 11.71  
SBC Project No. 166/023-01-02
  
3. **Middle Tennessee State University**  
(Davis Science)  
Change Order No. 11  
Change Order Amount: \$10,056.01  
Change Order Percent: 0.73  
Cumulative Percent 29.68  
SBC Project No. 166/009-02-01
  
4. **Austin Peay State University**  
(New Student Apartments)  
Change Order No. 27  
Change Order Amount: \$101,474.94  
Change Order Percent: 1.23  
Cumulative Percent 12.77  
SBC Project No. 166/003-02-01
  
5. **Jackson Armory**  
(Storm Damage Repairs)  
Change Order No. 1  
Change Order Amount: \$21,437.27  
Change Order Percent: 10.7  
Cumulative Percent 10.7  
SBC Project No. 361/042-02-03

6. **TN Rehabilitation Center**  
(“N” Building Roof Repair)  
Change Order No. 12  
Change Order Amount: \$3,062.00  
Change Order Percent: 1.08  
Cumulative Percent 16.89  
SBC Project No. 442/006-02-02
  
7. **James K. Polk Building**  
(Interior Modifications)  
Change Order No. 9  
Change Order Amount: \$4,229.87  
Change Order Percent: .90  
Cumulative Percent 127.50  
SBC Project No. 529/075-02-02
  
8. **Nashville & Jackson Supreme Courts**  
(Security Upgrades)  
Change Order No. 1  
Change Order Amount: \$37,020.11  
Change Order Percent: 14.61  
Cumulative Percent 34.88  
SBC Project No. 529/000-05-00
  
9. **UT Institute of Agriculture – Crossville**  
(Clyde York 4-H Center)  
Change Order No. 3  
Change Order Amount: \$19,359.00  
Change Order Percent: 1.3  
Cumulative Percent 10.3  
SBC Project No. 540/009-07-02
  
10. **University of Tennessee Knoxville**  
(Alumni Memorial – East End)  
Change Order No. 1  
Change Order Amount: \$22,339.29  
Change Order Percent: 14.1  
Cumulative Percent 14.1  
SBC Project No. 540/009-02-96
  
11. **UT Health Science Center – Memphis**  
(Madison Ave Bldg Improvement)  
Change Order No. 1  
Change Order Amount: \$568,257.00  
Change Order Percent: 14.1  
Cumulative Percent 14.1  
SBC Project No. 540/013-03-02
  
12. **UT Space Institute**  
(Accessibility Improvements – UC)  
Change Order No. 1  
Change Order Amount: \$16,850.00  
Change Order Percent: 21.5  
Cumulative Percent 21.5  
SBC Project No. 540/000-01-97

**SUB-COMMITTEE REPORT**

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on September 20, 2004.

**DESIGNER SELECTION LIST**

Approved the following designer selections as recommended:

- 1) **West TN River Basin Authority**  
(Engineering Services)  
Estimated Project Cost: \$100,000.00  
SBC Project No. 128/020-01-04  
Designer: **BUCHART-HORN, INC.**
- 2) **Meeman-Shelby Forest State Park**  
(Maintenance Building Replacement)  
Estimated Project Cost: \$200,000.00  
SBC Project No. 126/089-01-04  
Designer: **TLM ASSOCIATES**
- 3) **Southeast TN State Regional Correction Facility**  
(Expansion)  
Estimated Project Cost: \$144,000,000.00  
SBC Project No. 142/013-02-04  
Designer: **COPE ASSOCIATES/KAATZ BINKLEY JONES MORRIS**
- 4) **University of Tennessee at Chattanooga**  
(Challenger Center Addition)  
Estimated Project Cost: \$500,000.00  
SBC Project No. 540/005-07-04  
Designer: **DERTHICK HENLEY WILKERSON**
- 5) **Tennessee Technological University**  
(Housing Fire Safety Upgrades)  
Estimated Project Cost: \$640,000.00  
SBC Project No. 166/011-04-04  
Designer: **MAFFETT ENGINEERING**
- 6) **Nashville Supreme Court Building**  
(Facility Development Plan Update)  
Estimated Project Cost: \$50,000.00  
SBC Project No. 529/074-01-04  
Designer: **THE CFP GROUP**

7) **Library & Archives Building**

(Facility Development Plan Update)

Estimated Project Cost: \$30,000.00

SBC Project No. 529/043-01-04

Designer: **THE CFP GROUP**

8) **Tennessee State Museum**

(Artifact Technician)

Estimated Project Cost: \$22,000.00

SBC Project No. 529/075-01-04

Designer: **JACK WATTS**

9) **Tennessee Technological University**

(New Nursing and Health Services Building)

SBC Project No. 166/011-03-02


Designer: **Change designer name from "MAFFETT & ASSOCIATES AND  
EVERTON OGLESBY ARCHITECTS, A JOINT VENTURE" to  
"JOINT VENTURE EVERTON OGLESBY ARCHITECTS AND  
MAFFETT ENGINEERING"**

\*\*\*\*\*

There being no further action, the meeting adjourned at 10:55 a.m.



Approved by:

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