

# MINUTES

## STATE BUILDING COMMISSION MEETING

OCTOBER 8, 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.

11:06 a.m.	Department of Safety	Colonel Mike Walker
11:10 a.m.	Military Department	Colonel Bill Wenzler
11:12 a.m.	Tennessee Wildlife Resources Agency	Executive Director Ed Carter
11:13 a.m.	Department of Environment and Conservation	Assistant Commissioner Mike Carlton
11:22 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:35 a.m.	Department of Finance and Administration	
12:03 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	Anne Clark, Real Property Administration
Georgia Martin, State Architect's Office	Dwight Hensley, TWRA
Alan Robertson, State Architect's Office	Philip Smith, TBI
Janie Porter, Attorney General's Office	Steve Johnson, Gresham Smith Partners
Genie Whitesell, Attorney General's Office	Scott Boelscher, THEC
Jonathan Rummel, Secretary of State's Office	Michael Emrick, architect
Dave Thurman, Legislative Budget Office	Ron Brooks, Tennessee State University
Melinda Parton, Comptroller's Office	Jerrold McRae, Tennessee State University
Dick Tracy, Tennessee Board of Regents	Cleve Salmon, Real Property Administration
Diane Uhler, Tennessee Board of Regents	J.J. Perdue, Department of Environment and Conservation
John Carr, Finance and Administration	Venuss Gervin, Moody Nolan, Inc.
LTC Barry Buntin, Military Department	Brian Tibbs, Moody Nolan, Inc.
Nancy Blevins, Department of Finance and Administration	Lance Frizzell, Speaker Ramsey's Office
Dottie Hagood, Real Property Administration	Melanie Buchanan, Real Property Administration
Mark Cherpach, Department of Finance and Administration	
Murray Crow, Department of Environment and Conservation	

Lieutenant Governor Ramsey called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF SAFETY

11:06 a.m.

Colonel Mike Walker requested action on the following matters.

TN HIGHWAY PATROL DISTRICT 3 HEADQUARTERS, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Building Upgrades** to the Tennessee Highway Patrol, District 3 Headquarters, Nashville, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost:        \$300,000.00  
SBC Project No.                502/030-01-2009

DRIVER LICENSE TESTING STATION, NASHVILLE, TENNESSEE

- 1) Referred to the Subcommittee, with authority to act, a request for approval of a new designer to replace The Larkin Group who has requested termination of their contract on a project for **Drivers License Express Renovation** at the DLT Station in Nashville, Tennessee.

Estimated Project Cost:        \$260,000.00  
SBC Project No.                502/027-01-2007

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MILITARY DEPARTMENT

11:10 a.m.

Colonel Bill Wenzler requested action on the following matters.

LOBELVILLE READINESS CENTER, PERRY COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Motor Vehicle Storage Area (MVSA) Expansion** at Lobelville Readiness Center, Perry County, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost:       **\$300,000.00**

*SBC Project No.*                361/045-01-2009

VOLUNTEER TRAINING SITE AT LAVINIA, CARROLL COUNTY, TENNESSEE

- 1) Approved a request to change the electrical subcontractor from McCloud Electric to the general contractor, FC Cox Construction, who will self-perform the work on a project for **Workbay Addition** at the Volunteer Training Site at Lavinia, Carroll County, Tennessee.

Estimated Project Cost:       **\$750,000.00**

*SBC Project No.*                368/031-02-2008

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TENNESSEE WILDLIFE RESOURCES AGENCY

11:12 a.m.

Executive Director Ed Carter requested action on the following matter.

REGION 4 - CARTER COUNTY, TENNESSEE

- 1) Approved a request to preplan a project for a new **Fish Hatchery Facility** at Elizabethton, Carter County, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost:       \$16,850,000.00  
Estimated Planning Cost:       \$ 510,000.00  
*SBC Project No.       220/020-05-2009*

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:13 a.m.

Assistant Commissioner Mike Carlton requested action on the following matters.

FALL CREEK FALLS STATE PARK, VAN BUREN COUNTY, TENNESSEE

- 1) Approved a request to cancel the contract with the existing designer and to select a new designer on a project for **Fisherman Cabin Improvements** at Fall Creek Falls State Park, Van Buren County, with the selection of a new designer referred to the Subcommittee, with authority to act.

*SBC Project No. 126/036-01-2008*

BIG RIDGE STATE PARK, UNION COUNTY, TENNESSEE

- 1) Approved a request to cancel the contract with the existing designer and to select a new designer on a project for **ADA Compliance Parkwide** at Big Ridge State Park, Union County, with the selection of a new designer referred to the Subcommittee, with authority to act.

*SBC Project No. 126/009-01-2007*

MONTGOMERY BELL STATE PARK, DICKSON COUNTY, TENNESSEE

- 1) Assistant Commissioner Carlton presented a request for approval of the Early Design Phase of a project for **Golf Pro Shop & Course Restrooms** at Montgomery Bell State Park, Dickson County, as presented by Michael Emrick. Speaker Williams asked when the original pro shop was built, and was told "in the 1970's". He asked if there is a demand for additional space. Mr. Emrick responded that there is inadequate storage and retail space, no office space for management, and the Grill only seats 8-10 people. Assistant Commissioner Carlton added that it is one of the Department's better and more successful golf courses, especially being so close to Nashville, but needs to be made ADA accessible. He said that they have invested a lot into the Park by rebuilding the Inn and replacing the cabins. Treasurer Lillard asked that future Early Design requests indicate the "per square foot cost" in the gray note. After discussion, the Commission approved the request as presented.

Estimated Project Cost: \$1,835,000.00  
*SBC Project No. 126/054-01-2006*

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TENNESSEE BOARD OF REGENTS

11:22 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 **Shasteen Emergency Generator** at Austin Peay State University in Clarksville, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$320,000.00  
SBC Project No. 166/003-04-2009

- 2) Approved a project and acknowledgment of the source of funding for **Trahern Building Roof Replacement** at Austin Peay State University in Clarksville, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$230,000.00  
SBC Project No. 166/003-05-2009

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a project and acknowledgment of the source of funding for **Johnson City Downtown Clinic** at East Tennessee State University, Johnson City, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$6,900,000.00  
SBC Project No. 166/005-09-2009

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$8,110,000.00 to \$11,920,000.00 (a \$3,810,000.00 increase), acknowledgement of source of funding, and approval to issue a Request for Proposals for a Construction Manager/General Contractor of the project of **Deere and Nicks Hall Housing Renovation** at Middle Tennessee State University in Murfreesboro, Tennessee.

Revised Estimated Project Cost: \$11,920,000.00  
SBC Project No. 166/009-10-2006

- 2) Approved a project and acknowledgment of the source of funding for **Rutledge Exterior Reconstruction** at Middle Tennessee State University in Murfreesboro, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$230,000.00  
SBC Project No. 166/009-04-2009

**Tennessee Technological University, Cookeville, Tennessee**

- 1) Approved a request for a revision in source of funding and acceptance of a gift-in-place construction for **Johnson Hall Renovations** for Tennessee Technological University in Cookeville, Tennessee.

Estimated Project Cost: \$ 300,000.00  
SBC Project No. 166/011-01-2008

**University of Memphis, Memphis, Tennessee**

- 1) Approved a request for a revision in source of funding for **Old Law Building HVAC Updates** at the University of Memphis in Memphis, Tennessee.

Estimated Project Cost: \$4,750,000.00  
SBC Project No. 166/007-08-2009

- 2) Approved a project and acknowledgment of the source of funding for **Jones and Brister Hall HVAC Improvements** at the University of Memphis in Memphis, Tennessee, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: \$350,000.00  
SBC Project No. 166/007-09-2009

**Chattanooga State Community College, Chattanooga, Tennessee**

- 1) Referred to the Subcommittee, with authority to act, the selection of a designer for the **Master Plan Update** at Chattanooga State Community College in Chattanooga, based upon Proposals received September 22, 2009.

Estimated Project Cost: \$200,000.00  
SBC Project No. 166/012-03-2007

### Walters State Community College, Morristown, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$500,000.00 to \$350,000.00 (a \$150,000.00 decrease), and acknowledgement of source of funding for **Business and Technology Center Roof Replacement** at Walters State Community College in Morristown, Tennessee.

Revised Estimated Project Cost: \$350,000.00  
SBC Project No. 166/023-02-2008

- 2) Approved a request for a revision in estimated project cost and funding from \$900,000.00 to \$1,050,000.00 (a \$150,000.00 increase), and acknowledgement of source of funding for **College Center Roof Replacement** at Walters State Community College in Morristown, Tennessee.

Revised Estimated Project Cost: \$1,050,000.00  
SBC Project No. 166/023-01-2006

### Tennessee State University, Nashville, Tennessee

- 1) Approved a request for a revision in scope and approval of the Early Design Phase for **Football Practice Facility**, formerly Hale Stadium Improvements, at Tennessee State University in Nashville, as presented by Moody Nolan Ltd, Inc.

Estimated Project Cost: \$3,200,000.00  
SBC Project No. 166/001-03-2007

### Discussion of Bids

- 1) Chattanooga State Community College, Chattanooga  
(TTC Chattanooga Restroom Renovations)  
SBC Project No. 166/012-02-2008  
Bid date: 09-30-2009  
SBC Action: No action required
- 2) Tennessee Technological University, Cookeville  
(Campus-wide Elevator Update)  
SBC Project No. 166/011-01-2007  
Bid date: 10-07-2009  
SBC Action: Referred to Subcommittee with authority to act
- 3) Southwest Tennessee Community College, Memphis  
(Cove Mechanical & Electrical Upgrade)  
SBC Project No. 166/033-01-2007  
Bid date: 10-07-2009  
SBC Action: Referred to Subcommittee with authority to act

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:35 a.m.

DAVY CROCKETT TOWER, NASHVILLE, TENNESSEE

- 1) Referred to the Subcommittee, with authority to act, a request for approval of a revision in scope and funding from \$8,100,000.00 to \$10,100,000.00 (\$2,000,000.00 increase) for **Interior Renovation** at Davy Crockett Tower, Nashville, to include combining a recently approved project for *Interior Renovation – Phase 2 (SBC Project No. 529/077-01-2009)* into this previously approved project.

**Estimated Project Cost:           \$8,100,000.00**  
*SBC Project No.                   529/077-01-2008*

CITIZENS PLAZA BUILDING, NASHVILLE, TENNESSEE

- 1) Referred to the Subcommittee, with authority to act, a request for approval of a revision in scope and funding from \$3,500,000.00 to \$9,200,000.00 (\$5,700,000.00 increase) for **Interior Renovation – Phase 2** at Citizens Plaza Building, Nashville, to include combining a recently approved project for *Interior Renovation – Phase 3 (SBC Project No. 529/076-01-2008)* into this previously approved project.

**Revised Estimated Project Cost:   \$3,500,000.00**  
*SBC Project No.                   529/076-01-2006*

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a revision in scope of a project for **Tenant Renovation** at William R. Snodgrass Tennessee Tower, Nashville, in order to include general renovations within the existing project budget, and approval to utilize the Direct Order contract on a limited basis to accomplish the work. He stated that the revised scope was to provide renovations to accommodate the relocation of Edison staff to the Tower before their lease expires on December 31, 2009. He said the \$500,000 cost involves mostly furniture, of which less than \$100,000 would be charged to the Direct Order contract. Mr. Fitts added that the revised scope would also include meeting the future needs for the change in Administration, transition spaces and needs for relocation due to the Capitol improvements project.

Speaker Williams asked why the issue involving the Edison move had not been addressed earlier before it became critical. Assistant Commissioner Dottie Hagood responded that her staff had been working on it for months, but it was very complicated, and it was critical that the furniture procurement portion of this project be allowed to go forward. After further discussion, Commissioner Goetz made a motion to approve the \$500,000 scope change in order to allow the procurement of furniture to proceed without delaying the Edison move, and let the remaining scope change be referred to the Subcommittee, with authority to act, acknowledging the review of the plans by SBC staff. The motion was seconded, and passed without objection.

**Estimated Project Cost:           \$2,000,000.00**  
*SBC Project No.                   529/079-01-2006*

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Mr. Fitts brought up from the floor a request for approval to issue an RFP for Construction Manager / General Contractor on a project for **Mechanical & Electrical Upgrade** at the Tennessee State Capitol, Nashville, Tennessee. He stated that the planning phase is well underway and it would be beneficial to have a Construction Manager on board for the pre-construction phase to work integrally with the designers on a very complicated project from both a costing and scheduling perspective. He added that sufficient monies are in the planning project to cover the costs of the pre-construction services phase. After discussion, the Commission referred the matter to the Subcommittee, with authority to act, due to its relativity to the preceding project requests.

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

TBI REGIONAL CONSOLIDATED FACILITY, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Air Compressor Replacement** at the TBI Regional Consolidated Facility in Nashville, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost:        \$270,000.00  
*SBC Project No.                500/001-02-2009*

DONNELLY J. HILL STATE OFFICE BUILDING, MEMPHIS, TENNESSEE

- 1) Referred to the Subcommittee, with authority to act, approval of a Memorandum of Understanding between the State of Tennessee and Shelby County for **Plaza Upgrade** at Donnelly J. Hill State Office Building, Memphis, Tennessee.

*SBC Project No.                460/003-01-2004*

DATA CENTER, SMYRNA TENNESSEE

- 1) Mr. Fitts discussed a maintenance contract for the **Data Center** with particular reference to emergency procedures. He explained that, in the interest of expediency, OIR would like to add language in the contract to give authority to the Commissioner of Finance & Administration to approve any emergency situations costing over \$100,000 in lieu of having to convene and special-called meeting of the SBC. The Commission approved Mr. Fitts' request, contingent upon SBC staff reviewing the language.

*SBC Project No.                529/031-01-2007*

**CANCELLATION OF PROJECTS**

1) Approved a request to cancel the following projects:

- A. **John Sevier State Office Building**  
(Roof Replacement)  
**Estimated Project Cost: \$257,000.00**  
SBC Project No. 460/070-01-2006
  
- B. **James K. Polk State Office Building**  
(Interior Renovation – Floors 4,5,6)  
**Estimated Project Cost: \$4,380,000.00**  
SBC Project No. 529/075-02-2004
  
- C. **James K. Polk State Office Building**  
(Interior Renovation – Floor 9)  
**Estimated Project Cost: \$1,800,000.00**  
SBC Project No. 529/075-01-2002

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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 September 10, 2009.

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

- 1) **Cleveland State Community College**  
(Auditorium Building Renovation)  
Change Order No. 8  
Change Order Amount: \$15,498.44  
Change Order Percent: 1.31  
Cumulative Percent 10.88  
SBC Project No. 166/013-03-2006
- 2) **Cleveland State Community College**  
(Auditorium Building Renovation)  
Change Order No. 9  
Change Order Amount: \$6,894.01  
Change Order Percent: 0.58  
Cumulative Percent 11.46  
SBC Project No. 166/013-03-2006
- 3) **Cleveland State Community College**  
(Auditorium Building Renovation)  
Change Order No. 10  
Change Order Amount: \$12,954.90  
Change Order Percent: 1.09  
Cumulative Percent 12.55  
SBC Project No. 166/013-03-2006
- 4) **John S. Wilder Youth Development Center** Referred to the Subcommittee, with authority to act.  
(Sprinkler System Repair)  
Change Order No. 2  
Change Order Amount: \$50,753.23  
Change Order Percent: 18.01  
Cumulative Percent 27.71  
SBC Project No. 144/011-02-2007
- 5) **TN School for the Blind**  
(Electrical Upgrades)  
Change Order No. 7  
Change Order Amount: \$18,918.99  
Change Order Percent: 4.14  
Cumulative Percent 33.78  
SBC Project No. 168/005-02-2007

- 6) **Tennessee Technology Center at Hartsville**  
(Fire Alarm System and Entryway Updates)  
Change Order No. 2  
Change Order Amount: \$12,035.05  
Change Order Percent: 10.06  
Cumulative Percent 11.24  
SBC Project No. 166/050-01-2008
  
- 7) **Tennessee State University**  
(Wilson Hall Interiors Upgrade)  
Change Order No. 4  
Change Order Amount: \$24,409.20  
Change Order Percent: 8.97  
Cumulative Percent 16.60  
SBC Project No. 166/001-06-2008
  
- 8) **Houston Barracks, Nashville**  
(Building 102 Rehabilitation)  
Change Order No. 3  
Change Order Amount: \$79,222.00  
Change Order Percent: 5.8  
Cumulative Percent 11.6  
SBC Project No. 361/067-01-2007

**DESIGNER SELECTION LIST**

- 1) Referred the designer selections to the 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 September 21, 2009.

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There being no further business, the meeting adjourned at 12:05 p.m.

Approved by: \_\_\_\_\_

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