

Meeting Copy

AGENDA

STATE BUILDING COMMISSION MEETING

HOUSE HEARING ROOM 30

LEGISLATIVE PLAZA

OCTOBER 8, 2009

11:00 A.M.

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SCHEDULE FOR STATE BUILDING COMMISSION MEETING

October 8, 2009

DEPARTMENT OF SAFETY

TN HIGHWAY PATROL DISTRICT 3 HEADQUARTERS, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of the SOURCE of FUNDING for **Building Upgrades** to the TN Highway Patrol, District 3 Headquarters, Nashville, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: \$300,000.00
Source of Funding: Facilities Revolving Fund (501.04)
SBC Project No. 502/030-01-2009

This is a **line-item** request in the 09/10 capital budget. The building was constructed in 1958. Interior renovation includes minor hazardous materials removal, new flooring/finishes, moveable equipment, minor mechanical and electrical work, communications and new furnishings.

DRIVER LICENSE TESTING STATION, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of the SELECTION 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
Source of Funding:
Facilities Revolving Fund (501.04) \$ 10,000.00
07 G.O. Bonds - FRF \$250,000.00
SBC Project No. 502/027-01-2007

Designer of Record withdrew from project.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

October 8, 2009

MILITARY DEPARTMENT

LOBELVILLE READINESS CENTER, PERRY COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of the SOURCE of FUNDING for **Motor Vehicle Storage Area (MVSA) Expansion** at Lobelville Readiness Center, Perry County, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: \$300,000.00
Source of Funding: Federal Funds (NGB)
SBC Project No. 361/045-01-2009

Construct 5078 square yards of paved motor vehicle storage area, and installation of lighting, new fence, gates and barbwire, with use of geotextiles and porous pavements.

VOLUNTEER TRAINING SITE AT LAVINIA, CARROLL COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a CHANGE in 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
Source of Funding: Federal Funds (NGB)
SBC Project No. 368/031-02-2008

Due to lack of performance, the electrical subcontractor was officially notified and terminated.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

October 8, 2009

TENNESSEE WILDLIFE RESOURCES AGENCY

LINE-ITEM APPROPRIATION

REGION 4 - CARTER COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL to PREPLAN a project for a new **Fish Hatchery Facility** at Elizabethton, Carter County, and SELECTION of a DESIGNER to plan the project.

Estimated Project Cost: \$16,850,000.00
Estimated Planning Cost: \$ 510,000.00
Source of Planning Funds: 09/10 Current Funds-Capital Outlay
SBC Project No. 220/020-05-2009

This project will provide for preplanning a new fish hatchery in Elizabethton on the banks of the Watauga River. Project was recommended in a statewide hatchery evaluation study completed in 2004 and revised in 2009. Approval is contingent upon final closing of property.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

October 8, 2009

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

FALL CREEK FALLS STATE PARK, VAN BUREN COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL to CANCEL the contract with the existing designer on a project for **Fisherman Cabin Improvements** at Fall Creek Falls State Park, Van Buren County, and APPROVAL to SELECT a new designer to design and supervise the project.

SBC Project No. 126/036-01-2007

The original designer, ArchiStructures, is closing their business due to personal reasons and has requested that they be taken off this project.

BIG RIDGE STATE PARK, UNION COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL to CANCEL the contract with the existing designer on a project for **ADA Compliance Parkwide** at Big Ridge State Park, Union County, and APPROVAL to SELECT a new designer to design and supervise the project.

SBC Project No. 126/009-01-2007

The original designer, ArchiStructures, is closing their business due to personal reasons and has requested that they be taken off this project.

MONTGOMERY BELL STATE PARK, DICKSON COUNTY, TENNESSEE

- 1) Review of 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.

Estimated Project Cost: \$1,835,000.00

Source of Funding:

06/07 Current Funds-Capital Outlay \$ 175,000.00

06 G.O. Bonds-Capital Outlay \$1,660,000.00

SBC Project No. 126/054-01-2006

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

October 8, 2009

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Tennessee

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Shasteen Emergency Generator** at **Austin Peay State University** in Clarksville, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: \$320,000.00
Source of Funding: Campus Plant Funds
SBC Project No. 166/003-04-2009

Project to install an emergency generator in the Shasteen Building was disclosed in the FY 09/10 budget cycle.

- 2) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Trahern Building Roof Replacement** at **Austin Peay State University** in Clarksville, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: \$230,000.00
Source of Funding: Campus Plant Funds
SBC Project No. 166/003-05-2009

The Trahern Building roof is failing and needs replaced. This emergency disclosure was sent to THEC for on September 18, 2009.

East Tennessee State University, Johnson City, Tennessee

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Johnson City Downtown Clinic** at **East Tennessee State University** in Johnson City, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: \$6,900,000.00
Source of Funding: Federal Funds (HRSA Grant)
SBC Project No. 166/005-09-2009

Project to construct clinic on Innovation Park property. THEC approved Special Opportunity Disclosure September 3, 2009.

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Review of 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	
Source of Funding:			
	<u>Existing</u>	<u>Increase</u>	<u>Revised</u>
TSSBA (housing)	8,085,000.00	2,890,000.00	10,975,000.00
Campus Auxiliary (housing)	25,000.00	920,000.00	945,000.00
	<u>8,110,000.00</u>	<u>3,810,000.00</u>	<u>11,920,000.00</u>
SBC Project No.	166/009-10-2006		

Johnson Johnson Crabtree Architects, P.C. is the designer for this renovation. The additional school bond funds are needed to meet the designer's estimate including increased scope, asbestos, drainage issues, roofing, and storm water issues. Additional scope using auxiliary funds will replace the roof on Scarlett Commons, expanding the school's strategic plan to extend the useful life of all housing units.

- 2) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Rutledge Exterior Reconstruction** at the Middle Tennessee State University in Murfreesboro, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:	\$230,000.00
Source of Funding:	Campus Plant Funds
SBC Project No.	166/009-04-2009

Emergency project disclosure to renovate a two-story historic porch structure which is severely deteriorated. Project was approved by THEC September 22, 2009.

Tennessee Technological University, Cookeville, Tennessee

- 1) Review of a request for APPROVAL of 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	
Source of Funding:			
	<u>Existing</u>	<u>Change</u>	<u>Revised</u>
Gifts	300,000.00	-30,000.00	270,000.00
Gift-in-place	0	+30,000.00	30,000.00
	<u>300,000.00</u>	<u>0</u>	<u>300,000.00</u>
SBC Project No.	166/011-01-2008		

This project is for classroom renovations. FIXTUR World, Inc. will provide general contractor management and labor services as a gift-in-place to the University. Bauer Askew Architects is the designer.

University of Memphis, Memphis, Tennessee

- 1) Review of a request for APPROVAL of 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
Source of Funding:		Existing	Change	Revised
Campus Plant Funds	4,750,000.00		-4,750,000.00	0
ARRA Funding	0		+4,750,000.00	4,750,000.00
	<u>4,750,000.00</u>		<u>0</u>	<u>4,750,000.00</u>
SBC Project No.	166/007-08-2009			

Haltom Engineering, LLC is the designer for this hvac update. THEC approved ARRA Funding on September 3, 2009. The Old Law School building is being used by the Art Department and the Communications Department.

- 2) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Jones and Brister Hall HVAC Improvements** at the University of Memphis in Memphis, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:		\$350,000.00
Source of Funding:		Sustainability Fee
SBC Project No.	166/007-09-2009	

Project for energy savings initiatives was disclosed in the FY 09/10 budget cycle. This project provides for unique HVAC systems designed to save energy and reduce the campus carbon footprint.

Chattanooga State Community College, Chattanooga, Tennessee

- 1) Review of a request for APPROVAL of the SELECTION of a DESIGNER, and ACKNOWLEDGMENT of SOURCE of FUNDING for **Master Plan Update** at Chattanooga State Community College in Chattanooga, Tennessee, based upon Proposals received September 22, 2009.

Estimated Project Cost:		\$200,000.00
Source of Funding:		Campus Plant Funds
SBC Project No.	166/012-03-2007	

The last Master Plan was done in 1993.

Walters State Community College, Morristown, Tennessee

- 1) Review of 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
Source of Funding:	Existing	Decrease	Revised
08/09 Current Funds-Cap. Maint.	500,000.00	150,000.00	350,000.00
SBC Project No.	166/023-02-2008		

Community Tectonics Architects, Inc. is the designer for this roofing project. Due to lower than expected costs for the roof replacement, funds are being moved into the following item on the agenda, College Center Roof Replacement (166/023-01-2006).

- 2) Review of 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
Source of Funding:	Existing	Increase	Revised
06/07 Current Funds - Cap. Maint.	10,000.00	0	10,000.00
2006 G. O. Bonds - Cap. Maint.	890,000.00	0	890,000.00
08/09 Current Funds - Cap. Maint.	0	150,000.00	150,000.00
	<u>900,000.00</u>	<u>150,000.00</u>	<u>1,050,000.00</u>
SBC Project No.	166/023-01-2006		

Shaw & Shanks Architects, PC is the designer for this roofing project. Additional funds from the preceding item on the agenda, Business and Technology Center Roof Replacement (166/023-02-2008) will be used for additional work indentified during the construction of the project.

Tennessee State University, Nashville, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and APPROVAL of an EARLY DESIGN PHASE for **Football Practice Facility**, formerly Hale Stadium Improvements, at **Tennessee State University** in Nashville Tennessee, as presented by Moody Nolan Ltd, Inc.

Estimated Project Cost:	\$3,200,000.00
Source of Funding:	TSSBA (student fees)
SBC Project No.	166/001-03-2007

Due to budget constraints, the campus will no longer install a synthetic football field system but will continue with the indoor practice field and facility.

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
- 2) Tennessee Technological University, Cookeville
(Campus-wide Elevator Update)
SBC Project No. 166/011-01-2007
Bid date: 10-07-2009
- 3) Southwest Tennessee Community College, Memphis
(Cove Mechanical & Electrical Upgrade)
SBC Project No. 166/033-01-2007
Bid date: 10-07-2009

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

October 8, 2009

DEPARTMENT OF FINANCE AND ADMINISTRATION

DAVY CROCKETT TOWER, NASHVILLE, TENNESSEE

- 1) Review of 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.

Revised Estimated Project Cost:	\$10,100,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Facilities Revolving Fund	\$2,100,000.00	\$ 0.00	\$ 2,100,000.00
08 G.O. Bonds - FRF	6,000,000.00	0.00	6,000,000.00
Facilities Revolving Fund (501.04)	0.00	200,000.00	200,000.00
09 G.O. Bonds - FRF	<u>0.00</u>	<u>1,800,000.00</u>	<u>1,800,000.00</u>
TOTAL	\$8,100,000.00	\$2,000,000.00	\$10,100,000.00
<i>SBC Project No.</i>	<i>529/077-01-2008</i>		

The \$2 million increase is a **line-item** request in the 09/10 capital budget. The scope for this project will be adjusted to include the renovation of three additional floors and will be funded using post-bid savings and additional funding resulting from combining with the 2009 project. Both projects share the same designer of record and this action will facilitate the ultimate goal of renovating the entire office tower for the Dept of Commerce and Insurance. The designer is Hastings Architecture Associates.

CITIZENS PLAZA BUILDING, NASHVILLE, TENNESSEE

- 1) Review of 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:	\$9,200,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
06 G.O. Bonds - FRF	\$3,250,000.00	\$ 0.00	\$3,250,000.00
Facilities Revolving Fund	250,000.00	0.00	250,000.00
08/09 Current Funds-FRF	0.00	1,200,000.00	1,200,000.00
09 G.O. Bonds - FRF	<u>0.00</u>	<u>4,500,000.00</u>	<u>4,500,000.00</u>
TOTAL	\$3,500,000.00	\$5,700,000.00	\$9,200,000.00
<i>SBC Project No.</i>	<i>529/076-01-2006</i>		

The scope for this project will be adjusted to include the renovation of three additional floors and will be funded using post-bid savings and additional funding resulting from combining with the 2008 project. Both projects share the same designer of record and this action will facilitate the ultimate goal of renovating the entire office tower for the Dept of Human Services. The designer is Street-Dixon-Rick.

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Review of 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.

Estimated Project Cost: \$2,000,000.00
Source of Funding:
Facilities Revolving Fund (501.04) \$1,000,000.00
06 G.O. Bonds - FRF \$1,000,000.00
SBC Project No. 529/079-01-2006

Project is to provide general renovations which will include meeting the existing needs as well as future needs for the change in Administration, transition spaces and needs for relocation due to capital improvements..

TBI REGIONAL CONSOLIDATED FACILITY, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of the SOURCE of FUNDING for **Air Compressor Replacement** at the TBI Regional Consolidated Facility in Nashville, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: \$270,000.00
Source of Funding: Federal Funds (ARRA-Byrne Grant)
SBC Project No. 500/001-02-2009

Installation of two new air compressors at the Nashville TBI Forensic Lab to provide required air pressure for recently purchased state-of-the-art drug testing equipment. This equipment provides faster analysis time and greater sensitivity in performing drug analysis. Office of Criminal Justice Program is requiring that installation be completed by end of fiscal year.

DONNELLY J. HILL STATE OFFICE BUILDING, MEMPHIS, TENNESSEE

- 1) Review of a request for 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

This MOU outlines agreement between the State and Shelby County regarding the State's responsibility to protect the Plaza surrounding County Administrative Office Building, which is contiguous with that of DJH, during execution of the State project.

DATA CENTER, SMYRNA TENNESSEE

- 1) Discussion of a maintenance contract for the Data Center with particular reference to emergency procedures.

SBC Project No. 529/031-01-2007

CANCELLATION OF PROJECTS

1) Review of a request for APPROVAL to CANCEL the following projects:

A. John Sevier State Office Building
(Roof Replacement)
Estimated Project Cost: \$257,000.00
Source of Funding:
Facilities Revolving Fund (501.04) \$ 7,000.00
06 G.O. Bonds - FRF \$250,000.00
SBC Project No. 460/070-01-2006

Need for roof replacement is currently not at a critical stage. General Services will contract for minor roof repair through existing maintenance contract. Roof will be incorporated into a future exterior stabilization project to include entire building envelope (roof, stone cladding, windows, penthouse, etc.). All work will be in compliance with recommendations outlined in the recently published Historic Structures Report.

B. James K. Polk State Office Building
(Interior Renovation – Floors 4,5,6)
Estimated Project Cost: \$4,380,000.00
Source of Funding:
Facilities Revolving Fund (501.04) \$ 880,000.00
04 G.O. Bonds – FRF \$ 500,000.00
05 G.O. Bonds – FRF \$3,000,000.00
SBC Project No. 529/075-02-2004

Work involves reconfiguration of three tenant floors for Department of Transportation. This work cannot be accomplished without vacating occupied floors in Polk Tower, requiring establishment of a new Facilities Revolving Fund lease. Given current economic situation, such a lease is cost prohibitive at this time.

C. James K. Polk State Office Building
(Interior Renovation – Floor 9)
Estimated Project Cost: \$1,800,000.00
Source of Funding:
01 G.O. Bonds – FRF \$1,400,000.00
Facilities Revolving Fund (501.04) \$ 100,000.00
96 G.O. Bonds-Capital Maint \$ 300,000.00
SBC Project No. 529/075-01-2002

Work involves reconfiguration of a tenant floor for Department of Transportation. This work cannot be accomplished without vacating an occupied floor in Polk Office Tower, requiring establishment of a new Facilities Revolving Fund lease. Given current economic situation, such a lease is cost prohibitive at this time.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

October 8, 2009

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) READING and APPROVAL of 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 | This upgrades restroom fixtures for greater water-usage efficiency. |
| 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 | This provides additions required by the State Fire Marshal of a rated door in the back of the Auditorium. |
| 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 | This adds sprinkler head changes as requested by State Fire Marshal and fire-rated ceilings in two offices. |
| 4) | John S. Wilder Youth Development Center
(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 | To provide installation of 400 ft of PVC domestic water piping identified as a design omission and is required to meet project goals as established by SBC. |

- | | | | |
|----|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | This addresses code and wiring deficiencies identified by the electrical inspector to classrooms, stairwells and hallways. |
| 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 | This adds replacement of four single entry doors, one pair of double entry doors and safety sensors on five automated overhead doors. |
| 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 | This adds acceleration to complete work prior to Fall semester and makes adjustment for final quantities of portions of the work governed by unit prices. |
| 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 | Install new brick for reduced pressure backflow preventer screen wall at TEMA entry; revise electrical power circuits and IT adjustments; and HVAC requirements for State Server Room. |

DESIGNER SELECTION LIST

- 1) Review of a request for APPROVAL of the DESIGNER SELECTIONS as recommended.

EXECUTIVE SUB-COMMITTEE REPORT

- 1) SUMMARY REPORT of final action taken at the State Building Commission Executive Subcommittee meeting held on September 21, 2009 (attached).

Subcommittee Action

September 21, 2009

Commissioner Goetz called the meeting to order at 10:33 a.m. He stated that the Commission's Executive Subcommittee had been scheduled to address the **West Tennessee Megasite** item at this meeting. However, the Department of Economic & Community Development had asked last Friday to delay the review to give officials time to assemble details on the specific land to be acquired. He added that the Subcommittee wanted to make sure that whoever showed up was afforded an opportunity to speak for five minutes.

Nick Crafton was recognized from the floor. He stated that time was getting short and he had some very real pivotal environmental constraints based on Commissioner Kisber's comments at the last SBC meeting. Secretary Hargett asked Mr. Crafton if there was any way he could distill his information before addressing the Subcommittee at the special-called meeting. Mr. Crafton said that there were major air issues, and that Assistant Commissioner Drury's remark said the plan was to get some public hearings over the ozone issue. Secretary Hargett said, in order for the meeting to be productive, it would be helpful if he could address his issues to the Departments of ECD and Environment & Conservation. Treasurer Lillard asked Mr. Crafton why this was important to address at this time, and how can the State deal with his issues when it's not known how it is going to be developed.

The Subcommittee thanked Mr. Crafton and confirmed the scheduling of the special meeting for September 29 at 2:00 p.m. to address the Haywood County Megasite project.

Estimated Project Cost: \$40,300,000.00
SBC Project No. 529/000-07-2009

CONSENT AGENDA

Approved the following real property transactions, which had been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: University of Tennessee – Knox County
Transaction: Approval for RFP
Provision: Waiver of appraisals

- B. Agency: Tennessee Board of Regents – Montgomery County
Transaction: Disposal in fee
Provision: Waiver of advertisement & appraisals

- C. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Acquisition in fee

- D. Agency: Tennessee Board of Regents – Shelby County
Transaction: Lease Agreement

- Provision: Waiver of advertisement
- E. Agency: Department of Labor & Workforce Development – Bradley County
 Transaction: Disposal in fee
 Provision: Waiver one appraisal
- F. Agency: Department of Transportation – Sevier County
 Transaction: Disposal in fee
 Provision: Waiver of advertisement & appraisal
- G. Agency: F & A for Intellectual Disabilities Services – Greene County
 Transaction: Acquisition in fee
- H. Agency: Department of Environment and Conservation – Sumner County
 Transaction: Demolition

TENNESSEE BOARD OF REGENTS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Shelby County – Highland Row Shopping Center, 443 S. Highland Street, Suite 460, Memphis, TN – 09-09-900

SC Action: 09-21-09. Bob King presented the transaction. Dick Tracy stated that they were requesting approval for waiver of advertisement to negotiate a lease. He stated the campus wanted to move the bookstore to the new location in order for it to be a full service operation with Barnes & Noble with the campus receiving revenue from the operation. Campus officials stated that this would be in keeping with the campus master plan and would increase the community interaction. Treasurer Lillard expressed his support of the project, but when the lease is approved, he asked that they be prepared to address the specific details as to the term and costs. Subcommittee approved the request as presented.

TENNESSEE STATE MUSEUM

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, SURVEY and ACQUIRE BY GIFT, WAIVER OF APPRAISALS required interest in the following real property.

Description: Davidson County – 0.87 +/- acres – 305 Kent Road, Nashville, TN – Trans. No. 09-09-009 (Woodard)

SC Action: 09-21-09. Jurgen Bailey presented the transaction. Tennessee State Museum Director, Lois Riggins-Ezzell, was recognized. She stated that the house was constructed in 1790 and has the original floors, plaster and woodworking. She said it was their hope to appoint a working committee to determine what might be done to preserve the property. She said the only operating expense is the alarm system, which requires approximately \$1500 a year to keep electricity on to power the alarm. After discussion, the Subcommittee approved the request as presented.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER of APPRAISALS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Grundy County – Purchase 27 Wetland Mitigation Credits from Burrow Cove Wetland site – 09-08-016 (Bailey)

SC Action: 09-21-09. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER of APPRAISALS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Fayette County – Purchase 26.7 Wetland Mitigation Credits from Wolfe River Wetland site – 09-08-017 (Bailey)

SC Action: 09-21-09. Jurgen Bailey presented the transaction. Commissioner Goetz asked TDOT representatives to report back to them as to what it would take for the Department to be in the business for themselves as he could always see a need for mitigation credits. He said that it seems like this is not a good approach when money is tight and he would like to get a proposal from the Department as to why this could not be fixed. Comptroller Wilson commented that this is a very complex issue, and that he would like to have a good discussion regarding the matter. The Department stated they would do so. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the WAIVER of the REAL ESTATE MANAGEMENT FEES and REIMBURSEMENT from the GENERAL FUND as recommended by the Commissioner of Finance and Administration the following land Transactions for fiscal year 2008-2009:

SC Action: 09-21-09. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION

TOURIST DEVELOPMENT ZONE-PIGEON FORGE

Review of a request to make a small change in the configuration of the Tourist Development Zone (TDZ) (SBC Project No. 529/000-08-2003)

COMMENT

The City of Pigeon Forge wishes to add a small parcel in the TDZ in order to use an existing building for the Qualified Public Use Facility (QPUF). Pigeon Forge is grandfathered under a previous of the law which did not have a size limit. Since this change is requested under the present law, the Convention Center focus group determined that they had to give up equivalent acreage to compensate. There is a very small difference in the acreage added to the acreage given up (1.3 acres). The focus group determined that difference is immaterial.

SC Action: 09-21-09. Bob King presented the transaction. He said that this was going to save the City of Pigeon Forge money and get them back into a tax-paying mode quicker. He stated that they, along with SBC staff, looked at this long and hard and, because the law has changed several times, and even though Pigeon Forge has been grandfathered in, they were going to have to give up an equivalent amount of acreage. Melissa Ziegler, representing the City, stated that the City was looking at retrofitting this building and avoid having to create a large amount of debt. Comptroller Wilson confirmed that they were not having to build a new building, it meets the requirements and it will be cheaper. Treasurer Lillard stated that because the construction cost would be cheaper and the TDZ would be paid off sooner, he was definitely for it. Subcommittee asked that a project schedule be furnished to them, and then approved the requested as presented.

DEPARTMENT OF CORRECTION

SOUTHEAST TENNESSEE REGIONAL CORRECTIONAL COMPLEX, BLEDSOE COUNTY, TENNESSEE

- 1) Commissioner Little presented a request for approval of additional design services, approval to allocate funding, approval of the Early Design Phase, and authorization to proceed with a project for **Southeast Tennessee Regional Correctional Complex**, Bledsoe County, Tennessee. He stated that there was currently a shortfall of about 2200 beds, which will hold fairly constant for the upcoming year as there is a steady growth in the felon population. He stated that if Whiteville is closed down, and Bledsoe is not built, they will be looking at a 6000 bed shortfall by the year 2019. Commissioner Little added that, twenty years ago, 70% of the inmates were classified as non-violent and property offenders, as opposed to 30% today. He said that the Department is committed to use the low cost beds first and by 2013, Bledsoe would come online. If the project is bid this fall and construction begins, it would be completed by 2012 with full occupancy by 2013, assuming no sentencing enhancements will be passed by the Legislature. Bob McKee was recognized and stated that the Select Oversight Committee on Correction supports the recommendations made by Commissioner Little. Treasurer Lillard made a motion to approve the request as presented. He asked that, as the GMP language is developed, that it be sent to the Subcommittee in advance for review so that everyone will be on the same page. The motion was properly seconded and passed without objection.

Estimated Project Cost: \$208,000,000.00
SBC Project No. 142/013-02-2004

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meetings held on August 24 and September 8, 2009.

DESIGNER SELECTION

- 1) A request was made for approval of a designer selection for **Environmental Consultant** to support Real Property Administration. Treasurer Lillard discussed the State process used for recommending the three firms. After discussion, he stated that there should have been a greater effort to discuss the project with all of the recommended firms and requested that be done in the future. He then made a motion to approve the Department's No. 1 recommendation, Gobbell Hays Partners, which was seconded, and passed without objection.

SBC Project No. 529/000-08-2009

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There being no further business, the meeting adjourned at 11:35 a.m.