

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
April 23, 2012

The State Building Commission Executive Subcommittee met this day at 9:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Chairman Emkes called the meeting to order at 9:30 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration
Vice-Chairman Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Jurgen Bailey, Department of General Services
Steve Berry, Department of General Services
Jonathan Rummel, Secretary of State's Office
Joy Harris, Treasurer's Office
Melinda Parton, Comptroller's Office
Bruce Davis, Legislative Budget Office
Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Nick DePalma, Department of General Services
Peter Heimbach, Department of General Services
Jose McNeill, Department of General Services
Scott Boelscher, THEC
Sean Tierney, THEC
Kim Adkins, Codell Construction
Chloe Shafer, Department of General Services
Rich Cardwell, Office of the State Architect
Larry Stephens, Michael Brady Inc
Gordon Martin, Tennessee Wildlife Resources Agency
Susan Mann, Tennessee Wildlife Resources Agency
Tom Lee, The Nature Conservancy
Gina Hancock, The Nature Conservancy
Bill Avant, Department of Environment and Conservation
Leonard Colter, Department of General Services
Mark Cherpack, Department of Finance and Administration

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CONSENT AGENDA

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

- A. Agency: **Tennessee Board of Regents – Carter County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- B. Agency: **Tennessee Board of Regents – Carter County**
Transaction: Acquisition in fee
- C. Agency: **Tennessee Board of Regents – Carter County**
Transaction: Disposal of interest
Provision: Waiver of advertisement and one appraisal
- D. Agency: **Tennessee Board of Regents –Rutherford County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- E. Agency: **Tennessee Board of Regents – Rutherford County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and appraisals
- F. Agency: **Tennessee Board of Regents – Shelby County**
Transaction: Demolition structure
- G. Agency: **Tennessee Wildlife Resources Agency – Meigs County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- H. Agency: **Tennessee Wildlife Resources Agency**
Transaction: 2011 Annual Crop Lease Report

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding in order to award a contract

Project Title: Clement Hall Foundation Repair

Project Description: Repair foundation and drain system, water proofing, window wells, and HVAC intakes.

SBC Number: 166/003-20-2010

Revised Project Budget: \$940,000.00

Source of Funding:	Original	Change	Revised		
	\$850,000.00	\$90,000.00	\$940,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$850,000.00				
Change in Funding:		\$90,000.00			
Revised Project Budget:			\$940,000.00		

Comment: Additional funds are to award the bid. Three (3) bids were received on March 21, 2012. Award will be to Bolton Companies, Inc., dba Ram Jack of Tennessee, Inc. for the base bid of \$737,000.00.

Previous Action: 10/14/2010 SBC Approved project
11/01/2010 ESC Selected designer (Kaatz Binkley Jones Morris Architects)
04/12/2012 SBC Referred to Subcommittee with authority to act

Minutes: 04/23/2012 ESC Revised funding to award a contract

DEPARTMENT OF EDUCATION

Alvin C. York Institute, Jamestown, Fentress County, Tennessee

Requested Action: Approval of a revision in funding in order to award a contract

Project Title: CTE Building Upgrades

Project Description: Widen corridors and provide ADA access to gain codes' compliance, and all related work

SBC Number: 168/001-01-2010

Total Project Budget: \$320,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$210,000.00	\$ 0.00	\$210,000.00	10/11	CurrFunds Capital Maint
	0.00	110,000.00	110,000.00	11/12	CurrFunds-Major Maint

Original Project Budget: \$210,000.00

Change in Funding: \$110,000.00

Revised Project Budget: \$320,000.00

Comment: Project was actively solicited to over five local contractors. Due to workload issues in the region only two contractors' submitted bids and those bids were higher than anticipated.

Previous Action: 08/19/2010 SBC Approve project; refer designer to SC
08/31/2010 ESC Approve designer selection (Upland Design Group)
04/12/2012 SBC Referred to Subcommittee with authority to act

Minutes: 04/23/2012 ESC Revised funding to award a contract

DEPARTMENT OF GENERAL SERVICES

Old Tennessee State Prison, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in funding in order to award a contract

Project Title: Site Demolition & Stabilization

Project Description: Demolition, stabilization, clean-up, and disposal of building debris, collapsed and deteriorating structures, and related work as required for correcting unstable, unsafe, and deteriorated conditions in order to ensure personnel's safety and a secure environment for the old main prison site and facility.

SBC Number: 529/000-04-2004

Total Project Budget: \$1,550,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 500,000.00	\$ 0.00	\$ 500,000.00		FRF (501.04)	(A)
	500,000.00	0.00	500,000.00	05/06	Current Funds-Capital Maint.	(A)
	0.00	183,462.67	183,462.67	01/02	Current Funds-Capital Maint	(R)
	0.00	181,051.61	181,051.61	02/03	Current Funds-Capital Maint	(R)
	0.00	185,485.72	185,485.72	04/05	Current Funds-Capital Maint	(R)

Original Project Budget: \$1,000,000.00

Change in Funding: \$550,000.00

Revised Project Budget: \$1,550,000.00

Comment: Project was actively solicited by the Designer. Only two contractors submitted bids and those bids were higher than anticipated. Project budget was originally set in 2005.

Previous Action:

- 06/10/2004 SBC Approved project
- 06/21/2004 ESC Selected designer (Quantum Environmental)
- 08/11/2005 SBC Revised funding
- 04/12/2012 SBC Referred to Subcommittee with authority to act

Minutes: 04/23/2012 ESC Discussion ensued regarding the long-term plans and cost to keep the historic building stabilized to prevent further deterioration until a decision is made by the Department of Correction as to its potential future use. After general discussion, Subcommittee deferred action pending the Department revisiting the master plan and responding to the Subcommittee's concerns.

TENNESSEE BOARD OF REGENTS

Lease Agreement

Requested Action: Approval of Lease Amendment #1 and approval to renew Lease Agreement for the 2012-2013 academic year (Lease Amendment #2) with waiver of advertisement.

Location: Davidson County – Tennessee State University, Avon Williams Campus, 330 Tenth Avenue, Nashville, TN – Trans. No. 12-01-900 (Baltz)

Purpose: To provide additional classrooms space for conducting four 5th grade classes for 90-100 students, special education students, small tutoring groups, and conduct meetings.

Term: August 1, 2011 thru July 31, 2012 (1 year) (Amendment #1)
August 1, 2012 thru July 31, 2013 (Amendment #2)

Proposed Amount: 4,965 square feet
Annual Contract Rent
Including Utility & Janitorial Cost: \$ 124,933.76 \$ 25.16 / sf
Total Annual Cost: \$ 124,933.76 \$ 25.16 / sf

Current Amount: 4,965 square feet
Annual Contract Rent
Including Utility & Janitorial Cost: \$ 12,000.00 for six (6) mos.
Total Annual Cost: \$ 12,000.00

Type: Amendment #1 plus Amendment #2

Lessee: Nashville Metropolitan Preparatory Charter School

Lessor: Tennessee State University

Previous Approval: January 23, 2012 for Amendment #1

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

Minutes: 04/23/2012. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to accept real property improvement as a gift with termination of ground lease and waiver of appraisals

Description: Shelby County – 4.247 +/- acres – University of Memphis, 4075 Park Avenue Campus, Memphis, TN – Trans. No. 12-03-007 (Baugh)

Purpose: Acquisition of improvements only, located on State owned property. This is the result of a termination of a Ground Lease.

Estimated Sale Price: Gift (0)

Source of Funding: University of Memphis

Owner(s): State of Tennessee

Comment: Purchased by Owner: TBOR Acquired Property in 1965
Purchase Price: No Cost
Property Assessor's Value: Tax Exempt

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Dick Tracy stated that UoM has been leasing a portion of the building for their Audiology and Speech Pathology Department for Clinical Services (known as School of Communication Sciences and Disorder Clinic). Staff referred to Subcommittee with recommendation.

Minutes: 04/23/2012. Jurgen Bailey presented the transaction. Comptroller Wilson asked if the GSA will continue to lease the property, and was told "yes", until September 12, 2012. Commissioner Emkes asked if the University of Memphis will handle the annual operating expenses and was told "yes". Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Land Transaction

Requested Action: Approval to obtain title work, appraisal, Environmental Phase 1, and to exercise option to acquire or accept as gift the required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

Description: Johnson County – 8,558.7 +/- acres on Highway 67, Doe Mountain/Neva Valley – Trans. No. 12-03-010 (Bailey)

Purpose: Acquisition in fee for land conservation to be used for public recreation and other purposes benefitting the people of Tennessee.

Estimated Sale Price: \$9,150,000

Source of Funding: \$8,500,000 - 2011/2012 CF Capital Outlay (A)
\$ 650,000 - 2003/2004 CF Capital Outlay (R)

Owner(s): The Nature Conservancy (proposed acquirer)

Comment: Purchased by Current Owner: Doe Mountain Investment, LLC and Doe Mountain Development, LLC 3/10/2006
Purchase Price: \$ 14,000,000
To be purchased by the Nature Conservancy on or about 5/31/2012 for \$8,800,000
Property Assessor's Value: \$ 8,821,200

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

Minutes: 04/23/2012. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, and exercise option to acquire or accept as gift, required interest, not to exceed the appraised value for the property being acquired with waiver of one appraisal and Phase I Environmental

Description: Hamblen County – 15 +/- acres – Morristown Fish Hatchery, Morristown, TN
– Trans. No. 12-03-009 (Jackson)

Purpose: TWRA wants to acquire 15 +/- acres. The property joins TWRA's Morristown Fish hatchery and will allow expansion of needed fish hatchery.

Estimated Sale Price: Fair Market Value

Source of Funding: Sports Fish Restoration Wallap Breaux – 75 % (F)
TWRA License dollars – 25% (A)

Owner(s): Allen Neely / Five Star Properties, Inc.

Comment: Purchased by Owner: 2010/2011
Purchase Price: N/A
Property Assessor's Value: \$ 141,800 for 160 Acres

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Gordon Martin, TWRA, stated the current operational budget for Morristown Hatchery is \$147,000. This funds aspects of operating eight production ponds at the facility. Given the projected development of six ponds (similar to the current ponds) on the property we are trying to acquire, it would be reasonable to assume similar operational costs for these ponds once constructed. These operational costs would be outside of infrastructure construction costs that would have to be figured separately. Here's a breakdown:

Current operating budget with eight ponds in production = \$140,000
Projected operating budget of six additional ponds at today's cost = \$105,000
Total = \$245,000
Staff referred to Subcommittee with recommendation.

Minutes: 04/23/2012. Subcommittee approved the request as presented.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on March 19, 2012.

Designer Selections

Following are the designer selections for projects approved by the State Building Commission and as recommended by the State Procurement Agencies:

- | | |
|---|--|
| 1) Tennessee Board of Regents
(Interior Design Consultant)
Total Project Budget: \$25,000.00
SBC Project No. 166/000-02-2010
Designer: GOULD TURNER GROUP | 6) Northwest Correctional Complex
(Damaged Roof Repair)
Total Project Budget: \$235,000.00
SBC Project No. 142/016-01-2012
Designer: CLARK DIXON ARCHITECTS |
| 2) Tennessee Board of Regents
(Geotech Consultant)
Total Project Budget: \$25,000.00
SBC Project No. 166/000-02-2010
Designer: BEAVER ENGINEERING | 7) TN Correctional Academy
(Reroof Five Buildings)
Total Project Budget: \$1,300,000.00
SBC Project No. 140/009-01-2010
Designer: M. SHANKS ARCHITECTS |
| 3) East Tennessee State University
(Drainage System Repairs)
Total Project Budget: \$850,000.00
SBC Project No. 166/005-02-2011
Designer: REEDY & SYKES | 8) South Central Correctional Complex
(Heating System Replacement - Preplanning)
Total Project Budget: \$8,750,000.00
Current Funding: \$ 300,000.00
SBC Project No. 142/018-01-2010
Designer: SMITH SECKMAN REID |
| 4) TN State Veterans Homes Board
(Architectural Consultant)
Total Project Budget: \$30,000.00
SBC Project No. 680/000-01-2012
Designer: RED CHAIR ARCHITECTS | 9) Department of Correction – Statewide
(Upgrade Fire Alarm System – Preplanning)
Total Project Budget: \$7,000,000.00
Current Funding: \$ 220,000.00
SBC Project No. 140/001-01-2012
Designer: WIN ENGINEERING |
| 5) TN State Veterans Homes Board
(Mechanical Engineer Consultant)
Total Project Budget: \$15,000.00
SBC Project No. 680/000-01-2012
Designer: ALLEN & HOSHALL | 10) Department of Correction – Statewide
(Upgrade Sallyports / Pedestrian Trap Gates)
Total Project Budget: \$2,700,000.00
SBC Project No. 140/001-02-2012
Designer: EVANS TAYLOR FOSTER
CHILDRESS |

11) **Department of Correction – Statewide**
(Upgrade Emergency Power Systems)
Total Project Budget: \$5,000,000.00
SBC Project No. 140/001-03-2012
Designer: **NEVILLE ENGINEERING**

12) **Turney Center Industrial Complex**
(Upgrade Sewage Lift Station)
Total Project Budget: \$200,000.00
SBC Project No. 142/005-01-2012
Designer: **HART FREELAND ROBERTS**

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval to obtain, appraisal, survey, title, and exercise option to acquire, the required interest, not to exceed the appraised value for the property being acquired with waiver of one appraisal and approval for Phase I Environmental

Description: Carter County – 0.23 +/- acres – Tennessee Technology Center, Elizabethton City, TN – Trans. No. 12-03-004 (Maholland)

Purpose: Acquisition in fee of a 50 ft. ROW/Acquisition at the southwest corner of the campus for a secondary campus entrance.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds – Non auxiliary (A)

Owner(s): A & P Real Estate, LLC

Comment: Purchased by Owner: 12/09/2011
Purchase Price: N/A
Property Assessor's Value: \$ 429,300 for 2.73 acres and improvement

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

Minutes: 04/23/2012. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval to obtain appraisal, survey, title work, and exercise option to acquire or accept as gift, the required interest, not to exceed the appraised value for the property being acquired with waiver of two appraisals and approval for Phase I Environmental

Description: Carter County – 0.11 +/- acres – Tennessee Technology Center, Elizabethton City, TN – Trans. No. 12-03-002 (Maholland)

Purpose: TTC/Elizabethton desires to swap an equal parcel of land in size for a parcel of land with third (3rd) party to enhance the property lines of the TTC campus.

Estimated Sale Price: Equal Value Land Swap

Source of Funding: Campus Plant Funds – Non auxiliary (A)

Owner(s): A & P Real Estate, LLC

Comment: Purchased by Owner: 12/09/2011
Purchase Price: N/A
Property Assessor's Value: \$ 429,300 for 2.73 acres and improvement

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

Minutes: 04/23/2012. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval of disposal of interest in real property with waiver of advertisement and two appraisals

Description: Carter County – 0.11 +/- acres – Tennessee Technology Center, Elizabethton City, TN – Trans. No. 12-03-003 (Maholland)

Purpose: Enhance the land owned by TTC Elizabethton Campus

Original Cost to State: No cost

Date of Original Conveyance: 1998

Grantor Unto State: Carter County

Estimated Sale Price: N/A (Equal Value Land Swap)

Grantee: A & P Real Estate, LLC

Comment: This property will be swapped with the third (3rd) party to enhance TTC Elizabethton Campus.

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

Minutes: 04/23/2012. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, and exercise option to acquire or accept as gift, required interest, not to exceed the appraised value for property being acquired with waiver of one appraisal and approval for Phase I Environmental

Description: Rutherford County – 0.22 +/-acres – 210 Airport Avenue, Murfreesboro, TN – Trans. No. 12-03-006 (Maholland)

Purpose: The property is designated for acquisition in MTSU's master plan and is adjacent to property owned by MTSU. The property will be rented until needed for future campus expansion.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds - Non auxiliary (Housing Revenue) (A)

Owner(s): Nila Gail Hunton

Comment: Purchased by Owner: June/1995
Purchase Price: N/A
Property Assessor's Value: \$ 57,100
Improvement Square Footage: 780 SF

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

Minutes: 04/23/2012. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval to obtain appraisal, survey and title work, and exercise option to acquire or accept as gift, required interest, not to exceed the appraised value for the property being acquired with waiver of appraisal and approval for Environmental Phase I

Description: Rutherford County – 0.21 +/- acres – 208 Airport Road, Murfreesboro, TN – Trans. No. 12-03-005 (Maholland)

Purpose: The property is designated for acquisition in MTSU's master plan and is adjacent to property owned by MTSU. The property will be rented until needed for future campus expansion

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds - Non auxiliary (Housing Revenues) (A)

Owner(s): Nila Gail Hunton

Comment: Purchased by Owner: 12/1983
Purchase Price: N/A
Property Assessor's Value: \$ 51,200
Improvement Square Footage: 780 SF

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

Minutes: 04/23/2012. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTSUniversity of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of project budget, scope, and source of funding

Project Title: Demolition – 964 MSU A Street, Building 28

Project Description: Demolish Building #28 on Park Avenue Campus

SBC Number: 166/007-Blg 28

Total Project Budget: \$ 30,000

Source of Funding: \$ 30,000 Campus Plant Funds (Non-Auxiliary) (A)

Comment: TN Historical Commission has approved this for demolition.

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

Minutes: 04/23/2012. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, and exercise option to acquire and accept as gift, required interest, not to exceed the appraised value for the property being acquired with waiver of one appraisal and Phase I Environmental.

Description: Meigs County – 68 +/- acres – Chickamauga Lake, TN – Trans. No. 12-03-008 (Jackson)

Purpose: TWRA is to acquire approximately 68 acres with the help of private individuals and The Land Trust of TN who will purchase the property and convey to the State a sale price of \$340,000.

Estimated Sale Price: \$340,000

Source of Funding: \$250,000 – Pitman Robinson – (F)
\$100,000 – Private Funds/Gifts – (O)

Owner(s): Capital Bank

Comment: Federal funds will pay 75% of the appraised value to a maximum of \$250,000. The remainder of the sale price will be a gift of the outstanding property value. REM Fees can be paid from either funding source.

Purchased by Owner: Foreclosure Property
Purchase Price: N/A
Property Assessor's Value: \$ 4,721,800 for 285 Acres and 16 Improvements

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

Minutes: 04/23/2012. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY**Report Item**

Report Item: TWRA 2011 Annual Crop Lease Report

SSC Report: 04/16/2012. Jurgen Bailey summarized the transaction. Susan Mann, TWRA, went over the 2011 Annual Crop Lease Report. Staff referred to Subcommittee for consent agenda.

Minutes: 04/23/2012. Subcommittee approved the transaction as presented.

Approved:


Mark A. Emkes, Commissioner
Department of Finance and Administration

