

## MINUTES

### STATE BUILDING COMMISSION MEETING

OCTOBER 14, 2010

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.

11:20 a.m.	Department of Veterans Affairs	Commissioner John Keys
11:21 a.m.	Department of Safety	Commissioner David Mitchell
11:22 a.m.	Department of Human Services	Commissioner Virginia Lodge
11:24 a.m.	Department of Environment and Conservation	Commissioner Jim Fyke
11:27 a.m.	Department of Correction	Commissioner Gayle Ray
11:30 a.m.	University of Tennessee	Dr. Jan Simek
11:49 a.m.	Tennessee Board of Regents	Chancellor John Morgan
11:55 a.m.	Department of Finance and Administration	
12:10 p.m.	State Building Commission	

#### STATE BUILDING COMMISSION MEMBERS PRESENT

Ron Ramsey, Lieutenant Governor  
Kent Williams, Speaker of the House of Representatives  
Dave Goetz, Commissioner, Department of Finance and Administration  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer  
Tre Hargett, Secretary of State

#### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

#### OTHERS PRESENT

Alan Robertson, Acting State Architect  
Georgia Martin, State Architect's Office  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office  
Joy Harris, Treasurer's Office  
Jonathan Rummel, Secretary of State's Office  
Melinda Parton, Comptroller's Office  
David Thurman, Legislative Budget Office  
Dick Tracy, Tennessee Board of Regents  
Diane Uhler, Tennessee Board of Regents  
John Carr, Finance and Administration

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Felenceo Hill, Department of Finance and Administration  
Murray Crow, Department of Environment and Conservation  
Russ Deaton, THEC  
Matt Ingham, Real Property Administration  
Tom Robinson, Department of Correction  
Mike Morrow, Department of Finance and Administration  
Stephanie Burd, Real Property Administration  
Lynelle Jensen, Department of General Services  
Greg Steck, Real Property Administration  
Bill Finney, Real Property Administration  
Cleve Salmons, Real Property Administration  
David Primeau, Department of General Services  
Mike Boshers, Department of Safety  
Nick DePalma, Real Property Administration  
George Hyfantis, QE2  
John Gromos, Turner Construction  
Keith Merritt, Turner Construction  
Ben Sousa, Turner Construction  
Vickey Mouser-Ball, Messer Construction  
Mark Cherpack, Department of Finance and Administration  
Tom Fusco, Department of Human Services  
David Holmes, Department of Human Services  
Jerry Barlar, Department of Human Services  
Mary Jane Crockett Green, TN State Museum  
Lois Riggins Ezzell, TN State Museum  
Patricia Rasbury, TN State Museum  
Beverly Robertson, National Civil Rights Museum  
Tracy Lauritzen Wright, National Civil Rights Museum  
Eryn Yan-Hamby, Self Tucker Architects  
Juan Self, Self Tucker Architects  
Tony Penicotti, LRK  
Robbi Stivers, University of Tennessee  
Kenneth Todd, Barge Waggoner Sumner Cannon  
Charles Peccolo, University of Tennessee  
John Cothorn, Middle Tennessee State University  
James King, Tennessee Board of Regents  
Dean Blevins, Tennessee Board of Regents  
Mark Powers, Tennessee Board of Regents  
Penny DiPiazza, Real Property Administration  
Laura Waynick, QE2

Lieutenant Governor Ramsey called the meeting to order at 11:20 a.m. and requested action on the following matters as presented by Acting State Architect Alan Robertson.

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DEPARTMENT OF VETERANS AFFAIRS

11:20 a.m.

Commissioner John Keys requested action on the following matter.

East Tennessee Veterans' Cemetery, Knoxville, Tennessee

- 1) Approved a request for a revision in funding from \$6,500,000.00 to \$4,882,075.00 (\$1,617,925.00 decrease) for **Expansion** at East Tennessee Veterans' Cemetery, Knoxville, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$4,882,075.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
06/07 Current Funds-Capital Outlay	\$ 282,000.00	\$ 0.00	\$ 282,000.00
05/06 Current Funds-Capital Outlay (R)	2,030.22	(2,030.22)	0.00
02/03 Current Funds-Capital Outlay (R)	57,969.61	(57,969.61)	0.00
92/93 Current Funds-Capital Outlay (R)	458,000.17	(458,000.17)	0.00
Previous Years CF-CO (bridge funding)(R)	3,300,000.00	(3,300,000.00)	0.00
Federal Funds (F)	<u>2,400,000.00</u>	<u>2,200,075.00</u>	<u>4,600,075.00</u>
TOTAL	\$6,500,000.00	(\$1,617,925.00)	\$4,882,075.00
SBC Project No.	682/000-03-2006		

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DEPARTMENT OF SAFETY

11:21 a.m.

Commissioner David Mitchell requested action on the following matter.

Cocke and Washington Counties, Tennessee

- 1) Commissioner Mitchell presented a request for approval of a project for **Radio Towers Replacement** at English Mountain, Cocke County, and at Fall Branch THP Station, Washington County, and selection of a designer to design and supervise the project. Lieutenant Governor Ramsey asked how this request ties into the \$90 million appropriation. Commissioner Mitchell responded that they needed to replace these two towers independent of the big project, but that there will be a seamless fit. The Commission approved the request, with the selection of a designer referred to the Subcommittee, with authority to act.

<b>Estimated Project Cost:</b>	<b>\$1,090,000.00</b>
<u>Source of Funding:</u>	
10 G.O. Bonds-Capital Outlay (A)	\$ 950,000.00
10/11 Current Funds-Capital Outlay (A)	\$ 140,000.00
<i>SBC Project No.</i>	<i>502/001-02-2010</i>

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DEPARTMENT OF HUMAN SERVICES

11:22 a.m.

Commissioner Virginia Lodge requested action on the following matters.

88 Hermitage Avenue, Nashville, Davidson County, Tennessee

- 1) Approved a project for **Exterior Building Upgrades** at 88 Hermitage Avenue, Region 5 Vocational Rehabilitation Services, Nashville, with the selection of a designer referred to the Subcommittee, with authority to act.

<b>Estimated Project Cost:</b>	<b>\$465,000.00</b>
<u>Source of Funding:</u>	
10/11 Current Funds-Capital Maint. (A)	\$100,000.00
Federal Funds (F)	\$365,000.00
<i>SBC Project No.</i>	<i>442/005-01-2010</i>

Tennessee Rehabilitation Center, Smyrna, Rutherford County, Tennessee

- 1) Approved a project for **Campus Systems Upgrade Phase 2** at Tennessee Rehabilitation Center, Smyrna, approval to utilize an Alternative Delivery Method and Direct Order Contract on the high voltage electric services portion, approval of a utility grant to Middle Tennessee Electric Membership Corporation in the amount of \$70,000.00, with the selection of a designer referred to the Subcommittee, with authority to act.

<b>Estimated Project Cost:</b>	<b>\$2,160,000.00</b>
<u>Source of Funding:</u>	
10/11 Current Funds-Capital Maint. (A)	\$ 465,000.00
Federal Funds (F)	\$1,695,000.00
<i>SBC Project No.</i>	<i>442/006-01-2010</i>

- 2) Approved a request to utilize an Alternative Delivery Method on a previously approved project for **Campus Improvements** at Tennessee Rehabilitation Center, Smyrna, Tennessee.

<b>Estimated Project Cost:</b>	<b>\$3,141,000.00</b>
<u>Source of Funding:</u>	
07/08 Current Funds-Capital Maint (A)	\$ 323,000.00
Current Funds-Capital Maint (ADA) (A)	\$ 741,000.00
Federal Funds (F)	\$2,077,000.00
<i>SBC Project No.</i>	<i>442/006-03-2009</i>

- 3) Approved a request for a revision in funding from \$8,010,489.00 to \$8,127,094.00 (\$116,605.00 increase) of a project for **Dorm D & E Upgrades** at Tennessee Rehabilitation Center, Smyrna, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$8,127,094.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
01/02 Current Funds-Capital Maint (A)	\$ 148,365.00	\$ 0.00	\$ 148,365.00
01 G.O. Bonds-Capital Maint (A)	1,300,000.00	0.00	1,300,000.00
05/06 Current Funds-Capital Maint (ADA) (A)	275,000.00	0.00	275,000.00
03/04 Current Funds-Capital Maint (A)	132,060.00	0.00	132,060.00
Federal Funds (F)	6,155,064.00	0.00	6,155,064.00
FEMA / Operating Funds (F/A)	<u>0.00</u>	<u>116,605.00</u>	<u>116,605.00</u>
TOTAL	\$8,010,489.00	\$116,605.00	\$8,127,094.00
<i>SBC Project No.</i>	<i>442/006-01-2002</i>		

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:24 a.m.

Commissioner Jim Fyke requested action on the following matters.

Bicentennial Mall State Park, Nashville, Davidson County, Tennessee

- 1) Approved a project for **Fountain Repair** at Bicentennial Mall State Park, Nashville, with the selection of a designer referred to the Subcommittee, with authority to act.

**Estimated Project Cost: \$300,000.00**  
Source of Funding: Insurance Proceeds (O)  
*SBC Project No. 126/124-01-2010*

Montgomery Bell State Park, Dickson County, Tennessee

- 1) Approved a project to **Replace Room Partitions** at Montgomery Bell State Park, Dickson County, with work to be accomplished in-house with assistance from Departmental consultant.

**Estimated Project Cost: \$110,000.00**  
*SBC Project No. 126/054-02-2010*

Reelfoot Lake State Park, Tiptonville, Tennessee

- 1) Approved a request for a revision in funding from \$200,880.00 to \$127,814.37 (\$73,065.63 decrease) for **Picnic Shelter Replacement** project at Reelfoot Lake State Park, Tiptonville, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$127,147.60</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
Current Funds-Major Maintenance (A)	\$ 25,000.00	\$ 4,800.00	\$29,800.00
Insurance Proceeds (O)	<u>175,880.00</u>	<u>(77,865.63)</u>	<u>98,014.37</u>
TOTAL	\$200,880.00	(\$73,065.63)	\$127,814.37
<i>SBC Project No. 126/084-01-2007</i>			

**Roan Mountain State Park, Carter County, Tennessee**

- 1) Approved a project for **Maintenance Facilities Replacement** at Roan Mountain State Park, Carter County, with the selection of a designer referred to the Subcommittee, with authority to act. Commissioner Fyke complimented the Treasurer's Office staff in Risk Management and thanked them for all their help.

<b>Estimated Project Cost:</b>	<b>\$830,000.00</b>
<u>Source of Funding:</u>	
Insurance Proceeds	\$805,000.00
Current Funds-Major Maintenance	\$ 25,000.00
<i>SBC Project No.</i>	<i>126/086-01-2010</i>

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DEPARTMENT OF CORRECTION

11:27 a.m.

Commissioner Gayle Ray requested action on the following matters.

**Brushy Mountain State Prison, Petros, Morgan County, Tennessee**

- 1) Approved a request for a revision in scope and funding from \$550,000.00 to \$1,050,000.00 (\$500,000.00 increase) of a previously approved project for **Decommissioning Plan & Implementation** at Brushy Mountain State Prison, Morgan County, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$1,050,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
02/03 Current Funds-Sentencing Act (A)	\$ 2,615.00	\$ 0.00	\$ 2,615.00
05/06 Current Funds-Sentencing Act (A)	182,148.62	0.00	182,148.62
06/07 Current Funds-Sentencing Act (A)	265,236.38	0.00	265,236.38
08/09 Current Funds-Capital Outlay (A)	100,000.00	0.00	100,000.00
10/11 Current Funds-Capital Outlay (A)	0.00	500,000.00	500,000.00
TOTAL	\$550,000.00	\$500,000.00	\$1,050,000.00
SBC Project No.	142/001-01-2008		

**Mark Luttrell Correctional Center, Memphis, Shelby County, Tennessee**

- 1) Approved a request to utilize the Direct Order Contract on a previously approved project for **Food Services Equipment Repair/Replacement** at Mark Luttrell Correctional Center, Memphis, Tennessee.

<b>Estimated Project Cost:</b>	<b>\$560,000.00</b>
Source of Funding:	09/10 Current Funds--Capital Maint (Sentencing Act) (A)
SBC Project No.	140/005-01-2010

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UNIVERSITY OF TENNESSEE

11:30 a.m.

Dr. Jan Simek requested action on the following matters.

University of Tennessee Health Science Center, Memphis, Tennessee

- 1) Approved a request for a revision in funding from \$57,100,000.00 to \$59,113,000.00 (\$2,013,000.00 increase) for **Pharmacy Building** at the University of Tennessee Health Science Center, Memphis, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$59,113,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
04 G.O. Bonds-Capital Outlay (A)	\$40,800,000.00	\$ 0.00	\$40,800,000.00
04/05 Current Funds-Capital Outlay (A)	2,000,000.00	0.00	2,000,000.00
06 G.O. Bonds-Capital Outlay (A)	6,800,000.00	0.00	6,800,000.00
Grant Funds (Plough Foundation) (O)	4,500,000.00	0.00	4,500,000.00
Reserve Fund (R)	3,000,000.00	0.00	3,000,000.00
Insurance Proceeds (O)	0.00	<u>2,013,000.00</u>	<u>2,013,000.00</u>
<b>TOTAL</b>	<b>\$57,100,000.00</b>	<b>\$2,013,000.00</b>	<b>\$59,113,000.00</b>
<i>SBC Project No.</i>	<i>540/013-03-2004</i>		

University of Tennessee Institute of Agriculture, Knoxville, Tennessee

- 1) Approved the selection of Johnson & Galyon, Inc. as Construction Manager/General Contractor on a project for **Vet Med Hospital Addition and Renovation** at the University of Tennessee Institute of Agriculture.

<b>Estimated Project Cost:</b>	<b>\$20,900,000.00</b>
<u>Source of Funding:</u>	
Reserve Fund (A)	\$15,842,000.00
ARRA Funds (F)	\$ 1,558,000.00
TSSBA (A)	\$ 3,500,000.00
<i>SBC Project No.</i>	<i>540/001-01-2009</i>

**University of Tennessee, Martin, Tennessee**

- 1) Approved a request for a revision in funding from \$1,400,000.00 to \$1,450,000.00 (\$50,000.00 increase) of a project for **Paul Meek Library Roof Replacement** at the University of Tennessee, Martin, and authorization to award a contract to W. G. Yates & Sons Construction Company, in the amount of \$1,255,000.00, which includes the base bid and Alternate #1, received on September 15, 2010.

<b>Revised Estimated Project Cost:</b>	<b>\$1,450,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
ARRA Funds (F)	\$1,400,000.00	\$50,000.00	\$1,450,000.00
SBC Project No.	540/011-01-2010		

- 2) Approved a request for a revision in funding from \$13,900,000.00 to \$14,900,000.00 (\$1,000,000.00 increase) for **Fine Arts Building Renovation and Addition** at the University of Tennessee at Martin, and authorization to award a contract to W. G. Yates & Sons Construction Company, in the amount of the low bid of \$12,729,000.00, received September 30, 2010.

<b>Revised Estimated Project Cost:</b>	<b>\$14,900,000.00</b>		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
06/07 Current Funds-Capital Outlay (A)	\$ 500,000.00	\$ 0.00	\$ 500,000.00
06 G.O. Bonds-Capital Outlay (A)	12,400,000.00	0.00	12,400,000.00
09 G.O. Bonds-Capital Outlay (A)	1,000,000.00	0.00	1,000,000.00
Operating Funds (A)	0.00	1,000,000.00	1,000,000.00
TOTAL	\$13,900,000.00	\$1,000,000.00	\$14,900,000.00
SBC Project No.	540/011-01-2006		

**University of Tennessee, Knoxville, Tennessee**

- 1) Approved a project for **Dougherty Engineering Building Improvements** at the University of Tennessee at Knoxville, with the selection of a designer referred to the Subcommittee, with authority to act.

<b>Estimated Project Cost:</b>	<b>\$2,000,000.00</b>
<u>Source of Funding:</u>	
ARRA Funds (F)	\$1,831,000.00
Institutional Funds (A)	\$ 169,000.00
SBC Project No.	540/009-48-2010

- 2) Dr. Simek presented a request for approval of the Early Design Phase of a project for **Joint Institute of Advanced Materials** at University of Tennessee at Knoxville as presented by the joint venture firm of Barber McMurry / Bullock Smith & Partners. Treasurer Lillard questioned whether there would be sufficient screening of the HVAC equipment due to its visibility from neighboring residences, and was told that landscaping, trees and physical structures would be included in the design. After discussion, the Commission approved the Early Design Phase as presented.

<b>Estimated Project Cost:</b>	<b>\$30,000,000.00</b>
<u>Source of Funding:</u>	
06 G.O. Bonds-Capital Outlay (A)	\$10,000,000.00
Federal Funds (F)	\$20,000,000.00
<i>SBC Project No.</i>	<i>540/009-04-2006</i>

### **Discussion of Bids**

- 1) **University of Tennessee Knoxville**  
(Massey Hall Improvements)  
SBC Project No. 540/009-17-2003  
Bid date: 10/13/10  
SBC Action: No action required

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TENNESSEE BOARD OF REGENTS

11:49 a.m.

Chancellor John Morgan requested action on the following matters.

Statewide

- 1) At the Board's request, the Commission referred to the Subcommittee, with authority to act, a request for approval of a revision in scope and funding from \$500,000.00 to \$1,000,000.00 (\$500,000.00 increase) for **Management Assistance** statewide.

<b>Estimated Project Cost:</b>	<b>\$500,000.00</b>
<b>Source of Funding:</b>	
08/09 Current Funds-Capital Maint (A)	\$200,000.00
09/10 Current Funds-Capital Maint (A)	\$300,000.00
<i>SBC Project No.</i>	<i>166/000-02-2008</i>

- 2) Chancellor Morgan presented a request for approval of the Community College Special Capital Outlay Program, in accordance with the requirements of the Appropriation Bill. He stated that TBR developed the criteria and it was approved by THEC to spend \$120 million for projects at the Community Colleges and Tennessee Technology Centers. He said they were currently engaged in a process with the Community Colleges where the campuses are developing plans, ideas and proposals that they will submit by the end of this month and will be evaluated against the criteria. Treasurer Lillard asked Chancellor Morgan what program were they approving beyond what the statute requires, and if there was a list of projects available. Chancellor Morgan responded that the criteria required that certain things be taken into account. He said they had advertised to the Community Colleges the opportunity to make proposals to utilize these funds. Those projects would be evaluated in accordance with the criteria and the best evaluated projects will be brought back to the SBC on a project-by-project basis for approval. Treasurer Lillard requested that a list of the projects be shared with SBC staff once they have been submitted by the Colleges. After general discussion, the Commission approved the request as presented.

Tennessee Technology Center @ Dickson, Clarksville, Montgomery County, Tennessee

- 1) Approved a project for **Clarksville Industrial Training Facility** at Tennessee Technology Center @ Dickson in Clarksville, with the selection of a designer referred to the Subcommittee, with authority to act.

<b>Estimated Project Cost:</b>	<b>\$16,000,000.00</b>
<u>Source of Funding:</u>	10/11 Current Funds-Capital Outlay (A)
<i>SBC Project No.</i>	<i>166/046-01-2010</i>

**Tennessee Technology Center @ Elizabethton, Elizabethton, Carter County, Tennessee**

- 1) Approved a project for **Campus Consolidation** at Tennessee Technology Center @ Elizabethton, Elizabethton, with selection of designer referred to the Subcommittee, with authority to act.

**Estimated Project Cost:** \$16,000,000.00  
**Source of Funding:** 10/11 Current Funds-Capital Outlay (A)  
**SBC Project No.** 166/052-01-2010

**Austin Peay State University, Clarksville, Montgomery County, Tennessee**

- 1) Approved a project for **Clement Hall Foundation Repair** at Austin Peay State University, Clarksville, with selection of designer referred to the Subcommittee, with authority to act.

**Estimated Project Cost:** \$850,000.00  
**Source of Funding:** Campus Plant Funds (A)  
**SBC Project No.** 166/003-20-2010

**Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee**

- 1) Approved a request for a revision in estimated project cost from \$15,850,000.00 to \$11,200,000.00 (\$4,650,000.00 decrease), acceptance of gift-in-place construction, allocation of funding and authorization to proceed with a previously approved planning project for **Concrete Industry Management** at Middle Tennessee State University, Murfreesboro, Tennessee.

**Revised Estimated Project Cost:** \$11,200,000.00  
**Source of Funding:**  
Gifts (O) \$ 600,000.00  
Gift-in-Place (O) \$10,600,000.00  
**SBC Project No.** 166/009-01-2008

- 2) Approved a project for **Todd Hall Indoor Air Quality Upgrades** at Middle Tennessee State University, Murfreesboro, with selection of a designer referred to the Subcommittee, with authority to act.

**Estimated Project Cost:** \$160,000.00  
**Source of Funding:** 2011 State Funds (A) \*  
**SBC Project No.** 166/009-14-2010

**Tennessee State University, Nashville, Davidson County, Tennessee**

- 1) Approved a request for a revision in scope of a project for **Gentry Drainage Corrections** at Tennessee State University, Nashville, to include drainage corrections and erosion control across campus.

<b>Estimated Project Cost:</b>	<b>\$1,250,000.00</b>
<u>Source of Funding:</u>	
07/08 Current Funds-Capital Maint (A)	\$ 250,000.00
07 G.O. Bonds-Capital Maint (A)	\$1,000,000.00
SBC Project No.	166/001-01-2007

**Tennessee Technological University, Cookeville, Putnam County, Tennessee**

- 1) Approved a request for a revision in funding from \$3,300,000.00 to \$3,600,000.00 (\$300,000.00 increase) for **Food Service Improvements** at Tennessee Technological University, Cookeville, Tennessee.

<b>Revised Estimated Project Cost:</b>	<b>\$3,600,000.00</b>		
<u>Source of Funding:</u>			
	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Gift-in-Place (O)	\$3,300,000.00	\$ 0.00	\$3,300,000.00
Campus Auxilliary (Food Service) (O)	0.00	300,000.00	300,000.00
TOTAL	\$3,300,000.00	\$300,000.00	\$3,600,000.00
SBC Project No.	166/011-02-2008		

- 2) Approved a request for a revision in funding from \$7,700,000.00 to \$7,906,000.00 (\$206,000.00 increase) for **Tech Village Apartments Renovations** at Tennessee Technological University, Cookeville, and approval to accept Alternate #2 by change order.

<b>Revised Estimated Project Cost:</b>	<b>\$7,906,000.00</b>		
<u>Source of Funding:</u>			
	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
TSSBA (A)	\$6,700,000.00	\$ 0.00	\$6,700,000.00
Auxiliary (Housing) (O)	1,000,000.00	206,000.00	1,206,000.00
TOTAL	\$7,700,000.00	\$206,000.00	\$7,906,000.00
SBC Project No.	166/011-03-2009		

**University of Memphis, Memphis, Shelby County, Tennessee**

- 1) Approved a project for **Intramural Field Lighting** at the University of Memphis, Memphis, with the selection of a designer referred to Subcommittee, with authority to act.

**Estimated Project Cost: \$260,000.00**  
**Source of Funding: Sustainability Fee (O)**  
**SBC Project No. 166/007-09-2010**

**Nashville State Community College, Nashville, Davidson County, Tennessee**

- 1) Approved a project for **Central Plant Infrastructure Corrections** at Nashville State Community College, Nashville, with the selection of a designer referred to Subcommittee, with authority to act.

**Estimated Project Cost: \$750,000.00**  
**Source of Funding: 2011 State Funds (A)\***  
**SBC Project No. 166/034-03-2010**

*\* 2011 State Fund is the non-recurring State funds that replaced the campus ARRA allocation for FY 2011.*

**Discussion of Bids**

- 1) **East Tennessee State University**  
(CoM Student Center)  
SBC Project No. 166/005-04-2009  
Bid date: 10-06-2010  
SBC Action: Referred to Subcommittee with authority to act
- 2) **Cleveland State Community College**  
(Science Labs Modernizations)  
SBC Project No. 166/013-01-2010  
Bid date: 10-13-2010  
SBC Action: Referred to Subcommittee with authority to act
- 3) **Pellissippi State Community College**  
(Magnolia Campus Renovations)  
SBC Project No. 166/032-03-2010  
Bid date: 10-13-2010  
SBC Action: Referred to Subcommittee with authority to act

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:55 a.m.

State Capitol, Legislative Plaza and War Memorial Building, Nashville, Tennessee

- 1) The Commission referred to the Subcommittee, with authority to act, a request for approval of a revision in estimated project cost from \$16,500,000.00 to \$29,000,000.00 (\$12,500,000.00 increase), approval of a revision in funding for Phase 1 & 2 from \$2,700,000.00 to \$14,200,000.00 (\$11,500,000.00 increase), and authorization to proceed with Phase 2 for **Mechanical & Electrical Upgrade** at State Capitol, Nashville, Tennessee.

**Estimated Project Cost:** \$16,500,000.00  
**Estimated Phase 1 & 2 Cost:** \$ 2,700,000.00  
Source of Phase 1 & 2 Funding: Facilities Revolving Fund (501.04)  
*SBC Project No.* 529/005-01-2005

Capitol Complex, Nashville, Davidson County, Tennessee

- 1) Approved a project and authorization to utilize the OIR cabling service contract for **Underground Cabling Installation** at the Capitol Complex, Nashville, Tennessee.

**Estimated Project Cost:** \$450,000.00  
Source of Funding: OIR Operating Funds (A)  
*SBC Project No.* 529/000-09-2010

Clover Bottom Mansion, Nashville, Davidson County, Tennessee

- 1) Approved award of a construction contract to PBG Builders on a project for **Exterior Renovation** at Clover Bottom Mansion, Nashville, based upon proposals received August 8, 2010 and subsequent bids from top Best Value #2 proposers.

**Estimated Project Cost:** \$600,000.00  
Source of Funding: Facilities Revolving Fund (A)  
*SBC Project No.* 529/019-01-2007

## Statewide

- 1) Approved a request to issue an RFP for **Direct Order Contracting Services** statewide.  
*SBC Project No. 529/000-10-2010*
  
- 2) Approved a request to issue an RFP for **Premise Wiring Installation & Configuration Services** on behalf of the Department of Finance and Administration Office of Information Resources (OIR) for statewide contract.  
*SBC Project No. 529/000-12-2010*

## National Civil Rights Museum, Memphis, Tennessee

- 1) Mr. Robertson presented a request for approval of the Early Design Phase of a project for **Renovations** at the National Civil Rights Museum in Memphis as presented by Self Tucker Architects. Executive Director Beverly Robertson was recognized. She stated that this was the first major renovation to the Museum in 19 years as they plan to update the history and add more virtual technology. She added that the Tennessee State Museum, Tennessee Historical Commission and the State Architect have all approved the changes.

Commissioner Goetz confirmed that the amount of money currently in the project was sufficient to get them started, and that Phase 2 is the subject of a capital campaign by the Museum. He said if they had gotten the full amount of the FMAT money, as anticipated, there would have been a \$5 million appropriation, but because of the prioritizations, they were unable to do that. He stated that, through some other savings in the capital program, they could come up with 2 ½ million to assist the Museum. He said he didn't know exactly when that may come before the Commission, but thought they were prepared to bring it forward today. There being no further discussion, a motion was made to approve the Early Design Phase, which was properly seconded, and passed without objection.

*SBC Project No. 529/000-16-1998*

## DISCUSSION OF BIDS

- 1) **Giles County Welcome Center**  
(I-65 Weigh Scales)  
SBC Project No. 243/020-02-2002  
Bid date: 10/12/10  
SBC Action: No action required

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STATE BUILDING COMMISSION

12:10 p.m.

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on September 9, 2010.

Report of Change Orders Resulting in Cumulative Change Order Costs to Exceed 10% of Base Contract Amount

- 1) **Tennessee State University**  
(Infrastructure Repairs & Replacement)
- |                       |                 |
|-----------------------|-----------------|
| Change Order No.      | 3               |
| Contract Amount:      | \$390,852.00    |
| Change Order Amount:  | \$16,168.04     |
| Change Order Percent: | 4.14            |
| Cumulative Percent    | 10.04           |
| SBC Project No.       | 166/001-02-2008 |
- 2) **Tennessee State University**  
(Infrastructure Repairs & Replacements)
- |                       |                 |
|-----------------------|-----------------|
| Change Order No.      | 4               |
| Contract Amount       | \$390,852.00    |
| Change Order Amount:  | \$702.69        |
| Change Order Percent: | 0.18            |
| Cumulative Percent    | 10.22           |
| SBC Project No.       | 166/001-02-2008 |
- 3) **Austin Peay State University**  
(Chemical Engineering Tech Facility)
- |                       |                 |
|-----------------------|-----------------|
| Change Order No.      | 10              |
| Contract Amount:      | \$5,038,508.00  |
| Change Order Amount:  | \$7,374.00      |
| Change Order Percent: | 0.15            |
| Cumulative Percent    | 15.22           |
| SBC Project No.       | 166/003-01-2009 |
- 4) **Austin Peay State University**  
(Chemical Engineering Tech Facility)
- |                       |                 |
|-----------------------|-----------------|
| Change Order No.      | 11              |
| Contract Amount:      | \$5,038,508.00  |
| Change Order Amount:  | \$2,411.00      |
| Change Order Percent: | 0.05            |
| Cumulative Percent    | 15.27           |
| SBC Project No.       | 166/003-01-2009 |

- 5) **Austin Peay State University**  
(Chemical Engineering Tech Facility)  
Change Order No. 12  
Contract Amount: \$5,038,508.00  
Change Order Amount: \$6,811.00  
Change Order Percent: 0.14  
Cumulative Percent 15.41  
SBC Project No. 166/003-01-2009
  
- 6) **Middle Tennessee State University**  
(Student Housing)  
Change Order No. 2  
Contract Amount: \$158,613.00  
Change Order Amount: \$27,830.00  
Change Order Percent: 17.54  
Cumulative Percent 17.54  
SBC Project No. 166/009-10-1996
  
- 7) **Pellissippi State Community College**  
(New Parking)  
Change Order No. 2  
Contract Amount: \$513,860.00  
Change Order Amount: \$23,365.06  
Change Order Percent: 4.55  
Cumulative Percent 14.46  
SBC Project No. 166/032-01-2008
  
- 8) **Cumberland Mountain State Park**  
(Site/Building Upgrades)  
Change Order No. 7  
Contract Amount: \$314,530.00  
Change Order Amount: \$18,435.00  
Change Order Percent: 5.86  
Cumulative Percent 16.94  
SBC Project No. 126/030-01-2006
  
- 9) **Department of Transportation**  
(Renovate Region 3 Offices/Garages)  
Change Order No. 11  
Contract Amount: \$1,795,080.00  
Change Order Amount: \$9,666.38  
Change Order Percent: 0.54  
Cumulative Percent 16.04  
SBC Project No. 247/000-01-2004

- 10) **University of Tennessee Institute of Agriculture**  
(Bio Energy Research Lab)  
Change Order No. 2  
Contract Amount: \$1,161,000.00  
Change Order Amount: \$70,738.00  
Change Order Percent: 6.1  
Cumulative Percent 10.4  
SBC Project No. 540/009-23-2007
- 11) **University of Tennessee Institute of Agriculture**  
(Cherokee Farm Unit Repair)  
Change Order No. 3  
Contract Amount: \$1,715,000.00  
Change Order Amount: \$37,961.00  
Change Order Percent: 2.2  
Cumulative Percent 10.5  
SBC Project No. 540/009-07-2007
- 12) **University of Tennessee Institute of Agriculture**  
(Cherokee Farm Unit Repair)  
Change Order No. 4  
Contract Amount: \$1,715,000.00  
Change Order Amount: \$122,249.00  
Change Order Percent: 7.1  
Cumulative Percent 10.5  
SBC Project No. 540/009-07-2007
- 13) **University of Tennessee Knoxville**  
(Baseball Stadium Renovation/Addn Phase 2)  
Change Order No. 2  
Contract Amount: \$2,699,000.00  
Change Order Amount: \$205,298.00  
Change Order Percent: 7.6  
Cumulative Percent 20.6  
SBC Project No. 540/009-23-2004
- 14) **University of Tennessee Knoxville**  
(Baseball Stadium Renovation/Addn Phase 2)  
Change Order No. 3  
Contract Amount: \$2,699,000.00  
Change Order Amount: \$35,679.00  
Change Order Percent: 1.3  
Cumulative Percent 21.9  
SBC Project No. 540/009-23-2004

- 15) **University of Tennessee Knoxville**  
(Sorority Housing (Site Development))  
Change Order No. 2  
Contract Amount: \$3,698,000.00  
Change Order Amount: \$459,073.00  
Change Order Percent: 12.4  
Cumulative Percent 21.2  
SBC Project No. 540/009-19-2007
- 16) **University of Tennessee Knoxville**  
(Cherokee Farm Infrastructure (River Bank Stabilization))  
Change Order No. 1  
Contract Amount: \$499,596.00  
Change Order Amount: \$133,415.00  
Change Order Percent: 26.7  
Cumulative Percent 26.7  
SBC Project No. 540/009-04-2007

### **Designer Selection List**

- 1) Approved a request to refer the **Designer Selections** to the Executive Subcommittee, with authority to act.

### **Executive Sub-Committee Report**

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on August 31, 2010.

### **State Architect Position**

- 1) Secretary Hargett brought up from the floor a discussion regarding the selection of the State Architect. He made a motion to assign to the Executive Subcommittee the task of developing, with Staff's assistance, a job description and plan on how to advertise for the position of State Architect. The motion was seconded and passed without objection.

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There being no further business, the meeting adjourned at 12:14 p.m.

Approved by: 

Mike Morrow, Commissioner  
Department of Finance and Administration