

MINUTES

STATE BUILDING COMMISSION MEETING

JULY 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.

| | | |
|------------|--|----------------------------|
| 11:02 a.m. | Military Department | Colonel Bill Wenzler |
| 11:12 a.m. | Tennessee Board of Regents | Chancellor Charles Manning |
| 11:19 a.m. | Department of Environment and Conservation | Commissioner Jim Fyke |
| 11:33 a.m. | University of Tennessee | Dr. Jan Simek |
| 11:50 a.m. | Department of Transportation | Commissioner Gerald Nicely |
| 12:04 p.m. | Department of Finance and Administration | |
| 12:17 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

| | |
|--|---|
| Mike Fitts, State Architect | LTC Barry Buntin, Military Department |
| Georgia Martin, State Architect's Office | Jack Freeman, Jack Freeman & Associates |
| Alan Robertson, State Architect's Office | Bob Qualey, Real Property Administration |
| Janie Porter, Attorney General's Office | Nancy Blevins, Department of Finance and Administration |
| Genie Whitesell, Attorney General's Office | Dottie Hagood, Real Property Administration |
| Mark Wood, Secretary of State's Office | Faris Eid, Design Innovations |
| Dave Thurman, Legislative Budget Office | Rik Norris, Design Innovations |
| Melinda Parton, Comptroller's Office | Michael Terry, Renaissance Group Architects |
| Joy Harris, Treasurer's Office | Paul Degges, Department of Transportation |
| Dick Tracy, Tennessee Board of Regents | Alan Durham, Department of Transportation |
| Diane Uhler, Tennessee Board of Regents | George Hyfantis, QE2 |
| David Gregory, Tennessee Board of Regents | Stephen White, Hnedak Bobo Group |
| John Carr, Finance and Administration | Mark Cherpack, Department of Finance and Administration |
| Terry Mason, Comptroller's Office | Silvia Basarrate, Planning Associates, Inc. |
| Cindi Liddell, Bond Finance | |
| Warren Wells, Senate | |

Minutes of Meeting of State Building Commission

July 9, 2009

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Wayne Robertson, Vaughn & Melton
Murray Crow, Department of Environment and
Conservation
David Kline, Kline Swinney Architects
Danl Hall, Vaughn & Melton
Russ Deaton, THEC
Stephanie Steel, THEC

Jerry Lewis, The Lewis Group Architects
Barry Young, Tourist Development
Steve Westerman, Real Property Administration
Alvin Payne, University of Tennessee
George Criss, University of Tennessee
Gary Rogers, University of Tennessee

Lieutenant Governor Ramsey called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

* * * * *

MILITARY DEPARTMENT

11:02 a.m.

Colonel Bill Wenzler requested action on the following matters.

LINE-ITEM APPROPRIATIONS

1) Approved the following projects and selection of designers to design and supervise the projects:

- A. **Dresden Readiness Center – Weakley County**
(Reroof and Exterior Waterproofing)
Estimated Project Cost: \$590,000.00
SBC Project No. 361/022-01-2009
Designer: FORMUS INC.

- B. **Waverly Readiness Center – Humphreys County**
(HVAC Replacement & Controls Upgrade)
Estimated Project Cost: \$350,000.00
SBC Project No. 361/096-01-2009
Designer: SMITH SECKMAN REID

- C. **Greeneville Readiness Center – Greene County**
(Reroof and Exterior Waterproofing)
Estimated Project Cost: \$350,000.00
SBC Project No. 361/032-01-2009
Designer: ROOF DESIGN & CONSULTING SERVICES, INC.

- D. **Newport Readiness Center – Cocke County**
(HVAC Replacement & Controls Upgrade)
Estimated Project Cost: \$750,000.00
SBC Project No. 361/099-01-2009
Designer: WEST WELCH REED ENGINEERS

AMERICAN RECOVERY & REINVESTMENT ACT - FEDERAL STIMULUS FUNDS

1) Colonel Wenzler presented a request to approve the following projects funded with American Recovery & Reinvestment Act funds (ARRA), acknowledgment of the source of funding, approval to use Commissioning Services and selection of designers to design and supervise the projects. Speaker Williams questioned that these were all HVAC projects and asked the ages of the systems. Colonel

Wenzler replied that ARRA funds were being used to fund these projects and that the ages varied from 12 to 20 years, with these being the oldest. Comptroller Wilson asked about the net energy savings and how that was done. Colonel Wenzler stated that their consultants combine data and historical usage to determine the energy savings. After discussion, the Commission approved the requests as presented.

- A. **Volunteer Training Site – Rutherford County**
(HVAC Repairs – Building 250)
Estimated Project Cost: \$133,000.00
SBC Project No. 361/079-01-2009
Designer: ENTECH ENGINEERS

- B. **Volunteer Training Site – Rutherford County**
(HVAC Repairs – Building 510)
Estimated Project Cost: \$200,000.00
SBC Project No. 361/079-02-2009
Designer: ENTECH ENGINEERS

- C. **Alcoa Readiness Center - Blount County**
(HVAC Repairs)
Estimated Project Cost: \$333,333.00
SBC Project No. 361/102-01-2009
Designer: WEST WELCH REED ENGINEERS

PARIS READINESS CENTER, HENRY COUNTY, TENNESSEE

- 1) Approved a request for a revision in source of funding and approval to use Commissioning Services for **HVAC Replacement & Building Upgrades** at Paris Readiness Center, Henry County, Tennessee.

Estimated Project Cost: \$550,000.00
SBC Project No. 361/000-09-2005

DISCUSSION OF BIDS

- 1) **Knoxville Readiness Center**
(Reroof Two Storage Buildings)
SBC Project No. 361/000-06-2004
Bid date: July 1, 2009
SBC Action: Bids within target; no action required

Mr. Fitts stated that they will have to modify some of the standard documents for design and construction to include the federal stimulus requirements, which was acknowledged by the Commission. Secretary Hargett asked about the HVAC systems at other armories being brought up to date, and Colonel Wenzler replied that he had a stack and was just going down the list. Secretary Hargett commented that this probably doesn't put a dent into the need, to which Colonel Wenzler replied "no", but that it did address the most important needs.

TENNESSEE BOARD OF REGENTS

11:12 a.m.

Chancellor Charles Manning requested action on the following matters.

Line Item Appropriations

- 1) Approved the following projects and selection of designers to design and supervise the following new **Capital Maintenance** projects:
 - A. **Underground Electrical Update** at Austin Peay State University.

| | |
|-------------------------|------------------------|
| Estimated Project Cost: | \$1,100,000.00 |
| SBC Project No. | 166/003-03-2009 |
| Designer: | KURZYNSKE & ASSOCIATES |

 - B. **Health Sciences Electrical Infrastructure Repairs** at East Tennessee State University.

| | |
|-------------------------|-----------------|
| Estimated Project Cost: | \$750,000.00 |
| SBC Project No. | 166/005-03-2009 |
| Designer: | WEST WELCH REED |

 - C. **Campus Site Updates** at Dyersburg State Community College.

| | |
|-------------------------|------------------------|
| Estimated Project Cost: | \$310,000.00 |
| SBC Project No. | 166/017-01-2009 |
| Designer: | MCGHEE NICHOLSON BURKE |

 - D. **Student Center Repairs and HVAC Updates** at Jackson State Community College.

| | |
|-------------------------|-----------------|
| Estimated Project Cost: | \$500,000.00 |
| SBC Project No. | 166/019-01-2009 |
| Designer: | TLM ASSOCIATES |

 - E. **Foundation Stabilization** at Northeast State Technical Community College.

| | |
|-------------------------|-----------------|
| Estimated Project Cost: | \$300,000.00 |
| SBC Project No. | 166/038-02-2009 |
| Designer: | SPODEN & WILSON |

**F. Fire Alarm System Modernization at
Roane State Community College.**

Estimated Project Cost: \$420,000.00
SBC Project No. 166/027-01-2009
Designer: WRIGHT ASSOCIATES TECHNICAL SERVICES

2) Approved the following requests for increases in existing Capital Maintenance projects:

- A.** Approved a request for a revision in estimated project cost from \$4,690,000.00 to \$6,390,000.00 (a \$1,700,000.00 increase) and allocation of funding for **Central Cooling Deficiency Corrections** at Tennessee Technological University in Cookeville, Tennessee.

Revised Estimated Project Cost: \$6,390,000.00
SBC Project No. 166/011-02-2004

- B.** Approved a request for a revision in estimated project cost from \$1,400,000.00 to \$1,890,000.00 (a \$490,000.00 increase) and allocation of funding for **HVAC Equipment and Controls Update** at Cleveland State Community College, Cleveland, Tennessee.

Revised Estimated Project Cost: \$1,890,000.00
SBC Project No. 166/013-01-2004

- C.** Approved a request for a revision in estimated project cost from \$1,320,000.00 to \$1,660,000.00 (a \$340,000.00 increase) and allocation of funding for **Several Buildings HVAC Upgrade** at Columbia State Community College in Columbia, Tennessee.

Revised Estimated Project Cost: \$1,660,000.00
SBC Project No. 166/015-01-2002

- D.** Approved a request for a revision in and allocation of funding from \$3,227,000.00 to \$3,607,000.00 (a \$380,000.00 increase) for **Building Systems Equipment Replacement** at Motlow State Community College in Lynchburg, Tennessee.

Estimated Project Cost: \$4,300,000.00
Unfunded Amount: \$ 693,000.00
SBC Project No. 166/021-02-1999

- E.** Approved a request for a revision in estimated project cost from \$470,000.00 to \$940,000.00 (a \$470,000.00 increase) and allocation of funding for **Magnolia Campus Systems Updates** at Pellissippi State Technical Community College in Knoxville, Tennessee.

Revised Estimated Project Cost: \$940,000.00
SBC Project No. 166/032-01-2007

- F. Approved a request for a revision in estimated project cost and allocation of funding as indicated below for **Accessibility Adaptations**.

| Project Number | Institution | Existing | Increase | Revised | Designer |
|-----------------|-------------|-----------|----------------|-------------------|--|
| 166/003-02-1999 | APSU | 599,191 | 85,000 | 684,191 | Violette Architecture |
| 166/005-05-2002 | ETSU | 1,038,223 | 115,000 | 1,153,223 | 1) Fisher & Assoc. 2) McGahey Associates |
| 166/009-09-1999 | MTSU | 1,695,801 | 115,000 | 1,810,801 | 1)Max Johanson Maher 2)McFarlin-Hui-Pan |
| 166/001-01-1999 | TSU | 897,052 | 85,000 | 982,052 | 1) P&A, 2) Hastings Archt |
| 166/011-05-1999 | TTU | 1,698,989 | 85,000 | 1,783,989 | 1) Maffett & Assoc. 2) CFP Group |
| 166/007-05-2002 | UoM | 1,068,816 | 115,000 | 1,183,816 | 1) Haizlip Studio 2) ADI Collaborative |
| 166/012-03-1999 | CSTCC | 218,685 | 18,750 | 237,435 | 1) D. R. Barlew 2) Tune Design |
| 166/013-01-1999 | CISCC | 437,235 | 12,500 | 449,735 | David R. Barlew Architects |
| 166/015-01-1999 | CoSCC | 204,513 | 12,500 | 217,013 | 1) P&A, 2) Adki Harr Assoc |
| 166/017-02-1999 | DSCC | 66,678 | 12,500 | 79,178 | 1) CDA 2) AtkinsBuchnerPrice |
| 166/019-02-1999 | JSCC | 116,160 | 12,500 | 128,660 | 1)CDA 2) Braganza |
| 166/021-03-1999 | MSCC | 121,135 | 12,500 | 133,635 | Maxwell Johanson Maher |
| 166/034-04-1999 | NSCC | 88,637 | 12,500 | 101,137 | 1) P&A, 2) Moody-Nolan |
| 166/038-02-2002 | NSTCC | 75,549 | 12,500 | 88,049 | McGahey Associates |
| 166/032-02-1999 | PSTCC | 131,707 | 18,750 | 150,457 | Community Tectonics |
| 166/027-02-1999 | RSCC | 100,736 | 18,750 | 119,486 | Community Tectonics |
| 166/033-02-2002 | STCC | 424,700 | 25,000 | 449,700 | 1) CDA 2) Braganza |
| 166/025-01-1999 | VSCC | 110,287 | 12,500 | 122,787 | 1) P&A, 2) Adki Harr Assoc |
| 166/023-02-1999 | WSCC | 146,833 | 18,750 | 165,583 | Community Tectonics |
| | | | 800,000 | 10,042,927 | |

- G. Approved a request for a revision in estimated project cost from \$7,240,000 to \$7,540,000.00 (a \$300,000.00 increase) and allocation of funding for **Statewide Management Assistance**.

Revised Estimated Project Cost: \$7,540,000.00

SBC Project No. 166/000-05-2003

- 3) Approved the following projects and selection of designers to design and supervise the following **Disclosed projects**:

- A. **CoM Student Center** at East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost: \$1,280,000.00

SBC Project No. 166/005-04-2009
 Designer: FISHER + ASSOCIATES

- B. Nell Dossett Hall Renovation** at
East Tennessee State University in Johnson City, Tennessee.
- Estimated Project Cost: \$1,700,000.00
SBC Project No. 166/005-05-2009
Designer: BEESON LUSK STREET
- C. Crawford Hall Roof Replacement** at
Tennessee Technological University in Cookeville, Tennessee.
- Estimated Project Cost: \$270,000.00
SBC Project No. 166/011-01-2009
Designer: RICHARD C. RINKS ASSOCIATES
- D. Strength and Conditioning Center** at
Tennessee Technological University in Cookeville, Tennessee.
- Estimated Project Cost: \$2,000,000.00
SBC Project No. 166/011-02-2009
Designer: UPLAND DESIGN GROUP
- E. Music Building Stage Lift** at the
University of Memphis in Memphis, Tennessee.
- Estimated Project Cost: \$225,000.00
SBC Project No. 166/007-06-2009
Designer: CANUP ENGINEERING
- F. Parking Improvements** at the
University of Memphis in Memphis, Tennessee.
- Estimated Project Cost: \$895,000.00
SBC Project No. 166/007-07-2009
Designer: BURR & COLE CONSULTING ENGINEERS
- G. Hardin Valley Modular Classroom** at
Pellissippi State Technical Community College in Knoxville, Tennessee.
- Estimated Project Cost: \$370,000.00
SBC Project No. 166/032-01-2009
Designer: SMEE & BUSBY

- 4) Approved the following requests for **Line Item Appropriations**: New and existing **Capital Outlay, Capital Maintenance**, and **Disclosed** projects with additional requests:
- A. Approved a project and acknowledgement of source of funding, approval to use Best Value Option #1, and approval to include Commissioning for **Old Law Building HVAC Updates** at the University of Memphis in Memphis, and the selection of Haltom Engineering to design and supervise the project.
- Estimated Project Cost: \$4,750,000.00
SBC Project No. 166/007-08-2009

Statewide

- 1) Approved a request for a revision in estimated project cost and funding from \$190,000.00 to \$240,000.00 (a \$50,000.00 increase) of the project for **Miscellaneous Expenditures**.
- Revised Estimated Project Cost: \$ 240,000.00
SBC Project No. 166/000-02-1998
- 2) Approved a request for a revision in estimated project cost and funding from \$850,000.00 to \$950,000.00 (a \$100,000.00 increase) for **Regional Design Consultants** for Systemwide Tennessee Board of Regents facilities.
- Revised Estimated Project Cost: \$ 950,000.00
SBC Project No. 166/000-01-2008
- 3) Approved a project and acknowledgment of source of funding, and selection of fifteen designers to provide professional services as **Regional Design Consultants** for Systemwide Tennessee Board of Regents facilities.
- Estimated Project Cost: \$ 950,000.00
SBC Project No. 166/000-04-2009

Austin Peay State University, Clarksville, Tennessee

- 1) Approved a request for a revision in estimated project cost from \$6,750,000.00 to \$8,750,000.00 (a \$2,000,000 increase) and acknowledgment of source of funding for **Chemical Engineering Technology Facility** at Austin Peay State University in Clarksville, Tennessee.
- Revised Estimated Project Cost: \$8,750,000.00
SBC Project No. 166/003-01-2009

Tennessee Technology Center @ Morristown, Morristown, Tennessee

- 1) Approved a project and acknowledgement of source of funding for **Fire Damage Remediation** at the Tennessee Technology Center @ Morristown in Surgoinsville, Tennessee with design services provided by regional consultant.

| | | |
|-------------------------|-----------------|--------------|
| Estimated Project Cost: | | \$350,000.00 |
| SBC Project No. | 166/072-01-2009 | |

Tennessee Technology Center @ Paris, Paris, Tennessee

- 1) Approved a request to cancel a project for **Collision Repair Paint Booth** at Tennessee Technology Center @ Paris in Paris, Tennessee.

| | | |
|-------------------------|-----------------|-------------|
| Estimated Project Cost: | | \$90,000.00 |
| SBC Project No. | 166/079-01-2008 | |

Discussion of Bids

- 1) Chattanooga State Technical Community College, Chattanooga
(Athletic Fields Upgrade)
SBC Project No. 166/012-04-2008
Bid date: 07-01-2009
SBC Action: No action required
- 2) Walters State Community College, Morristown
(Business and Technology Center Roof Replacement)
SBC Project No. 166/023-02-2008
Bid date: 07-08-2009
SBC Action: Referred to Subcommittee with authority to act
- 3) Volunteer State Community College, Gallatin
(Softball Field Press Box)
SBC Project No. 166/025-03-2005
Bid date: 07-08-2009
SBC Action: Referred to Subcommittee with authority to act

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:19 a.m.

Commissioner Jim Fyke requested action on the following matters.

HOTEL HALBROOK RAILROAD MUSEUM, DICKSON, TENNESSEE

- 1) Commissioner Fyke presented a request for approval of a project and acknowledgment of the source of funding for **Interpretive Center Exhibits Package – Phase 3** at Hotel Halbrook Railroad Museum, Dickson, with design services provided by the Clement Museum Board. Treasurer Lillard asked what assurance they have by the feds that this is a good use of the money. Commissioner Nicely was recognized and stated that it had to be approved by the Federal Highway Commission. He said that this is the third phase of an enhancement project that has been funded in prior cycles, and he was comfortable with it. He added that these particular funds have been in existence since 1991 and are considered “non-traditional” funds. Lieutenant Governor Ramsey asked about the \$17 million of non-traditional enhancement funds. Commissioner Nicely responded that contracts have been let on almost all the road projects, and Tennessee is in the Top 5 in the nation for projects having been approved. He said most of the enhancement projects are let at the local level, which don't have the same tight time-frame. After discussion, the project was approved as presented.

Estimated Project Cost: \$200,000.00
SBC Project No. 160/023-01-2009

WYNNEWOOD HISTORIC STATE SITE, SUMNER COUNTY, TENNESSEE

- 1) Approved a request to terminate the construction contract with Cassetty Construction, Inc. in the amount of \$26,000, and approval to award a construction contract to the second low bidder, Rickie G. Lamon, for \$59,900 for vegetative debris removal on a project for **Emergency Repairs and Restoration** at Wynnewood Historic State Site, Sumner County, Tennessee.

Estimated Project Cost: \$6,000,000.00
SBC Project No. 160/004-01-2008

JOHNSONVILLE STATE HISTORIC PARK, HUMPHREYS COUNTY, TENNESSEE

- 1) Commissioner Fyke presented a request for approval of a revision in source and funding from \$1,610,000.00 to \$1,901,000.00 (\$291,000.00 increase) for **Welcome Center** at Johnsonville State Historic Park, Humphreys County, and approval of the Early Design Phase as presented by Jack Freeman & Associates. Commissioner Fyke commented that the property was donated by Humphreys County and is going to be a real asset to the Park. The Commission approved the request as presented.

Revised Estimated Project Cost: \$1,901,000.00
SBC Project No. 126/004-01-2007

UNIVERSITY OF TENNESSEE

11:33 a.m.

Dr. Jan Simek requested action on the following matters.

LINE ITEM APPROPRIATIONS

- 1) Approved the following projects, acknowledgment of the source of funding and selection of designers, as required, to design and supervise the projects.
 - A. UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER - MEMPHIS
 - 1) **Research Building**
Estimated Project Cost: \$ 49,000,000.00
SBC Project No. 540/013-03-2009
Designer: THE HORRELL GROUP / HNEDAK BOBO GROUP, A JOINT VENTURE
 - B. UNIVERSITY OF TENNESSEE INSTITUTE OF AGRICULTURE
 - 1) **Vet Med Hospital Addition & Renovation**
Estimated Project Cost: \$20,900,000.00
SBC Project No. 540/001-01-2009
Designer: COPE & ASSOCIATES
 - 2) **Garden Pavilion**
Estimated Project Cost: \$ 167,000.00
SBC Project No. 540/001-02-2009
 - C. UNIVERSITY OF TENNESSEE - KNOXVILLE
 - 1) **Electrical Dist Systems Improvements Phase 2**
Estimated Project Cost: \$ 3,500,000.00
SBC Project No. 540/009-05-2009
Designer: VREELAND ENGINEERS
 - 2) **Parking Garage Repairs**
Estimated Project Cost: \$ 500,000.00
SBC Project No. 540/009-06-2009
Designer: ROSS BRYAN ASSOCIATES

- 3) **Dining Services Improvements**
Estimated Project Cost: \$ 5,000,000.00
SBC Project No. 540/009-07-2009

- 4) **Science Engineering Program Upgrades**
Estimated Project Cost: \$ 850,000.00
SBC Project No. 540/009-08-2009
Designer: SMITH SECKMAN REID

- 5) **Classroom Upgrades**
Estimated Project Cost: \$ 2,500,000.00
SBC Project No. 540/009-09-2009

- 6) **Environmental Initiatives**
Estimated Project Cost: \$ 2,000,000.00
SBC Project No. 540/009-10-2009

- 7) **Governor's Chair Renovations**
Estimated Project Cost: \$ 850,000.00
SBC Project No. 540/009-11-2009

- 8) **White Avenue Building-First Floor Renovations**
Estimated Project Cost: \$ 500,000.00
SBC Project No. 540/009-12-2009

D. UNIVERSITY OF TENNESSEE AT MARTIN

- 1) **Connection of Campus Chilled Water Loops**
Estimated Project Cost: \$ 870,000.00
SBC Project No. 540/011-03-2009
Designer: PICKERING, INC.

THE UNIVERSITY OF TENNESSEE - CHATTANOOGA

- 1) Approved a request to issue a Request for Proposals for **Master Plan Update** at the University of Tennessee, Chattanooga.
SBC Project No. 540/005-04-2009

THE UNIVERSITY OF TENNESSEE

- 1) Dr. Simek presented a request for approval of a revision in scope and funding and acknowledgment of the source of funding from \$400,000.00 to \$850,000.00 (\$450,000.00 increase) for **Facilities Assessment, Phase 1 & 2**, at the University of Tennessee, Knoxville, Tennessee. The Commission asked what the purpose was of the Facilities Assessment program. Mr. Fitts responded that this was an assessment of existing facilities executed in part by in-house personnel and with consultants. He said it provided a grading system to evaluate the capital maintenance need of facilities for priority budgeting purposes. After discussion, the request was approved as presented.

Revised Estimated Project Cost: **\$850,000.00**
SBC Project No. 540/009-02-2008

THE UNIVERSITY OF TENNESSEE - KNOXVILLE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$103,500,000.00 to \$138,000,000.00 (\$34,500,000.00 increase) for **Neyland Stadium Improvements Phase I A, B, C & D**, at the University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost: **\$138,000,000.00**
SBC Project No. 540/009-02-2005

STATEWIDE

- 1) Approved a request for a revision in funding from \$12,966,000.00 to \$13,766,000.00 (\$800,000.00 increase) of a project for **Accessibility Improvements** at the following University of Tennessee campuses.

| | | |
|----|--|------------------------|
| A. | Chattanooga and Space Institute | |
| | Revised Estimated Project Cost: | \$ 2,075,900.00 |
| | SBC Project No. 540/000-01-1997 | |
| B. | Martin and Memphis | |
| | Revised Estimated Project Cost: | \$ 3,395,400.00 |
| | SBC Project No. 540/000-02-1997 | |
| C. | Knoxville and Agriculture | |
| | Revised Estimated Project Cost: | \$ 8,294,700.00 |
| | SBC Project No. 540/000-03-1997 | |
| | Total Revised Estimated Project Cost: | \$13,766,000.00 |

- 2) Approved a request to employ the following **Consultants** to provide professional services to University of Tennessee campuses from October 1, 2009 through September 30, 2010.
- A. **U.T. Institute of Agriculture**
Estimated Project Cost: \$50,000.00
SBC Project No. 540/001-03-2009
 - B. **U.T. Chattanooga**
Estimated Project Cost: \$185,000.00
SBC Project No. 540/005-05-2009
 - C. **U.T. Knoxville**
Estimated Project Cost: \$460,000.00
SBC Project No. 540/009-13-2009
 - D. **U.T. Martin**
Estimated Project Cost: \$50,000.00
SBC Project No. 540/011-04-2009
 - E. **U.T. Health Science Center, Memphis**
Estimated Project Cost: \$230,000.00
SBC Project No. 540/013-04-2009

UNIVERSITY OF TENNESSEE KNOXVILLE, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Student Health Clinic, Phase 1 & 2**, at the University of Tennessee Knoxville as presented by The Lewis Group / Design Innovations, a joint venture.

Estimated Project Cost: \$26,000,000.00
SBC Project No. 540/009-14-2007

DISCUSSION of BIDS

- | | |
|---|---|
| <p>1) University of Tennessee Knoxville Roof Replacement (TANDEC & White Ave) SBC No. 540/09-12-04 Bid Date: July 2, 2009 SBC Action: No action required</p> | <p>3) University of Tennessee HSC Boling CDD HVAC Improvements – Phase II SBC No. 540/13-02-06 Bid Date: July 7, 2009 SBC Action: No action required</p> |
| <p>2) Institute of Agriculture Veterinary Teaching Hospital Improvements SBC No. 540/01-03-08 Bid Date: July 2, 2009 SBC Action: No action required</p> | |

DEPARTMENT OF TRANSPORTATION

11:50 a.m.

Commissioner Gerald Nicely requested action on the following matters.

REGION 4 – MEMPHIS, SHELBY COUNTY, TENNESSEE

- 1) Approved the Early Design Phase of a project to **Raze and Re-construct** the existing Boswell Road Engineering Office in Memphis, Tennessee, as presented by The Renaissance Group, Inc.

Estimated Project Cost: \$1,450,000.00
SBC Project No. 244/010-01-2008

Commissioner Nicely then stated that the next three requests were for approval of the Early Design Phase for Welcome Center reconstruction, with an additional request for the Giles County project to substitute Federal IM funds for ARRA funds. He said they would like to present all three projects as one presentation.

During the presentation, Commissioner Nicely responded to questions. He replied that all three Centers are the same design with the extra cost at Ardmore due to extensive site grading. When asked if the facilities would be shut down, Commissioner Nicely replied "yes", but that temporary sites would be set up for the approximate 8-month construction time. He also commented that, while TDOT builds them, the Department of Tourist Development operates them. After presentation of all three projects, the Commission approved the requests as presented.

REGION 2 – TIFTONIA, HAMILTON COUNTY, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Welcome Center Replacement / Vending Building** with site upgrade of the I-24 Tiftonia Hamilton County Welcome Center as presented by Planning Associates / Vaughn & Melton, a joint venture.

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

REGION 3 – MITCHELLVILLE, ROBERTSON COUNTY, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Welcome Center Replacement and Vending Building** with site upgrade of the I-65 Mitchellville, Robertson County, Welcome Center as presented by Kline Swinney / Vaughn & Melton, a joint venture.

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

REGION 3 – ARDMORE, GILES COUNTY, TENNESSEE

- 1) Approved a request for a revision in source of funding and approval of the Early Design Phase of a project for **Welcome Center Replacement and Vending Building** with site upgrade of the I-65 Ardmore, Giles County, Welcome Center as presented by Kline Swinney / Vaughn & Melton, a joint venture.

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

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DEPARTMENT OF FINANCE AND ADMINISTRATION

12:04 p.m.

LINE-ITEM APPROPRIATIONS

1) Approved the following projects and selection of designers, as required, to design and supervise the projects.

- A. **Tennessee Performing Arts Center - Nashville**
(Maintenance Grant)
Estimated Project Cost: \$250,000.00
SBC Project No. 529/075-01-2009

- B. **National Civil Rights Museum – Memphis**
(Maintenance Grant)
Estimated Project Cost: \$300,000.00
SBC Project No. 160/020-01-2009

- C. **Davy Crockett Tower**
(Interior Renovation – Phase 2)
Estimated Project Cost: \$2,000,000.00
SBC Project No. 529/077-01-2009
Designer: HASTINGS ARCHITECTURE ASSOCIATES

- D. **RS Gass State Lab**
(Elevator Upgrade)
Estimated Project Cost: \$925,000.00
SBC Project No. 406/003-01-2009
Designer: CENTRIC ARCHITECTURE

LIBRARY & ARCHIVES BUILDING, NASHVILLE, TENNESSEE

1) Approved a request for a revision in funding from \$298,000.00 to \$366,000.00 (\$68,000.00 increase) of a project for **HVAC System Upgrade** at the Library & Archives Building, Nashville, and authorization to award a contract to PPML in the amount of \$299,307.00, which includes the base bid and Alternates 1 and 2, based on bids received June 16, 2009.

Revised Estimated Project Cost: \$366,000.00
SBC Project No. 529/043-01-2007

- 2) Mr. Fitts presented a request for approval of a revision in scope and funding and acknowledgment of the source of funding from \$150,000.00 to \$950,000.00 (\$800,000.00 increase) for **Roof Replacement** at the Library & Archives Building, Nashville, and selection of a designer to design and supervise the work. He explained that the initial scope for this project involved repairing damage on a roof installed in 2004. Upon conducting a moisture survey of the roof, it was discovered that the insulation below was saturated to the extent that it now compromises the performance of the entire roof system. This water cannot be removed and threatens archival storage on building levels below. The revised scope for this project will involve the complete removal and replacement of both the existing roof membrane and its underlying substrate. He said that, at the moment, the apparent cause of this failure is due to State operational errors. Treasurer Lillard asked if they were spending about \$1 million to correct State employee mistakes and was this happening anywhere else, and what was being done to make sure it doesn't happen again. Mr. Fitts responded that this is where the Facilities Assessment program, as discussed earlier under U.T.'s agenda, can assist in prevention of these kinds of losses. After discussion, the Commission approved the request as presented.

Revised Estimated Project Cost: **\$950,000.00**
SBC Project No. 529/043-02-2007

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a revision in planning funds and acknowledgment of the source of funding from \$1,750,000.00 to \$2,700,000.00 (\$950,000.00 increase), authorization to fully plan Phase 2 construction, and approval to utilize Commissioning Services on a project for **Mechanical and Electrical Upgrade** at the State Capitol, Legislative Plaza and War Memorial Building, Nashville, Tennessee.

Mr. Fitts responded to questions from the Commission regarding the schedule for the project, including the temporary relocation of the Capitol's occupants. He said that they would like to be shovel ready for this phase immediately upon the appropriation and availability of funding for the project, which they hoped to occur in 2010. He said they hoped to complete the work in 2011 and wanted to minimize the moves to accommodate the occupants as much as possible. After discussion, the Commission approved the request as presented.

Estimated Project Cost: **\$16,500,000.00**
Revised Estimated Planning and
Phase 1 Construction Cost: **\$ 2,700,000.00**
SBC Project No. 529/005-01-2005

DAVIDSON COUNTY – NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for an **Engineering Study** for sewer line repair/replacement at various State facilities located at Stewarts Ferry Pike / Lebanon Pike, Nashville, and the selection of Littlejohn Engineering to do the study.

Estimated Project Cost: \$ 60,000.00
SBC Project No. 529/000-06-2009

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

- 1) Mr. Fitts brought up from the floor a discussion of the requirement for 100% payment and performance bond on projects that had been previously started and were essentially complete for work contemplated in the grant to Chattanooga Industrial Development Board for the Volkswagen Group of America project in Chattanooga, Tennessee. He said the performance of the projects were essentially complete and the bond was superfluous for that purpose at this time. He said he would like to request that the Commission waive their requirement for a 100% payment and performance bond on those projects. Treasurer Lillard and Comptroller Wilson asked Mr. Fitts about the release of liens on those projects, and Mr. Fitts replied that some of the releases had been received. The Commission then approved the waiver as requested by Mr. Fitts, with the contingency that no payments be made as reimbursement for those contracts until all releases of liens had been received.

Estimated Project Cost: \$150,000,000.00
SBC Project No. 529/000-02-2009

DIVISION OF MENTAL RETARDATION SERVICES

- 1) Mr. Fitts brought up from the floor a discussion regarding a project for **Intermediate Care Facilities/ MR Homes** located in West Tennessee. After a brief explanation, the Commission referred the matter to the Subcommittee, with authority to act.

SBC Project No. 346/000-05-2005

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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 June 11, 2009.

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

- 1) **University of Memphis**
(Fume Hood Replacements)
Change Order No. 3
Change Order Amount: \$11,275.46
Change Order Percent: 7.35
Cumulative Percent 13.66
SBC Project No. 166/007-03-2004
- 2) **TN School for the Blind**
(Electrical Upgrades)
Change Order No. 3
Change Order Amount: \$22,319.00
Change Order Percent: 4.88
Cumulative Percent 7.4
SBC Project No. 168/005-02-2007
Approval to adjust base

DESIGNER SELECTION LIST

- 1) Approved the following designer selections as recommended by the Subcommittee:

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| <p>1) Dresden Readiness Center (Reroof / Exterior Waterproofing) Estimated Project Cost: \$590,000.00 SBC Project No. 361/022-01-2009 Designer: FORMUS INC.</p> <p>2) Waverly Readiness Center (HVAC Replacement & Controls Upgrade) Estimated Project Cost: \$350,000.00 SBC Project No. 361/096-01-2009 Designer: SMITH SECKMAN REID</p> | <p>3) Greenville Readiness Center (Reroof / Exterior Waterproofing) Estimated Project Cost: \$350,000.00 SBC Project No. 361/032-01-2009 Designer: ROOF DESIGN & CONSULTING SERVICES, INC.</p> <p>4) Newport Readiness Center (HVAC Replacement & Controls Update) Estimated Project Cost: \$750,000.00 SBC Project No. 361/099-01-2009 Designer: WEST WELCH REED</p> |
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| <p>5) Volunteer Training Site – Smyrna (HVAC Repairs – Building 250) Estimated Project Cost: \$133,000.00 SBC Project No. 361/079-01-2009 Designer: ENTECH ENGINEERS</p> | <p>13) Roane State Community College (Fire Alarm System Modernization) Estimated Project Cost: \$420,000.00 SBC Project No. 166/027-01-2009 Designer: WRIGHT ASSOCIATES TECHNICAL SERVICES</p> |
| <p>6) Volunteer Training Site – Smyrna (HVAC Repairs – Building 510) Estimated Project Cost: \$200,000.00 SBC Project No. 361/079-02-2009 Designer: ENTECH ENGINEERS</p> | <p>14) East Tennessee State University (CoM Student Center) Estimated Project Cost: \$1,280,000.00 SBC Project No. 166/005-04-2009 Designer: FISHER + ASSOCIATES</p> |
| <p>7) Alcoa Readiness Center (HVAC Repairs) Estimated Project Cost: \$333,333.00 SBC Project No. 361/102-01-2009 Designer: WEST WELCH REED</p> | <p>15) East Tennessee State University (Nell Dossett Hall Renovation) Estimated Project Cost: \$1,700,000.00 SBC Project No. 166/005-05-2009 Designer: BEESON LUSK & STREET</p> |
| <p>8) Austin Peay State University (Underground Electrical Update) Estimated Project Cost: \$1,100,000.00 SBC Project No. 166/003-03-2009 Designer: KURZYNSKE & ASSOCIATES</p> | <p>16) Tennessee Technological University (Crawford Hall Roof Replacement) Estimated Project Cost: \$270,000.00 SBC Project No. 166/011-01-2009 Designer: RICHARD C. RINKS</p> |
| <p>9) East Tennessee State University (Health Sciences Electrical Infrastructure Repairs) Estimated Project Cost: \$750,000.00 SBC Project No. 166/005-03-2009 Designer: WEST WELCH REED</p> | <p>17) Tennessee Technological University (Strength & Conditioning Center) Estimated Project Cost: \$2,000,000.00 SBC Project No. 166/011-02-2009 Designer: UPLAND DESIGN GROUP</p> |
| <p>10) Dyersburg State Community College (Campus Site Updates) Estimated Project Cost: \$310,000.00 SBC Project No. 166/017-01-2009 Designer: MCGHEE NICHOLSON BURKE</p> | <p>18) University of Memphis (Music Building Stage Lift) Estimated Project Cost: \$225,000.00 SBC Project No. 166/007-06-2009 Designer: CANUP ENGINEERING</p> |
| <p>11) Jackson State Community College (Student Center Repairs / HVAC Updates) Estimated Project Cost: \$500,000.00 SBC Project No. 166/019-01-2009 Designer: TLM ASSOCIATES</p> | <p>19) University of Memphis (Parking Improvements) Estimated Project Cost: \$895,000.00 SBC Project No. 166/007-07-2009 Designer: BURR & COLE CONSULTING ENGINEERS</p> |
| <p>12) Northeast State Technical Community College (Foundation Stabilization) Estimated Project Cost: \$300,000.00 SBC Project No. 166/038-02-2009 Designer: SPODEN & WILSON</p> | |

- 20) **Pellissippi State Technical Community College**
(Hardin Valley Modular Classroom)
Estimated Project Cost: \$370,000.00
SBC Project No. 166/032-01-2009
Designer: **SMEE & BUSBY**
- 21) **University of Memphis**
(Old Law Building HVAC Updates)
Estimated Project Cost: \$4,750,000.00
SBC Project No. 166/007-08-2009
Designer: **HALTOM ENGINEERING**
- 22) **Tennessee Board of Regents**
(Consultant – West Architect)
SBC Project No. 166/000-04-2009
Designer: **ATKINS BUCHNER PRICE**
- 23) **Tennessee Board of Regents**
(Consultant – West Engineer)
SBC Project No. 166/000-04-2009
Designer: **SSR ELLERS**
- 24) **Tennessee Board of Regents**
(Consultant – Middle Architect)
SBC Project No. 166/000-04-2009
Designer: **BAUER ASKEW**
- 25) **Tennessee Board of Regents**
(Consultant – Middle Engineer)
SBC Project No. 166/000-04-2009
Designer: **TLC ENGINEERING**
- 26) **Tennessee Board of Regents**
(Consultant – North Middle Architect)
SBC Project No. 166/000-04-2009
Designer: **LYLE COOK MARTIN**
- 27) **Tennessee Board of Regents**
(Consultant – East Middle Architect)
SBC Project No. 166/000-04-2009
Designer: **UPLAND DESIGN GROUP**
- 28) **Tennessee Board of Regents**
(Consultant – East Architect)
SBC Project No. 166/000-04-2009
Designer: **BEESON LUSK & STREET**
- 29) **Tennessee Board of Regents**
(Consultant – East Engineer)
SBC Project No. 166/000-04-2009
Designer: **FACILITY SYSTEMS CONSUL**
- 30) **Tennessee Board of Regents**
(Consultant – Southeast)
SBC Project No. 166/000-04-2009
Designer: **CAMPBELL & ASSOCIATES**
- 31) **Tennessee Board of Regents**
(Consultant – Environmental)
SBC Project No. 166/000-04-2009
Designer: **TERRACON CONSULTANTS**
- 32) **Tennessee Board of Regents**
(Consultant – Codes)
SBC Project No. 166/000-04-2009
Designer: **WAMSLEY & ASSOCIATES**
- 33) **Tennessee Board of Regents**
(Consultant – Building Envelope)
SBC Project No. 166/000-04-2009
Designer: **RICHARD RINKS & ASSOC.**
- 34) **Tennessee Board of Regents**
(Consultant – ADA)
SBC Project No. 166/000-04-2009
Designer: **PDS AMERICA**
- 35) **Tennessee Board of Regents**
(Consultant – Structural)
SBC Project No. 166/000-04-2009
Designer: **HART FREELAND ROBERTS**
- 36) **Tennessee Board of Regents**
(Consultant – Storm Water)
SBC Project No. 166/000-04-2009
Designer: **CIVIL & ENVIRONMENTAL CONS**
- 37) **University of Tennessee Health Science Center**
(Research Building)
Estimated Project Cost: \$49,000,000.00
SBC Project No. 540/013-03-2009
Designer: **THE HORRELL GROUP /
HNEDAK BOBO GROUP, A JOINT
VENTURE**

- 38) **University of TN Institute of Agriculture**
(Vet Med Hospital Addition & Renovation)
Estimated Project Cost: \$20,900,000.00
SBC Project No. 540/001-01-2009
Designer: **COPE & ASSOCIATES**
- 39) **University of Tennessee Knoxville**
(Electrical Dist Systems Improvements, Phase 2)
Estimated Project Cost: \$3,500,000.00
SBC Project No. 540/009-05-2009
Designer: **VREELAND ENGINEERS**
- 40) **University of Tennessee Knoxville**
(Parking Garage Repairs)
Estimated Project Cost: \$500,000.00
SBC Project No. 540/009-06-2009
Designer: **ROSS BRYAN ASSOCIATES**
- 41) **University of Tennessee Knoxville**
(Science Engineering Program Upgrades)
Estimated Project Cost: \$850,000.00
SBC Project No. 540/009-08-2009
Designer: **SMITH SECKMAN REID**
- 42) **University of Tennessee Martin**
(Connection Campus Chilled Water Loops)
Estimated Project Cost: \$870,000.00
SBC Project No. 540/011-03-2009
Designer: **PICKERING, INC.**
- 43) **University of TN Institute of Agriculture**
(Consultant – Architectural)
SBC Project No. 540/001-03-2009
Designer: **DESIGN INNOVATIONS**
- 44) **University of TN Institute of Agriculture**
(Consultant – Mechanical / Electrical)
SBC Project No. 540/001-03-2009
Designer: **I.C. THOMASSON**
- 45) **University of Tennessee Chattanooga**
(Consultant – Architectural)
SBC Project No. 540/005-05-2009
Designer: **DERTHICK HENLEY WILKERSON**
- 46) **University of Tennessee Chattanooga**
(Consultant – Mechanical)
SBC Project No. 540/005-05-2009
Designer: **MEP ENGINEERING**
- 47) **University of Tennessee Chattanooga**
(Consultant – Electrical)
SBC Project No. 540/005-05-2009
Designer: **MEP ENGINEERING**
- 48) **University of Tennessee Chattanooga**
(Consultant – Structural)
SBC Project No. 540/005-05-2009
Designer: **BENNETT & PLESS**
- 49) **University of Tennessee Chattanooga**
(Consultant – Environmental)
SBC Project No. 540/005-05-2009
Designer: **PROFESSIONAL ENVIRONMENTAL CONSULTING**
- 50) **University of Tennessee Chattanooga**
(Consultant – Landscape)
SBC Project No. 540/005-05-2009
Designer: **ROSS / FOWLER**
- 51) **University of Tennessee Chattanooga**
(Consultant – Civil)
SBC Project No. 540/005-05-2009
Designer: **EARTHWORX**
- 52) **University of Tennessee Knoxville**
(Consultant – Environmental)
SBC Project No. 540/009-13-2009
Designer: **MACTEC ENGINEERING**
- 53) **University of Tennessee Knoxville**
(Consultant – Architectural)
SBC Project No. 540/009-13-2009
Designer: **MICHAEL BRADY, INC.**
- 54) **University of Tennessee Knoxville**
(Consultant – Electrical)
SBC Project No. 540/009-13-2009
Designer: **VREELAND ENGINEERS**

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| 55) University of Tennessee Knoxville (Consultant – Mechanical) SBC Project No. 540/009-13-2009 Designer: SMITH SECKMAN REID | 62) U.T. Health Science Center (Consultant – Mechanical) SBC Project No. 540/013-04-2009 Designer: OGCB, INC. |
| 56) University of Tennessee Knoxville (Consultant – Structural) SBC Project No. 540/009-13-2009 Designer: ROSS BRYAN ASSOCIATES | 63) U.T. Health Science Center (Consultant – Structural) SBC Project No. 540/013-04-2009 Designer: SSR ELLERS |
| 57) University of Tennessee Martin (Consultant – Mechanical / Electrical) SBC Project No. 540/011-04-2009 Designer: PICKERING, INC. | 64) Davy Crockett Tower (Interior Renovation – Phase 2) Estimated Project Cost: \$2,000,000.00 SBC Project No. 529/077-01-2009 Designer: HASTINGS ARCHITECTURE |
| 58) University of Tennessee Martin (Consultant – Architectural) SBC Project No. 540/011-04-2009 Designer: TLM ASSOCIATES | 65) RS Gass State Lab (Elevator Upgrade) Estimated Project Cost: \$925,000.00 SBC Project No. 406/003-01-2009 Designer: CENTRIC ARCHITECTURE |
| 59) U.T. Health Science Center (Consultant – Environmental) SBC Project No. 540/013-04-2009 Designer: ENSAFE | 66) Library & Archives Building (Roof Replacement) Estimated Project Cost: \$950,000.00 SBC Project No. 529/043-02-2007 Designer: RICHARD RINKS ASSOCIATES |
| 60) U.T. Health Science Center (Consultant – Architectural) SBC Project No. 540/013-04-2009 Designer: FLEMING ASSOCIATES | 67) Davidson County Institutions - Nashville (Engineering Study) Estimated Project Cost: \$60,000.00 SBC Project No. 529/000-06-2009 Designer: LITTLEJOHN ENGINEERING |
| 61) U.T. Health Science Center (Consultant – Electrical) SBC Project No. 540/013-04-2009 Designer: PICKERING, INC. | |

EXECUTIVE SUB-COMMITTEE REPORT

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meetings held on May 11 and May 26, 2009.

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There being no further business, the meeting adjourned at 12:20 p.m.

Approved by: _____

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