

MINUTES

STATE BUILDING COMMISSION MEETING

APRIL 9, 2009

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.

11:04 a.m.	Department of Agriculture	Assistant Commissioner Larry Maxwell
11:05 a.m.	Department of Mental Health and Developmental Disabilities	Commissioner Ginna Betts
11:06 a.m.	Department of Education	Commissioner Tim Webb
11:07 a.m.	Military Department	General Gus Hargett
11:10 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:16 a.m.	University of Tennessee	Acting President Jan Simek
11:25 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:36 a.m.	Department of Finance and Administration	
11:38 a.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

Mike Fitts, State Architect	Paul Degges, Department of Transportation
Georgia Martin, State Architect's Office	Anne Clarke, Real Property Administration
Alan Robertson, State Architect's Office	Valerie Law, Real Property Administration
Janie Porter, Attorney General's Office	Stephanie Burd, Real Property Administration
Genie Whitesell, Attorney General's Office	Cleve Salmon, Real Property Administration
Mark Wood, Secretary of State's Office	Bill Finney, Real Property Administration
Joy Harris, State Treasurer's Office	Alan Durham, Department of Transportation
Jerry Preston, Tennessee Board of Regents	Stephanie Steele, THEC
David Gregory, Tennessee Board of Regents	Tirrill Parker, Department of Mental Health and Developmental Disabilities
Diane Uhler, Tennessee Board of Regents	Sarah Lingo, Department of Mental Health and Developmental Disabilities
John Carr, Finance and Administration	Tim Hall, Austin Peay State University
Mike Morrow, Finance and Administration	Dottie Hagood, Real Property Administration
Lola Potter, Finance and Administration	Susan Whitaker, Department of Tourist Development
Terry Mason, Finance and Administration	
Cindi Liddell, Bond Finance	

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Tom Lightsey, Department of Tourist Development
Barry Young, Department of Tourist Development
Alvin Payne, University of Tennessee
Max Fleischer, Department of Environment and
Conservation
Adrienne White, Department of Environment and
Conservation
Jackie Manuel, Department of Environment and
Conservation
Suanne Bone, Department of Tourist Development

Mark Cherpack, Department of Finance and
Administration
Brian Pierce, Michael Brady, Inc.
Barry Quinn, Barge Cauthen & Associates
Mitch Robinson, Austin Peay State University
Lane Lyle, Lyle Cook Martin
Dick Tracy, Tennessee Board of Regents
Gary Rogers, University of Tennessee
Shawn Benson, Vaughn & Melton
George Criss, University of Tennessee

Lieutenant Governor Ramsey called the meeting to order at 11:04 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF AGRICULTURE

11:05 a.m.

Assistant Commissioner Larry Maxwell requested action on the following matter.

DIVISION OF FORESTRY – MADISON COUNTY, TENNESSEE

- 1) Approved a request to cancel a project for **Seedling Cooler** at Pinson, Madison County, Tennessee.

Estimated Project Cost: \$347,000.00
SBC Project No. 100/010-01-2004

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DEPARTMENT OF MENTAL HEALTH AND
DEVELOPMENTAL DISABILITIES

11:06 a.m.

Commissioner Ginna Betts requested action on the following matter.

LAKESHORE MENTAL HEALTH INSTITUTE, KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding from \$335,000.00 to \$371,200.00 (\$36,200.00 increase) of a project for **Essential Maintenance – Propane Plant and Storage** at Lakeshore Mental Health Institute in Knoxville, and authorization to award a contract to Ron's Millright Service, Inc., in the amount of \$305,820.00, based on bids received March 18, 2009.

Revised Estimated Project Cost: \$371,200.00
SBC Project No. 344/005-01-2006

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DEPARTMENT OF EDUCATION

11:07 a.m.

Commissioner Tim Webb requested action on the following matter.

TENNESSEE SCHOOL FOR THE DEAF, KNOXVILLE, TENNESSEE

- 1) Approved a grant in the amount of \$18,500.00 to the Knoxville Utility Board to reimburse the actual cost of construction of new high pressure gas line in a project for **Steam Line Replacement with Pocket Boilers** at Tennessee School for the Deaf, Knox County, Tennessee.

Estimated Project Cost:	\$1,115,000.00
<i>SBC Project No.</i>	<i>168/007-02-2005</i>

DISCUSSION OF BIDS

- 1) **Tennessee School for the Blind**
(Gym Renovations – Phase 2)
SBC Project No. 168/005-01-2005
Bid date: April 2, 2009
SBC Action: Bids within budget; no action required

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MILITARY DEPARTMENT

11:07 a.m.

General Gus Hargett requested action on the following matters. Secretary Hargett asked General Hargett if, for the record, they had conversed outside of the office regarding any of the Military Department's projects, and the General responded "no".

ARMED FORCES RESERVE CENTER, MOUNT CARMEL, HAWKINS COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding from \$20,534,000.00 to \$13,921,220.00 (\$6,612,780.00 decrease) of a project for **Kingsport AFRC** at Mount Carmel, Tennessee.

Revised Estimated Project Cost: \$13,921,220.00
SBC Project No. 361/046-01-2006

VOLUNTEER TRAINING SITE, SMYRNA, RUTHERFORD COUNTY, TENNESSEE

- 1) Approved a request for a revision in estimated project cost from \$12,500,000.00 to \$21,978,253.00 (\$9,478,253.00 increase) and revision in planning cost from \$500,000.00 to \$1,194,773.00 (\$694,773.00 increase) for **USPFO (United States Property & Fiscal Office) Warehouse** at Volunteer Training Site, Smyrna, and approved amending the joint venture with Buchart-Horn/Barge-Cauthen to remove Buchart-Horn and replace them with Street-Dixon-Rick as the other joint venture partner for the project.

Revised Estimated Project Cost: \$21,978,253.00
Revised Estimated Planning Cost: \$ 1,194,773.00
SBC Project No. 361/079-01-2008

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$75,000.00 to \$145,000.00 (\$70,000.00 increase) for **Planning/Management Consultant**, statewide.

Revised Estimated Project Cost: \$145,000.00
SBC Project No. 361/000-04-2008

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DEPARTMENT OF TRANSPORTATION

11:10 a.m.

Commissioner Gerald Nicely requested action on the following matters.

REGION 1 – UNICOI COUNTY, TENNESSEE

- 1) Commissioner Nicely presented a request for approval of a grant to Erwin Utilities, in an amount not to exceed \$100,000.00, to reimburse for actual cost of the design and installation of a three phase power line for the water booster pump station at the **I-26 Welcome Center**, Unicoi County, Tennessee. Treasurer Lillard questioned the cost of this \$9 million facility vs. the lower cost of the replacement Centers. Mr. Fitts responded that this project was a totally new project located on a virgin site that involved extensive utility development and considerable site work. Whereas, he said, the replacement Centers are located on existing sites with utilities and site work already developed. After discussion, the Commission approved the grant as requested.

Estimated Project Cost: \$9,579,500.00
SBC Project No. 241/010-01-2005

Commissioner Nicely stated that the Department had received approximately \$17 million in “stimulus money” (American Reinvestment and Recovery Act) and that the next three requests were part of that initiative.

REGION 2 – HAMILTON COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **I-24 Tiftonia Welcome Center / Vending Building Replacement** with site upgrade on I-24 entering Hamilton County from Georgia, and the selection of Vaughn & Melton / Planning Associates, a joint venture, to design and supervise the project.

Estimated Project Cost: \$2,600,000.00
SBC Project No. 242/010-01-2009

REGION 3 – ROBERTSON COUNTY, TENNESSEE

- 1) Approved a project and acknowledgement of the source of funding for **I-65 Mitchellville Welcome Center / Vending Building Replacement** with site upgrade on I-65 entering Robertson County from Kentucky, and the selection of Vaughn & Melton / Kline Swinney, a joint venture, to design and supervise the project.

Estimated Project Cost: \$2,600,000.00
SBC Project No. 243/020-02-2009

REGION 3 – GILES COUNTY, TENNESSEE

- 1) Approved a project and acknowledgement of the source of funding for **I-65 Ardmore Welcome Center / Vending Building Replacement** with site upgrade on I-65 entering Giles County from Alabama, and the selection of Vaughn & Melton / Kline Swinney, a joint venture, to design and supervise the project.

Estimated Project Cost: \$2,950,000.00
SBC Project No. 243/020-01-2009

Mr. Fitts stated it was his recommendation for the three replacement Center projects that the site work be separated from the building work and that the designers are paid 100% of the standard fee for the site work and 50% of the standard fee for the building construction. Secretary Hargett asked where the remaining dollars from the \$17 million will be spent. Commissioner Nicely responded that the Department will go through their projects in distressed areas and finish up other projects. He added that a list would be presented to the Legislature the following week. After discussion the Commission approved the fee arrangements as recommended by Mr. Fitts.

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UNIVERSITY OF TENNESSEE

11:16 a.m.

Acting President Jan Simek requested action on the following matters.

THE UNIVERSITY OF TENNESSEE

- 1) Approved a request to award a contract to the joint venture of Michael Brady, Inc. / The Pickering Firm in accordance with results of an RFP for **Facilities Assessment, Phase 1**, at the University of Tennessee.

Estimated Project Cost: **\$400,000.00**

SBC Project No. 540/009-02-2008

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgement of the source of funding from \$6,000,000.00 to \$9,100,000.00 (\$3,100,000.00 increase) for **Baseball Stadium Renovation / Addition** at the University of Tennessee at Knoxville.

Revised Estimated Project Cost: **\$9,100,000.00**

SBC Project No. 540/009-23-2004

UNIVERSITY OF TENNESSEE, INSTITUTE OF AGRICULTURE

- 1) Approved the Early Design Phase of a project for **Greeneville 4-H Center Improvements** at Greene County, Tennessee as presented by Vaughn & Melton Architects.

Estimated Project Cost: **\$2,100,000.00**

SBC Project No. 540/009-11-2007

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TENNESSEE BOARD OF REGENTS

11:25 a.m.

Chancellor Charles Manning requested action on the following matters.

Austin Peay State University, Clarksville, Tennessee

- 1) Approved a project and acknowledgment of the source of funding for **Meacham Apartments Sanitary Sewer Line Replacement** at Austin Peay State University in Clarksville, and the selection of Kurzynske & Associates to design and supervise the project.

Estimated Project Cost: \$ 160,000.00
SBC Project No. 166/003-02-2009

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$710,000.00 to \$910,000.00 (a \$200,000.00 increase) and acknowledgement of source of funding for **Jones Hall HVAC Update** at Middle Tennessee State University in Murfreesboro, Tennessee.

Revised Estimated Project Cost: \$910,000.00
SBC Project No. 166/009-02-2007

Roane State Community College, Harriman, Tennessee

- 1) Approved a request for a revision in scope for the **Expo Center Roof Repair/Replacement** for Roane State Community College in Harriman, to include additional roof repairs/replacement at the Dunbar Center.

Estimated Project Cost: \$1,000,000.00
SBC Project No. 166/027-01-2007

Tennessee Technology Center @ Dickson, Dickson, Tennessee

- 1) Approved a request for a revision in estimated project cost, and funding from \$180,000.00 to \$215,075.96 (a \$35,075.96 increase) and acknowledgement of source of funding for **Fire Alarm and Systems Update** at the Tennessee Technology Center @ Dickson, Tennessee.

Revised Estimated Project Cost: \$215,075.96
SBC Project No. 166/046-01-2008

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 project and acknowledgment of source of funding for **Business and Economics Building Upgrades** at the University of Memphis in Memphis, Tennessee.

Estimated Project Cost: \$ 184,000.00
SBC Project No. 166/007-04-2009

- 2) Approved a project and acknowledgment of source of funding for **Communications and Fine Arts Ventilation Updates** at the University of Memphis in Memphis, Tennessee.

Estimated Project Cost: \$ 190,000.00
SBC Project No. 166/007-03-2009

Austin Peay State University, Clarksville, Tennessee

- 1) Chancellor Manning presented a request for approval of the Early Design Phase for **Undergraduate Housing** at Austin Peay State University in Clarksville, as presented by the joint venture Lyle Cook Martin Architects, Inc/Clark & Associates. Comptroller Wilson questioned the funding with school bonds and cash flow. He stated that the funding arrangements must be approved by the State School Bond Authority. Treasurer Lillard asked how the estimated cost compares with other campuses. Lane Lyle responded that it is on line with East Tennessee State University and Tennessee Tech University but that, nationally, it is a little below average. After discussion, the Early Design Phase was approved as presented.

Estimated Project Cost: \$30,000,000.00
SBC Project No. 166/003-07-2007

Discussion of Bids

- 1) **Middle Tennessee State University, Murfreesboro**
(Several Buildings System Replacements)
SBC Project No. 166/009-05-2002
Bid date: 04-08-2009
SBC Action: Referred to Subcommittee with authority to act
- 2) **Tennessee State University, Nashville**
(Clement Hall Allied Health Renovations)
SBC Project No. 166/001-05-2005
Bid date: 04-08-2009
SBC Action: Referred to Subcommittee with authority to act
- 3) **Tennessee Technology Center @ Harriman, Harriman**
(Wash Bay and Parking Lot Repairs)
SBC Project No. 166/048-01-2007
Bid date: 04-08-2009
SBC Action: Referred to Subcommittee with authority to act
- 4) **Walters State Community College, Morristown**
(Greeneville/Greene Co Center Fire Alarm Replacement)
SBC Project No. 166/023-01-2008
Bid date: 04-08-2009
SBC Action: Referred to Subcommittee with authority to act
- 5) **Pellissippi State Technical Community College, Knoxville**
(McWherter Building UPS/Generator System)
SBC Project No. 166/032-02-2008
Bid date: 04-08-2009
SBC Action: Referred to Subcommittee with authority to act

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:36 a.m.

SUPREME COURT BUILDING, JACKSON, MADISON COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$245,000.00 to \$385,000.00 (\$140,000.00 increase) for **Mechanical Systems Upgrade** at the Supreme Court Building, Jackson, Tennessee.

Revised Estimated Project Cost: \$385,000.00
SBC Project No. 523/073-01-2008

ANNUAL REPORT - TENNESSEE HERITAGE CONSERVATION TRUST FUND

- 1) Mr. Fitts presented the annual report of the **Tennessee Heritage Conservation Trust Fund** and stated that there had been no activity during the second quarter of FY 2008/09 with regard to "the acquisition of conservation easements and reversionary interests by the trust fund and the acquisition of any interest in real property by a non-State public agency or any non-profit organization using funds from the trust fund." The Commission acknowledged acceptance of the report.

STATEWIDE ACCREDITATION PROGRAM FOR ASBESTOS ABATEMENT

- 1) The Commission approved a request for **Statewide Accreditation Program for Asbestos Abatement** for individuals and contractors working with asbestos abatement in the state of Tennessee.

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on March 12, 2009.

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

- 1) **Mark Luttrell Correctional Center**
(Air Condition Housing Units)
Change Order No. 4
Change Order Amount: \$129,670.07
Change Order Percent: 4.48
Cumulative Percent 12.00
SBC Project No. 140/005-01-2006
- 2) **Tennessee Technological University**
(Science, Technology, Engineering and Math Center)
Change Order No. 4
Change Order Amount: \$35,000.00
Change Order Percent: 14.31
Cumulative Percent 41.75
SBC Project No. 166/011-01-2005
- 3) **Pellissippi State Technical Community College**
(Admin and Alexander Bldgs Renovation)
Change Order No. 13
Change Order Amount: \$27,130.55
Change Order Percent: 1.30
Cumulative Percent 10.11
SBC Project No. 166/032-01-1996
- 4) **University of Tennessee Chattanooga**
(Intramural Center)
Change Order No. 1
Change Order Amount: \$107,653.00
Change Order Percent: 17.8
Cumulative Percent 17.8
SBC Project No. 540/005-04-2001
- 5) **University of Tennessee Knoxville**
(Hess Hall Phase 2)
Change Order No. 3
Change Order Amount: \$16,939.72
Change Order Percent: 0.6
Cumulative Percent 15.8
SBC Project No. 540/009-03-2004

- 6) **University of Tennessee Knoxville**
(Elevator Upgrades Ph 1 & 2 (White Avenue))
Change Order No. 3
Change Order Amount: \$22,455.00
Change Order Percent: 2.9
Cumulative Percent 20.4
SBC Project No. 540/009-07-2004
- 7) **University of Tennessee Knoxville**
(Golf Team Facility (Practice Course))
Change Order No. 1
Change Order Amount: \$853,498.00
Change Order Percent: 55.4
Cumulative Percent 55.4
SBC Project No. 540/009-06-2001
- 8) **University of Tennessee Knoxville**
(Glocker Business Bldg Renovation and Addition)
Change Order No. 12
Change Order Amount: \$473,771.00
Change Order Percent: 1.4
Cumulative Percent 13.6
SBC Project No. 540/009-02-2001
- 9) **University of Tennessee Knoxville**
(Baker Center)
Change Order No. 22
Change Order Amount: \$24,651.00
Change Order Percent: 0.2
Cumulative Percent 18.4
SBC Project No. 540/009-08-2003
- 10) **University of Tennessee Knoxville**
(Laurel Apartments Renovations)
Change Order No. 12 and 13
Change Order Amount: No. 12 - \$30,986.00 and No. 13 - \$210,074.00
Change Order Percent: No. 12 - 0.2 and No. 13 - 1.4
Cumulative Percent No. 12 - 10.2 and No. 13 - 11.6
SBC Project No. 540/009-25-2005
- 11) **University of Tennessee Institute of Agriculture**
(Cherokee Animal Facility Improvements)
Change Order No. 4 and 5
Change Order Amount: No. 4 - \$12,461.47 and No. 5 - \$2,433.93
Change Order Percent: No. 4 - 1.5 and No. 5 - 0.3
Cumulative Percent No. 4 - 10.5 and No. 5 - 10.8
SBC Project No. 540/009-11-2004

Due to questions from Speaker Williams, this request was deferred for one month.

DESIGNER SELECTION LIST

- 1) **Volunteer Training Site, Smyrna**
(USPFO Warehouse)
Estimated Project Cost: \$21,978,253.00
SBC Project No. 361/079-01-2008
Designer: **STREET-DIXON-RICK / BARGE-CAUTHEN, A JOINT VENTURE**

- 2) **Department of Transportation – Region 2**
(I-24 Tiftonia Welcome Center Replacement)
Estimated Project Cost: \$2,600,000.00
SBC Project No. 242/010-01-2009
Designer: **VAUGHN & MELTON / PLANNING ASSOCIATES**

- 3) **Department of Transportation – Region 3**
(I-65 Mitchellville Welcome Center Replacement)
Estimated Project Cost: \$2,600,000.00
SBC Project No. 243/020-02-2009
Designer: **VAUGHN & MELTON / KLINE SWINNEY**

- 4) **Department of Transportation – Region 3**
(I-65 Ardmore Welcome Center Replacement)
Estimated Project Cost: \$2,950,000.00
SBC Project No. 243/020-01-2009
Designer: **VAUGHN & MELTON / KLINE SWINNEY**

- 5) **Austin Peay State University**
(Meacham Apts Sanitary Sewer Line Replacement)
Estimated Project Cost: \$160,000.00
SBC Project No. 166/003-02-2009
Designer: **KURZYNSKE & ASSOCIATES**

SUB-COMMITTEE REPORT

- 1) Summary report received of final action taken at the State Building Commission Executive Subcommittee meetings held on February 23 and March 11, 2009.

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There being no further business, the meeting adjourned at 11:42 a.m.

Approved by: _____

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