

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
December 19, 2016

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee with the following members and Departments present. Secretary Hargett called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

Tre Hargett, Secretary of State
David Lillard, State Treasurer
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

Larry Martin, Commissioner, Department of Finance and Administration

ORGANIZATION

- University of Tennessee
- Department of General Services
- State Building Commission

PRESENTER

Robbi Stivers
John Hull
Peter Heimbach

CONSENT AGENDA

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

- A. Agency: University of Tennessee – Knox County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- B. Agency: University of Tennessee – Knox County
Transaction: Acquisition – ROW (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- C. Agency: Tennessee Board of Regents – Warren County
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement and one appraisal

- D. Agency: Department of Mental Health & Substance Abuse Services – Knox County
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement and appraisals

- E. Agency: Tennessee Wildlife Resources Agency – Fayette County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- F. Agency: Tennessee Wildlife Resources Agency – DeKalb County
Transaction: Acquisition – Fee
Provision(s): Waiver of advertisement and one appraisal

- G. Agency: Department of General Services – Madison County
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement and appraisals

UNIVERSITY OF TENNESSEE

Disposal – Lease (Land)

- Requested Action:** Approval to issue a Request For Proposal for disposal by lease
- Transaction Description:** Transaction No. 16-10-017
- **Location:** University of Tennessee
Shelby County – 6.7 +/- acres - 19 parcels on 0 Jefferson Avenue, 0 Court Avenue, 951 Court Avenue, 740 Court Avenue, 22 N Orleans, 706 Madison Avenue, 714 Madison Avenue and 0 Madison Avenue, Memphis, TN
 - **Term:** Thirty (30) years with two (2) 15-year extension options
 - **Area:** NA
- Comment:** The University of Tennessee on behalf of its' Health Science Center, proposes to lease up to 6.7 +/- acres for the development of multi-family residential housing. The housing may serve students, faculty, and staff who desire to live near the campus. The housing will be open to the general public also. The successful proposer will be responsible for the design, financing, construction, and operation of the housing units. The University has the right to approve the design.
- Minutes:** 12/19/2016 Robbi Stivers presented the transaction. Comptroller Wilson stated this request was for the issuance of the Request for Proposal. The Comptroller asked whether the award would be returned for approval and whether the Commission would have the ability at that time to evaluate the benefits to the State proposed in the lease recommended for approval by UT. Robbi replied "yes". Subcommittee approved issuing a Request for Proposal for disposal by lease.

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision project budget, funding and source(s) of funding

Project Title: Mechanical & Electrical Upgrade

Project Description: Replacement and upgrade of mechanical, electrical and security systems and related renovations at the State Capitol to provide environmental control and address code compliance. Complete renovation of Cordell Hull Building including demolition of Central Services and construction of additions, a new parking garage, and improve access to the Capitol. Buss duct repair in Cordell Hull.

SBC Number: 529/005-01-2005

Total Project Budget: \$149,030,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 2,700,000.00	\$ 0.00	\$ 2,700,000.00		FRF OperFunds (A)
	11,500,000.00	0.00	11,500,000.00	2010	FRF GO Bonds-CapImprov (A)
	1,075,600.00	0.00	1,075,600.00	2001	FRF GO Bonds-/Energy (R)
	30,775,170.98	0.00	30,775,170.98		FRF Reserves (R)
	4,100,000.00	0.00	4,100,000.00	13/14	FRF CurrFundsCapMaint (A)
	6,400,000.00	0.00	6,400,000.00	13/14	FRF CurrFundsCapImprov (A/R)
	40,030,000.00	0.00	40,030,000.00	15/16	FRF CurrFunds CapMaint (A)
	20,070,000.00	0.00	20,070,000.00	15/16	FRF CurrFunds CapMaint (A/R)
	7,700,000.00	0.00	7,700,000.00	13/14	FRF CurrFunds CapImprov (A)
	<u>12,949,229.02</u>	<u>11,730,000.00</u>	<u>24,679,229.02</u>		Legislative Reserves (R)
Original Project Funding:	\$137,300,000.00				
Change in Funding:		11,730,000.00			
Revised Project Funding:			\$149,030,000.00		

Comment: Funding is being requested to complete the transition of the space adjacent to Cordell Hull that was previously in use by the Central Services building to provide parking.

Previous Action:

06/09/2005	SBC	Approved preplanning;
07/14/2005	SBC	Designer selection recorded (Centric Architecture)
07/12/2007	SBC	Revise scope and planning funds
12/17/2007	ESC	Discussed implementation of plan
05/08/2008	SBC	Revise planning funds; proceed w/Phase 1
06/12/2008	SBC	Revise scope to include Senate Chambers
06/26/2008	ESC	Approved proceeding w/Senate Chambers
12/22/2008	ESC	Revised Planning/Phase 1 cost
07/09/2009	SBC	Revised & fully plan Phase 2, approved commissioning
10/19/2009	ESC	Approved issuing RFP for CMGC
12/10/2009	SBC	Discussion
12/21/2009	ESC	Status report and presentation
02/11/2010	SBC	Discussion; referred to ESC with authority
02/22/2010	ESC	Discussion; suspended certain actions

05/24/2010	ESC	Status report discussion
06/10/2010	SBC	Approved CMGC
10/14/2010	SBC	Referred to ESC with authority
11/01/2010	ESC	Revised EPC; planning funds; proceed w/Phase 2
08/22/2011	ESC	Revised scope; discussion
09/08/2011	SBC	Referred to ESC with authority
09/19/2011	ESC	Revised scope to preplan security upgrade
11/10/2011	SBC	Approved proceeding w/exterior security upgrade
01/12/2012	SBC	Revised funding & scope
02/21/2012	ESC	Approved proceeding w/interior security upgrades
04/12/2012	SBC	Reported sole source procurement
06/14/2012	SBC	Revised scope & funding
05/09/2013	SBC	Referred to ESC with authority
05/20/2013	ESC	Approved preplan Phase 4 & utilizing CMGC
06/13/2013	SBC	Referred to ESC with authority
06/24/2013	ESC	Revised scope/funding; approved GMP Phase 3
07/11/2013	SBC	Revised funding
08/08/2013	SBC	Report additional services
06/12/2014	SBC	Report Designer Additional Services to SBC
05/13/2015	SBC	Revised scope/funding; referred future actions to ESC
07/20/2015	ESC	Approved full funding and award to Skanska as CM/GC
06/09/2016	ESC	Approved a revision in scope & funding

Minutes: 12/19/2016 John Hull presented the transaction. Subcommittee approved a revision in project budget, funding and source of funding.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on November 21, 2016.

SPA Policy & Procedures

- 1) Peter Heimbach introduced the item and deferred to John Hull. John Hull stated that there are additional comments and revisions to the following policies for STREAM and he requested that they be deferred until January to which the members concurred.
- Leasing – Form of Request for Proposals
 - Leasing – Communications and Negotiation Policy

Designer Selections

- 1) 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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| <p>1) University of Tennessee Chattanooga
(Fletcher Hall Classroom Upgrade)
Total Project Budget: \$1,700,000
SBC Project No. 540/005-06-2016
Designer: TWH ARCHITECTS INC</p> | <p>4) East Tennessee State University
(Nell Dossett Parking Lot Expansion)
Total Project Budget: \$550,000
SBC Project No. 166/005-06-2016
Designer: SHAW & SHANKS ARCHITECTS</p> |
| <p>2) University of Tennessee Chattanooga
(Campus Branding)
Total Project Budget: \$205,000
SBC Project No. 540/005-09-2016
Designer: COGENT STUDIO LLC</p> | <p>5) University of Memphis
(Student Housing Roof and Brick Repair)
Total Project Budget: \$2,000,000
SBC Project No. 166/007-09-2016
Designer: FLEMING ASSOCIATES ARCHITECTS</p> |
| <p>3) University of Tennessee Knoxville
(Library Renovations)
Total Project Budget: \$1,050,000
SBC Project No. 540/009-09-2016
Designer: SPARKMAN & ASSOCIATES ARCH</p> | <p>6) Walter State Community College
(Sevier County Campus Addition)
Total Project Budget: \$12,500,000
SBC Project No. 166/023-02-2016
Designer: BARBER MCMURRY ARCHITECTS</p> |
| | <p>7) East Tennessee State Veterans Cemetery
(John Sevier Cemetery Expansion)
Total Project Budget: \$2,882,425
SBC Project No. 682/002-01-2016
Designer: LITTLEJOHN ENGINEERING ASSOC</p> |

Other Business

There being no further business, the meeting adjourned at 11:05 a.m.

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UNIVERSITY OF TENNESSEEAcquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 16-10-006

- **Location:** University of Tennessee - Knoxville
Knox County – 8.4 +/- acres – 2501 Ailor Avenue, Knoxville, TN
- **Owner(s):** Knox Ag., Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant (Non-Auxiliary)(A)

Comment: This property is in the UT Knoxville 2016 Master Plan. This property is near UTK's Support Serves Complex and is an ideal location for non-academic functions that can be moved off campus. In the near term, the University plans to use the property for parking and outdoor storage.

Date of Last Transfer:	04/21/1999
Purchase Price:	\$1,000,000
Property Assessor's Value:	\$596,100
Square Footage Improvements:	NA

Minutes: 12/12/2016 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEE

Acquisition – ROW (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 16-11-008

- Location: University of Tennessee - Knoxville
Knox County – 0.2 +/- acres – Lake Avenue and Terrace Avenue
- Owner(s): City of Knoxville
- Estimated Purchase Price: Fair Market Value
- Source of Funding: Plant (Auxiliary)(A)

Comment: The proposed partial right-of-way acquisition is necessary for the construction of a new parking garage. The right-of-way is in the University of Tennessee Knoxville 2016 Master Plan.

Minutes: 12/12/2016 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Gift)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 16-12-001

- **Location:** Motlow State Community College
Warren County – 4.35+/-acres – Vo Tech Drive, McMinnville, TN
- **Owner(s):** Warren County
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant Funds (Non-Auxiliary) (REM Fees) (A)

Comment: This donation will provide for a collaborative effort between local government, local industries, and higher education to enhance the knowledge and skill sets for the future workforce by providing an Advanced Robotics Training Center. This property is a Drive to 55 capacity fund initiative and is in MSCC's 2012 Master Plan update.

Date of Last Transfer: February 9, 2005
Purchase Price: \$10.00
Property Assessor's Value: \$0.00
Square Footage Improvements: N/A

Minutes: 12/12/2016 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and one appraisal.

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES

Disposal – Fee

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

Transaction Description: Transaction No. 16-11-005-DM

- **Location:** Knox County - .70+/-acres – 6020 Lyons View Pike, Knoxville, TN
- **Estimated Sale Price:** Gift
- **Grantee:** City of Knoxville

Comment: The property is surplus to the agency’s need. The Department of Mental Health and Substance Abuse has ceased using the Greenbriar Cottage, and consistent with the intentions of the Master Plan wishes to convey that property to the City subject to an appropriate reversion clause. The State will retain the utility and access easements necessary or desirable for the State’s use of the Willow Cottage.

The Tennessee Historical Commission has determined that this *disposal* will not adversely affect this State-owned resource of 50 + years, and no further action is necessary.

Date of Last Transfer: April 1, 1874
 Previous Owner: N/A
 Original Cost to State: \$0.00 (1.7 acres)
 Square Footage Improvements: 6,100

Minutes: 12/12/2016 Approved disposal in fee with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 16-11-006-DM
 • **Location:** Fayette County – 198+/-acres – Johnson Dr., Somerville, TN
 • **Owner(s):** Sadira Farms
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** 16/17 Wetlands Acquisition Fund (A)

Comment: Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

The property is contiguous to the Wolf River Wildlife Management Area and will protect and preserve wetlands and watershed functions. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: October 28, 2008
 Purchase Price: \$0.00
 Property Assessor's Value: \$239,000
 Square Footage Improvements: None

Minutes: 12/12/2016 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee

Requested Action:	Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal
Transaction Description:	Transaction No. 16-09-006-DM
• Location:	DeKalb County – 47+/- acres – Pea Ridge Rd., Smithville, TN
• Owner(s):	Troy C. Varney
• Estimated Purchase Price:	Fair Market Value
• Source of Funding:	Wildlife Restoration Fund (F) Tennessee Parks and Greenways Foundation (O)
Comment:	The property is contiguous to Pea Ridge Wildlife Management Area and will provide additional access. No additional management costs are anticipated with this acquisition. The federal funding used in this purchase requires a 25% match that is being provided by Tennessee Parks and Greenways Foundation. Date of Last Transfer: April 13, 2015 Purchase Price: Quit Claim Property Assessor's Value: \$118,900 Square Footage Improvements: None
Minutes:	12/12/2016 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Fee (Gift)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals

Transaction Description: Transaction No. 16-08-023
Location: Madison County – 9.75+/-acres – Smith Lane, Jackson, TN
Owner(s): City of Jackson
Estimated Purchase Price: Gift
Source of Funding: 16/17 TBI Operating Funds (REM fees) (A)

Comment: The property will be used to build a new TBI Tennessee Regional Consolidated Facility as approved by the State Building Commission on August 11, 2016 (500/004-01-2016).

Date of Last Transfer: October 24, 2000
Purchase Price: \$100,000
Property Assessor's Value: \$29,600 (10.5 acres)
Square Footage Improvements: None

Minutes: 12/12/2016 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.

Approved:



Tre Hargett
Secretary, State Building Commission Executive Subcommittee
Secretary of State