

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
January 25, 2016

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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. Commissioner Martin called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

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

ORGANIZATION

- Department of Transportation
- Department of General Services
- State Building Commission

PRESENTER

Deputy Commissioner Paul Degges  
Deputy Commissioner John Hull  
State Architect 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 – Shelby County**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- B. Agency: **Tennessee Board of Regents – Washington County**  
Transaction: Acquisition – Fee (Gift)  
Provision(s): Waiver of advertisement and one appraisal
  
- C. Agency: **Tennessee Board of Regents – Shelby County**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- D. Agency: **Tennessee Board of Regents – Hamilton County**  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of advertisement and appraisals
  
- E. Agency: **Tennessee Wildlife Resources Agency – Robertson County**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- F. Agency: **Tennessee Wildlife Resources Agency – Obion County**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- G. Agency: **Department of Environment & Conservation – Putnam County**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal

DEPARTMENT OF TRANSPORTATION

**Region 2, Chattanooga, Hamilton County, Tennessee**

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

**Project Title:** Region 2 Headquarters Complex

**Project Description:** Develop the new Region 2 Headquarters Complex on Enterprise S. Blvd to add numerous structures.

**SBC Number:** 242/010-02-2013

**Total Project Budget:** \$39,440,316.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$16,230,000.00	\$ 0.00	\$16,230,000.00	Various	TDOT Residual Plant Construction Funds	(R)
	400,000.00	0.00	400,000.00	01/02	TDOT Plant Constr. Funds	(A)
	350,000.00	0.00	350,000.00	02/03	TDOT Plant Constr. Funds	(A)
	950,000.00	0.00	950,000.00	03/04	TDOT Plant Constr. Funds	(A)
	270,000.00	1,420,000.00	1,690,000.00	04/05	TDOT Plant Constr. Funds	(A)
	1,300,000.00	1,360,000.00	2,660,000.00	06/07	TDOT Plant Constr. Funds	(A)
	1,500,000.00	1,200,000.00	2,700,000.00	07/08	TDOT Plant Constr. Funds	(A)
	0.00	1,750,000.00	1,750,000.00	12/13	TDOT Plant Constr. Funds	(A)
	0.00	1,710,316.00	1,710,316.00	13/14	TDOT Plant Constr. Funds	(A)
	6,000,000.00	0.00	6,000,000.00	2012	TDOT Bond Authorization	(A)
	5,000,000.00	0.00	5,000,000.00	2013	TDOT Bond Authorization	(A)
<b>Original Project Budget:</b>	<b>\$32,000,000.00</b>					
<b>Change in Funding:</b>		<b>\$7,440,316.00</b>				
<b>Revised Project Budget:</b>			<b>\$39,440,316.00</b>			

**Comment:** Three bids were received on December 17, 2015. An increase in funding is needed to award a contract to DBS Corporation for the base bid and alternate two and three. There will be no additional designer fees.

**Previous Action:**

09/12/2013	SBC	Referred to ESC with authority to act
09/23/2013	ESC	Approved project
10/21/2013	ESC	Selected designer (Allen & Hoshall/Kline Swinney)
08/21/2014	SBC	Approved the Early Design Phase as presented
01/14/2016	SBC	Referred to ESC w/authority to act

**Minutes:** 01/25/2016 ESC Deputy Commissioner Paul Degges stated that when the project was planned the bid climate was better and, if they were to rebid the project, the prices were more likely to go up. The additional funding is from TDOT's plant construction funds. Secretary Hargett asked about the balance of the plant construction funds. Commissioner Degges responded that it was \$37 million for capital projects in the account for facilities in all 95 counties and added that they can't take highway funds and move them to capital projects. He said when the economy was bad, it was not a good perception to build new offices buildings. Since then, they have been trying to pull these funds back in rather than keeping them unutilized. A motion was made to approve the request, which was seconded and passed, with Secretary Hargett voting "no".

DEPARTMENT OF GENERAL SERVICES

Statewide

**Requested Action:** Approval to award a contract to the best evaluated proposers for Value Added Resellers

**Project Title:** VAR Contracts

**Project Description:** VAR contracts to be assigned to related capital and maintenance projects. Scope of related projects will include installation of LED lighting; LED and HVAC control interface and metering with wireless control platform.

**SBC Number:** 529/000-06-2015

**Comment:** Two proposals were received on January 6, 2016. The Notice of Intent to award was sent on January 14, 2016 naming the best evaluated proposer for each Grand Division. The protest period will expire on January 22, 2016.

**Previous Action:** 11/12/2015 SBC Approved project & scope and issuing RFP for VARs  
01/14/2016 SBC Referred to ESC with authority to act

**Minutes:** 01/25/2016 ESC Deputy Commissioner John Hull stated that there had been a lack of competition during the procurement process and requested that the item be pulled so that they can go through the process again. Comptroller Wilson said he thought that was a wise decision. The item was pulled as requested.

DEPARTMENT OF GENERAL SERVICES

**Disposal – Lease (Land)**

**Requested Action:** Approval of a disposal by lease with waiver of advertisement and appraisals

**Transaction Description:** Transaction No. 15-05-906

- **Proposed Lease**

- **Location:** Davidson County – 1280 & 1282 Foster Avenue, Nashville, TN
- **Tenant:** 4:13 Strong
- **Term:** 2 years
- **Area / Costs:** 6 units @ \$4,650 per month

**Comment:** 4:13 Strong is the current tenant and a nonprofit organization that houses and trains non-violent young men. They or their predecessor, Y-Build, have been in occupancy at Tennessee Preparatory School (TPS) since 2009 under various agreements.

The organization would like to lease two additional units, called the Menzler Quads, at TPS. In addition to base rent, the organization will perform \$38,000 of work on the two additional units prior to occupancy. The organization provides 50 hours per month of work on the property.

Date of Last Transfer: July 15, 1921  
Purchase Price: \$0.00  
Square Footage Improvements: 7,600

**Minutes:** 01/25/2016 At the request of Deputy Commissioner John Hull, the item was deferred.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on December 21, 2015.

### 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"><li>1) <b>East Tennessee State University</b><br/>(D.P. Culp Addition &amp; Renovations)<br/>Total Project Budget: \$39,840,000<br/>SBC Project No. 166/005-01-2014<br/>Designer: <b>BEESON LUSK &amp; STREET</b></li><li>2) <b>Tennessee Technological University</b><br/>(Laboratory Science Bldg and Infrastructure)<br/>Total Project Budget: \$81,750,000<br/>SBC Project No. 166/011-11-2013<br/>Designer: <b>UPLAND DESIGN GROUP</b></li><li>3) <b>University of Tennessee Knoxville</b><br/>(Boathouse Improvements)<br/>Total Project Budget: \$3,000,000<br/>SBC Project No. 540/009-09-2015<br/>Designer: <b>LINDSAY &amp; MAPLES</b></li><li>4) <b>J.R. Fleming Training Facility</b><br/>(ADA Upgrades)<br/>Total Project Budget: \$550,000<br/>SBC Project No. 402/002-01-2015<br/>Designer: <b>DKRS ARCHITECTS/ENGINEERS</b></li></ol> | <ol style="list-style-type: none"><li>5) <b>R.S. Gass Laboratory</b><br/>(Laboratory Renovations)<br/>Total Project Budget: \$4,268,000<br/>SBC Project No. 406/003-01-2016<br/>Designer: <b>GOBBELL HAYS PARTNERS</b></li><li>6) <b>Department of Correction – Statewide</b><br/>(Replace Emergency Power Back-Up Systems)<br/>Total Project Budget: \$8,200,000<br/>SBC Project No. 140/001-03-2015<br/>Designer: <b>MICHAEL BRADY INC</b></li><li>7) <b>Bledsoe Correctional Facility</b><br/>(Wastewater Treatment Plant Expansion)<br/>Total Project Budget: \$3,500,000<br/>SBC Project No. 142/013-01-2013<br/>Designer: <b>CTI ENGINEERS</b></li><li>8) <b>Cockrill Bend – Davidson County</b><br/>(Cockrill Bend Development – Planning)<br/>Total Project Budget: \$850,000<br/>SBC Project No. 529/017-01-2016<br/>Designer: <b>KLINE SWINNEY ASSOCIATES</b></li></ol> |
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### Other Business

There being no other business, the meeting adjourned at 11:10 a.m.

UNIVERSITY OF TENNESSEEAcquisition – Fee (Purchase)

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

**Transaction Description:** Transaction No. 15-09-006

- **Location:** University of Tennessee Health Science Center (UTHSC)  
Shelby County – 0.43 acres – 1018 and 1022 Madison Avenue, Memphis, TN
- **Owner(s):** Canepari Lewis Partnership
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant (Auxiliary) (A)

**Comment:** This property is in UTHSC's 2015 Master Plan. The property was previously used as a daycare facility under the auspices of Methodist Hospital. UTHSC intends to use the facility for child care and other related programmatic purposes.

Date of Last Transfer: 11/14/2008  
 Purchase Price: \$300,000  
 Property Assessor's Value: \$285,300  
 Square Footage Improvements: 7,200+/-

**Minutes:** 01/25/2016 Approved obtaining title work, appraisal, survey, and environmental assessment, and to enter into an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

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 one appraisal

**Transaction Description:** Transaction No. 15-12-004 (VM)  

- **Location:** East Tennessee State University  
Washington County – 1.31+/- acres – Lot 2, University Square, Johnson City, TN
- **Owner(s):** East Tennessee State University Foundation
- **Source of Funds:** Plant Funds (REM Fees) (A)

**Comment:** This property is in the ETSU's 2014 Master Plan and will be used as part of the site for the ETSU Fine Arts Classroom Building. The State will not acquire the property until it is ready to commence construction of the Fine Arts Classroom Building. The property was conveyed to the Foundation by The Public Building Authority of the City of Johnson City (the "Authority"). If construction of the ETSU Fine Arts Building has not commenced prior to December 31, 2020, the Foundation must return the property to the Authority or pay the Authority \$500,000.

Date of Last Transfer: October 30, 2015  
Purchase Price: \$0.00  
Property Assessor's Value: \$500,000  
Square Footage Improvements: 0

**Minutes:** 01/25/2016 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and one appraisal.



TENNESSEE BOARD OF REGENTSAcquisition – 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. 15-12-009  
 ● **Location:** University of Memphis  
 Shelby County – 0.1950+/- acres – 3522 Midland, Memphis, TN  
 ● **Owner(s):** J & J (PSO)  
 ● **Estimated Purchase Price:** Fair Market Value  
 ● **Source of Funding:** Plant Funds (Non-Auxiliary) (A)

**Comment:** This property is one of the “102” University of Memphis properties that were approved in the July 2007 SBC Executive Subcommittee Master Plan.

Date of Last Transfer: July 16, 1986  
 Purchase Price: \$57,500  
 Property Assessor's Value: \$139,400  
 Square Footage Improvements: 1,312

**Minutes:** 01/25/2016 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 REGENTS

Disposal – Easement (Utility)

**Requested Action:** Approval of disposal by easement with waiver of advertisement and appraisals

**Transaction Description:** Transaction No. 16-01-001 (FB)  
• **Location:** Chattanooga State Community College  
Hamilton County – 20’ wide along Amnicola Highway, TN  
• **Estimated Sale Price:** Fair Market Value

**Comment:** Tennessee Valley Authority (TVA) is installing a 2½” PVC underground pressurized sewer line that will travel west along Amnicola Highway and terminate just beyond the West entrance to the ChSCC Campus. Easement will not adversely affect ChSCC’s property

Date of Last Transfer: September 22, 1967  
Original Cost to State: \$0

**Minutes:** 01/25/2016 Approved disposal by easement with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – 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. 15-12-008

- **Location:** Robertson County – 12.25+/-acres – Goodman Lane, Springfield, TN
- **Owner(s):** Baldry Topsy/Lynwood Williams
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 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 an inholding at Cedar Hill Swamp Wildlife Management Area. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	January 23, 1934
Purchase Price:	\$0.00
Property Assessor's Value:	\$43,300
Square Footage Improvements:	None

**Minutes:** 01/25/2016 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 AGENCY

**Acquisition – 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. 15-12-006  
 ● Location: Obion County – 9.49+/-acres – 605 Lakeview Dr. East, Union City, TN  
 ● Owner(s): Alma Geraldine Spicer  
 ● Estimated Purchase Price: Fair Market Value  
 ● Source of Funding: 15/16 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 an inholding at Reelfoot Lake Wildlife Management Area. The acquisition will preserve wetlands and other watershed functions. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: September 27, 2004  
 Purchase Price: \$0.00  
 Property Assessor's Value: \$504,700 (12.93 acres)  
 Square Footage Improvements: 5,302 (not part of acquisition)

**Minutes:** 01/25/2016 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 ENVIRONMENT AND CONSERVATIONAcquisition – 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. 15-12-010

- **Location:** Burgess Falls State Park  
Putnam County – 75.0+/-acres - 8487 Burgess Falls Rd., Baxter, TN
- **Owner(s):** Hugh Lee Sliger
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 State Lands Acquisition Fund (A)

**Comment:** Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The property is contiguous to Burgess Falls State Park. The purchase of this property will protect viewshed and prevent future development. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	July 15, 1988
Purchase Price:	\$0.00
Property Assessor's Value:	\$240,500
Square Footage Improvements:	1,647

**Minutes:** 01/25/2016 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.

Approved:



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