

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
August 19, 2013

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Secretary Hargett called the meeting to order at 10:30 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

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

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Peter Heimbach, Department of General Services
Melinda Parton, Comptroller's Office
Jonathan Rummel, Secretary of State's Office
Joy Harris, Treasurer's Office
Courtney Holliday, Treasurer's Office
Bruce Davis, Legislative Budget Office
Jordan Young, Lt Governor Ramsey's Office
Genie Whitesell, Attorney General's Office
John Carr, Department of Finance and Administration
Jason Hartman, Department of Finance and Administration
Marcos Makohon, Department of General Services
Matt Ingham, Department of General Services
Larry Stephens, Denark Construction
Alan Robertson, Office of the State Architect
Penny DiPiazza, Department of General Services
Jurgen Bailey, Department of General Services
Jim Gilliam HFR Design

Steve Griffin, HFR Design
Robert Gowan, SSG-TN
Phillip McEwen, Department of Children's Services
Eddie Rhodman, Department of Children's Services
Jennifer Hill, JLL
Tami Robison, Department of General Services
Ron Bye, JLL
Gwen Sanders, Department of General Services
Chloe Shafer, Department of General Services
Luke Koontz, Department of General Services
Russell Marty, Department of Finance and Administration
Steve Berry, Department of General Services
Robbi Stivers, University of Tennessee
Dick Tracy, TN Board of Regents
Kim Adkins, Capital Strategy Group
Crystal Collins, THEC
Steven Gentile, THEC
Mike Morrow, Department of Finance and Administration
Ted Hayden Office of the State Architect

CONSENT AGENDA

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

- A. Agency: **University of Tennessee – Monroe County**
Transaction: Disposal in fee
Provision: Waiver of Advertisement and one appraisal

- B. Agency: **Tennessee Board of Regents – Rutherford County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and appraisals

- C. Agency: **Tennessee Board of Regents – Davidson County**
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

- D. Agency: **Tennessee Board of Regents – Rutherford County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- E. Agency: **Department of Transportation – Sullivan County**
Transaction: Disposal in fee
Provision: Waiver of advertisement and one appraisal

- F. Agency: **Department of Environment and Conservation – Sullivan County**
Transaction: Acquisition in fee

- G. Agency: **Department of General Services – Knox County**
Transaction: Disposal in fee

- H. Agency: **Department of Revenue – Harris County, Houston, Texas**
Transaction: Approval of a lease

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: Approval of project, budget, scope and source of funding, utilizing consultant for design

Project Title: Demolition – Building L University Courts Apartments

Project Description: This project provides for the demolition and asbestos abatement of Building L of the University Courts Apartments at 134 Mount Pelia Road.

SBC Number: 540/011-04-2013

Total Project Budget: \$90,000.00

Source of Funding: \$90,000.00 Plant (Non-Auxiliary) (A)

Comment: The building contains approximately 10,556 sf and was constructed in 1969. Removal of the building will accommodate the construction of the new Sorority Lodges and is part of the campus master plan.

This building is less than 50 years old and does not require Tennessee Historical Commission review.

Minutes: 08/19/2013 ESC Approved project, budget, scope and source of funding, utilizing consultant for design.

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College (Magnolia Campus), Knoxville, Knox County, Tennessee

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

Project Title: Demolition – 1610 E. Magnolia Avenue

Project Description: This project provides for the demolition of the building located at 1610 E. Magnolia Avenue (Magnolia Campus) for the benefit of the PSCC master plan.

SBC Number: 166/032-03-2013

Total Project Budget: \$12,000.00

Source of Funding: \$12,000.00 Plant (Non-Auxiliary) (A)

Comment: The TN Historical Commission has determined that this project will not adversely affect this State owned resource of 50+ years, and no further action is necessary.

Minutes: 08/19/2013 ESC Approved project, budget, scope and source of funding.

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College (Strawberry Plains Campus) Knoxville, Knox County, Tennessee

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

Project Title: Demolition – 7201 Strawberry Plains Pike

Project Description: This project provides for the demolition of the building located at 7201 Strawberry Plains Pike (Strawberry Plains campus) for the benefit of the PSCC master plan.

SBC Number: 166/032-04-2013

Total Project Budget: \$12,000.00

Source of Funding: \$12,000.00 Plant (Non-Auxiliary) (A)

Comment: This building is less than 50 years old and does not require Tennessee Historical Commission review.

Minutes: 08/19/2013 ESC Approved project, budget, scope and source of funding.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Demolition – 1237 Schrader Lane

Project Description: This project provides for the demolition of a storage building located at 1237 Schrader Lane for the benefit of Tennessee State University’s master plan.

SBC Number: 166/001-03-2013

Total Project Budget: \$5,000.00

Source of Funding: \$5,000.00 Plant (Non-Auxiliary) (A)

Comment: This building is less than 50 years old and does not require Tennessee Historical Commission review.

Minutes: 08/19/2013 ESC Approved project, budget, scope and source of funding.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Demolition – 2403-2405 Middle Tennessee Blvd

Project Description: This project provides for the demolition of the building located at 2403–2405 Middle Tennessee Boulevard for the benefit of Middle Tennessee State University's master plan.

SBC Number: 166/009-12-2013

Total Project Budget: \$34,500.00

Source of Funding: \$34,500.00 Plant (Non-Auxiliary) (A)

Comment: The TN Historical Commission determined that this project will not adversely affect this State owned resource of 50+ years, and no further action is necessary.

Minutes: 08/19/2013 ESC Approved project, budget, scope and source of funding.

DEPARTMENT OF GENERAL SERVICES

License Agreement

Requested Action: Approval of a license agreement and waiver of advertisement

Location: Davidson County – Public Square Garage, 350 Deaderick St., Nashville, TN – Trans. No 13-08-900 (Berry)

Purpose: To provide between 100 - 200 reserved parking spaces for State employees

Term: September 1, 2013 - August 31, 2018 (5 years)

Proposed Amount: 200 reserved parking spaces

1st yr annual rent	<u>\$237,600.00</u>	<u>@\$ 99.00 space/mo.</u>
5 yr average rent:	\$252,288.00	@\$105.12 space/mo.

Type: New license agreement - Negotiated

FRF Rate: \$18.00 (for reference)

Source of Funding: FRF Operating Funds (A)

Lessor: Premier Parking of Tennessee, LLC

Comment: The purpose of this agreement is to provide additional parking required for increased State occupancy of State owned buildings within the Nashville Central Business District. The agreement shall contain mutual termination rights subject to 90 days written notice after twelve (12) months. All maintenance, operating costs and capital expenditures associated will be incurred by the Licensor. The license agreement requires that the State license a minimum of 100 spaces but gives the State the option to license up to 100 additional spaces at the same \$99 space/month rate.

Minutes: 08/19/2013 ESC Approved license agreement and waiver of advertisement.

DEPARTMENT OF GENERAL SERVICES

Presentation

- 1) Jennifer Hill, of Jones Lang LaSalle, presented Phase 2 of the Comprehensive Capital Improvements [Master Plan](#) to the State Building Commission. After general discussion, the Subcommittee thanked her for the presentation.

SBC Project No. 460/000-01-2011

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on July 30, 2013.

Designer Selections

The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that, while they used the normal criteria in determining final selections including maintaining the geographical balance, current work capacity, and quality and quantity of workload over past several years, it was still primarily a process driven by the individual agencies.

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| <ol style="list-style-type: none">1) East Tennessee State University
(Several Buildings Lighting Replacements)
Total Project Budget: \$1,500,000
SBC Project No. 166/005-07-2013
Designer: VREELAND ENGINEERS2) East Tennessee State University
(Campus Housing Renovations)
Total Project Budget: \$3,306,000
SBC Project No. 166/005-04-2013
Designer: BEESON LUSK STREET3) East Tennessee State University
(College of Medicine Bldg 60 Renovations)
Total Project Budget: \$12,931,000
SBC Project No. 166/005-06-2013
Designer: RED CHAIR ARCHITECTS4) East Tennessee State University
(New Data Center)
Total Project Budget: \$1,500,000
SBC Project No. 166/005-01-2013
Designer: THOMAS WEEMS ARCHITECT5) Tennessee State University
(Various Roof Repairs / Replacements)
Total Project Budget: \$1,250,000
SBC Project No. 166/001-01-2013
Designer: LYLE COOK MARTIN | <ol style="list-style-type: none">6) Middle Tennessee State University
(Recreational Fields Lighting)
Total Project Budget: \$350,000
SBC Project No. 166/009-06-2013
Designer: OLIVER RHOADS & ASSOCIATES7) Middle Tennessee State University
(Warehouse Building Renovations)
Total Project Budget: \$530,000
SBC Project No. 166/009-09-2013
Designer: HAWKINS DEVELOPMENT CO8) TCAT@ Smyrna
(Nissan Education and Training Facility)
Total Project Budget: \$37,300,000
SBC Project No. 166/074-01-2013
Designer: TUCK HINTON ARCHITECTS9) Statewide – Tennessee Board of Regents
(Regional Consultants – East TN Engineer)
Total Project Budget: \$4,900,000
SBC Project No. 166/000-02-2010
Designer: FACILITY SYSTEMS CONSULTANTS10) Statewide – Tennessee Board of Regents
(Regional Consultants – West TN Architect)
Total Project Budget: \$4,900,000
SBC Project No. 166/000-02-2010
Designer: RENAISSANCE GROUP |
|--|---|

- 11) **Statewide – Tennessee Board of Regents**
 (Regional Consultants – West TN Engineer)
 Total Project Budget: \$4,900,000
 SBC Project No. 166/000-02-2010
 Designer: **HNA ENGINEERING PLLC**
- 12) **Statewide – Tennessee Board of Regents**
 (Specialty Consultant – Building Envelope)
 Total Project Budget: \$1,000,000
 SBC Project No. 166/000-03-2013
 Designer: **RICHARD C. RINKS ASSOCIATES**
- 13) **Statewide – Tennessee Board of Regents**
 (Specialty Consultant – Environmental)
 Total Project Budget: \$1,000,000
 SBC Project No. 166/000-03-2013
 Designer: **TERRACON CONSULTANTS**
- 14) **Statewide – Tennessee Board of Regents**
 (Specialty Consultant – Structural)
 Total Project Budget: \$1,000,000
 SBC Project No. 166/000-03-2013
 Designer: **HART FREELAND ROBERTS**
- 15) **University of Tennessee Knoxville**
 (Classroom Upgrades 2011-2012)
 Total Project Budget: \$1,000,000
 SBC Project No. 540/009-05-2011
 Designer: **SANDERS PACE ARCHITECTURE**
- 16) **University of Tennessee Knoxville**
 (Storm Damage – Roofs: Zones 1-8)
 Total Project Budget: \$10,000,000
 SBC Project No. 540/009-21-2011
 Eight designers for 8 zones:
 • WEEKS AMBROSE MCDONALD
 • ROOF DESIGN & CONSULTING
 • COPE ASSOCIATES
 • STUDIO FOUR DESIGN
 • GRIEVE ASSOCIATES ARCHITECTS
 • DESIGN INNOVATION
 • SMEE + BUSBY ARCHITECTS
 • REEDY & SYKES
- 17) **Bledsoe County Correctional Complex**
 (Addition)
 Total Project Budget: \$30,250,000
 SBC Project No. 142/013-01-2013
 Designer: **THOMAS MILLER & PARTNERS**
- 18) **John Sevier State Office Building**
 (Fire Alarm & Building Updates)
 Total Project Budget: \$15,520,000
 SBC Project No. 529/070-01-2013
 Designer: **HART FREELAND ROBERTS**
- 19) **Ellington Agricultural Center**
 (Metrology Lab)
 Total Project Budget: \$4,980,000
 SBC Project No. 100/000-01-2013
 Designer: **CENTRIC ARCHITECTURE**

Other Business

Bob Oglesby thanked the Subcommittee stating that it had been a pleasure to serve as State Architect for the past 2-1/2 years. Secretary Hargett, speaking on behalf of the Subcommittee, thanked Mr. Oglesby for doing such an exemplary job and congratulated him on his new appointment as Commissioner of the Department of General Services.

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There being no further business, the meeting adjourned at 10:52 a.m.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action: Approval of disposal in fee with waiver of advertisement and one appraisal

Description: Monroe County – 13.50+/-acres – on U.S. Highway 11/Lee Highway, Sweetwater, TN – Trans. No. 13-07-012 (Baugh)

Purpose: Disposal in fee of property.

Original Cost to State: Swap for equal value property - \$196,245.00

Date of Original Conveyance: December 17, 2012

Grantor Unto State: Rogers Group, Inc.

Estimated Sale Price: Fair Market Value

Comment: The property is expected to be sold to a municipality. If an agreement cannot be reached with a municipality, the property would be publicly advertised for sale.

Minutes: 08/19/2013 ESC Approved disposal in fee with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift, with waiver of advertisement and appraisals

Description: Rutherford County – 0.24+/-acres – 2403-2405 Middle Tennessee Blvd., Murfreesboro, TN – Trans No. 13-07-002 (Maholland)

Purpose: Acquisition in fee to acquire gifted property. This property is in the Middle Tennessee State University's **2008 Master Plan**.

Estimated Sale Price: Gift

Source of Funding: Plant (Non-auxiliary) (REM Fees) (A)

Owner(s): Middle Tennessee State University Foundation (MTSUF)

Comment: Date of last transfer: May 8, 2012
Purchase Price: \$40,000
Property Assessor's Value: \$27,800
Improvements Square Footage: 1,800

There is a 1,800 sq. ft. structure on the property that will be demolished. The property will be used for entry signage, crosswalks and seat walls as well as provide aesthetics and continuity with the contiguous properties. No third party costs are anticipated on this transaction.

Minutes: 08/19/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift, with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action:	Approval of disposal by easement with waiver of advertisement and appraisals
Description:	Davidson County – 0.049+/-acres – 5248 Hickory Hollow Pkwy, Antioch, TN – Trans. No. (13-07-007) Maholland
Purpose:	Disposal by easement to Nashville Metropolitan for installation of a main water and fire line connection to Nashville State Community College (NSCC) southwest campus.
Estimated Sale Price:	Mutual Benefit
Source of Funding:	Plant (Non-Auxiliary) (A)
Grantee:	Nashville Metropolitan
Comment:	Currently NSCC is connected with the mall for water services but it would be more advantageous to have their own connection to water services. Metro will be responsible for the maintenance, upgrade and repair of the line.
Minutes:	08/19/2013 ESC Approved disposal by easement with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Rutherford County - 0.33+/-acres – 2302 Louise Street, Murfreesboro, TN – Trans. No. 13-07-010 (Maholland)

Purpose: Acquisition in fee to acquire property and improvements consisting of a 1,336 sq. ft. house. This property is in Middle Tennessee State University's 2008 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Plant (Auxiliary-Rental) (A)

Owner(s): Harriet Osborne

Comment: Date of last transfer: June 25, 1992
Purchase Price: \$42,000
Property Assessor's Value: \$97,700
Improvements Square Footage: 1,336

The property will be rental property until needed for future campus expansion.

Minutes: 08/19/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATION

Land Transaction

Requested Action: Approval of disposal in fee with waiver of advertisement and one appraisal

Description: Sullivan County – 0.164+/-acres – 1700 Fort Henry Dr., Kingsport, TN – Trans. No. 13-07-011 (M. Berry)

Purpose: Disposal in fee. The property has been determined to be surplus to the department's needs. The requestor is the adjoining landowner and the intent is to assemble property.

Grantor Unto State: Kingsport Improvements Co.

Estimated Sale Price: Fair Market Value

Grantee: Eric N. Kennedy

Owner(s): State of Tennessee

Minutes: 08/19/2013 ESC Approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval of a revision in source(s) of funding

Description: Sullivan County – 3.5+/-acres – 253 Austin Springs Rd, Piney Flats, TN – Trans. No. 13-02-011 (Jackson)

Purpose: Acquisition in fee to purchase property (land only)

Estimated Sale Price: Fair Market Value

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$253,000.00	\$(253,000.00)	\$ 0	03/04	CurrFunds-CapImprov	(R)
	0	253,000.00	253,000.00	13/14	CurrFunds-CapImprov	(A)
Original Project Budget:	\$253,000.00					
Change in Funding:		\$ 0				
Revised Project Budget:			\$253,000.00			

Owner(s): Wade and Donna Hughes

Date of last property transfer: January 24, 2011
 Purchase Price: \$360,000
 Property Assessor's Value: \$538,800
 Improvements Square Footage: N/A

Comment: This action changes the residual funding for the FY 13/14 line-item appropriated funding.

Previous Action: 03/25/2013 Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

Minutes: 08/19/2013 ESC Approved a revision in source of funding.

DEPARTMENT OF GENERAL SERVICESLand Transaction

Requested Action: Approval of disposal in fee by sealed bid/public auction pursuant to court order

Description: Knox County - Knoxville, TN
1608 Lombard Place
2700 Martin Luther King Avenue

Purpose: Disposal in fee to sell two (2) tracts of land subject to forfeiture. Properties will be sold pursuant to TCA 39-11-713.

Owner: State of Tennessee

Previous Owner(s): Willie Thomas, alias
Naheda Ayesh & Aya Ayesh

Comment: Forfeited properties were conveyed to the State. Pursuant to a court order, local district attorney will sell properties subject to TCA 39-11-713.

Minutes: 08/19/2013 ESC Approved disposal in fee by sealed bid/public auction pursuant to court order.

DEPARTMENT OF REVENUELease Agreement

Requested Action: Approval of a lease

Location: Harris County – 8203 Willow Place Drive, South, Houston Texas – Trans. No. 13-05-920 (Lotspiech)

Purpose: Office space

Term: January 1, 2014 thru December 31, 2023 (10 yrs)

Proposed Amount: 2,545 rentable square feet
Annual Contract Rent Incl. Utilities
& Janitorial Services: \$39,981.95 @ \$15.71 / sf
Annual effective total cost: \$39,981.95 @ \$15.71 / sf

Current Amount: 2,545 rentable square feet
Annual Contract Rent Incl. Utilities
& Janitorial Services: \$39,981.95 @ \$15.71 / sf
Annual effective total cost: \$39,981.95 @ \$15.71 / sf

Type: New lease – advertised – One proposal received from current lessor.

Source of Funding: 100% State (A)

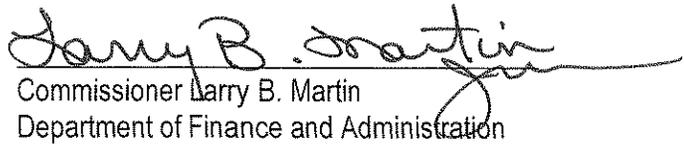
Lessor: Invest, LP, Current lessor

FRF Rate: \$18.00/sq. ft. (for reference)

Comment: The proposed lease contains 180 days cancellation provision after the 5th year. Utilities & janitorial services are included in monthly rent. Any tenant alterations are included at no additional cost.

Minutes: 08/19/2013 ESC Approved the lease.

Approved:


Commissioner Larry B. Martin
Department of Finance and Administration