

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
October 21, 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 10:37 a.m. and stated that the first order of business was to elect Subcommittee officers. Treasurer Lillard made a motion to elect Larry Martin as Chairman of the Executive Subcommittee and, further, to elect Tre Hargett as Secretary of both the Executive Subcommittee and the State Building Commission. The motion was seconded and passed without objection. Chairman Martin then requested action on the following matters as presented by Interim State Architect Alan Robertson.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

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

OTHERS PRESENT

Alan Robertson, Interim 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
Courtney Holliday, Treasurer's Office
Bruce Davis, Legislative Budget Office
Genie Whitesell, Attorney General's Office
Janie Porter, Attorney General's Office
Robbi Stivers, University of Tennessee
Dick Tracy, Tennessee Board of Regents
Ted Hayden, Office of the State Architect
John Carr, Dept of Finance and Administration
Jason Hartman, Dept of Finance and Administration
Debbie Payne, Department of Intellectual &
Developmental Disabilities
Cara Kumari, Department of Intellectual &
Developmental Disabilities
David Benton, Dept of Environment and
Conservation
Trey Wheeler, TWH Architects
JJ Perdue, Dept of Environment and Conservation

Beth Hargis, HFR Design
Jim Gilliam, HFR Design
Marcos Makohon, Department of General Services
Crystal Collins, THEC
Steven Gentile, THEC
Susan Moss, Department of Intellectual &
Developmental Disabilities
Mark Cherpack, Dept of Finance and Administration
Ralph Brown, Military Department
Russell Marty, Governor's Office
Chuck Welch, Michael Brady Inc.
Diane Uhler, Tennessee Board of Regents
Denise Miller, Department of General Services
Roger Jackson, TN Wildlife Resources Agency
Jim Holt, Shelby County Health Department
Ashley Cates, AIA Tennessee
Kent Brummett, Dept of Intellectual & Developmental
Disabilities
Lance Iverson, Dept of Intellectual & Developmental
Disabilities
Kim Adkins, The Capitol Strategy Group

CONSENT AGENDA

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

- A. Agency: Tennessee Board of Regents – Shelby County
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

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

- C. Agency: Department of Military – Washington County
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

- D. Agency: Department of Intellectual and Developmental Disabilities – Shelby County
Transaction: Disposal in fee
Provision: One appraisal

- E. Agency: Department of Intellectual and Developmental Disabilities – Shelby County
Transaction: Disposal in fee
Provision: One appraisal

- F. Agency: Tennessee Wildlife Resources Agency – Maury County
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

- G. Agency: Tennessee Wildlife Resources Agency – Cocke County
Transaction: Disposal in fee
Provision: Waiver of advertisement and one appraisal

- H. Agency: Tennessee Wildlife Resources Agency – Hardin County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- I. Agency: Tennessee Wildlife Resources Agency – Weakley County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- J. Agency: Department of Environment and Conservation – Union County
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

- K. Agency: Department of Environment and Conservation – Grundy County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- L. Agency: Department of Transportation – Shelby County
Transaction: Disposal in fee
Provision: Waiver of advertisement and one appraisal
- M. Agency: Department of Transportation – Knox County
Transaction: Disposal in fee
Provision: Waiver of advertisement and one appraisal
- N. Agency: Department of Transportation – Rutherford County
Transaction: Disposal in fee
Provision: Waiver of advertisement and one appraisal
- O. Agency: Department of Transportation – Knox County
Transaction: Disposal in fee
Provision: Waiver of advertisement and one appraisal
- P. Agency: Department of Transportation – Hamilton County
Transaction: Disposal in fee
Provision: Waiver of advertisement and one appraisal
- Q. Agency: Department of General Services – Knox County
Transaction: Disposal in fee

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Science Facilities Improvements

Project Description: Improve Science Facilities by constructing a new building and improving the overall Science Program currently housed in Davis Hall and Wisner-Patton, and developing the necessary infrastructure to support the project in addition to the extension of G-line to support campus infrastructure.

SBC Number: 166/009-09-2006

Total Project Budget: \$146,590,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 2,000,000.00	\$ 0.00	\$ 2,000,000.00	06/07	CurrFunds-CapImprov	(A)
	13,000,000.00	0.00	13,000,000.00	2006	GO Bonds-CapImprov	(A)
	1,820,000.00	0.00	1,820,000.00	07/08	CurrFunds-CapImprov	(A)
	38,700,000.00	0.00	38,700,000.00	12/13	CurrFunds-CapImprov	(A)
	69,200,000.00	0.00	69,200,000.00	2012	GO Bonds-CapImprov	(A)
	7,500,000.00	0.00	7,500,000.00		Plant (Non Auxiliary)	(A)
	8,120,000.00	(3,212,593.00)	4,907,407.00		Student Fees	(A)
	6,250,000.00	(5,187,407.00)	1,062,593.00		Gifts	(O)
	0.00	8,400,000.00	8,400,000.00		TSSBA (gifts/student fees)	(O)

Original Project Budget: \$146,590,000.00

Change in Funding: \$0.00

Revised Project Budget: \$146,590,000.00

Comment: Funding adjustments are necessary until additional gifts and student fees are collected.

Previous Action:

06/08/2006	SBC	Approved planning and issuance of RFP for CM/GC
07/20/2006	ESC	Selected designer (JV: Thomas Miller /Hastings Architecture)
12/14/2006	SBC	Revised project cost and selected CM/GC (Turner Universal)
07/12/2007	SBC	Revised project cost, issued RFP for BV1, & approved EDP
11/19/2007	ESC	Approved demolitions
12/13/2007	SBC	Revised project cost and approved EDP
10/10/2008	SBC	Revised project cost & funding
02/09/2012	SBC	Revised budget & funding
07/12/2012	SBC	Revised Total Project Budget; allocated funding for construction

Minutes: 10/21/2013 ESC Subcommittee approved the request to revise the source of funding with the understanding that, going forward, they did not want to see any University raising student fees in order to accomplish a match in funding.

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby, Tennessee

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

Project Title: Demolition – Building 27

Project Description: This project provides for the demolition of the building located at 4064 N. MSU B Street, Park Avenue Campus for the benefit of the UoM master plan.

SBC Number: 166/007-10-2013

Total Project Budget: \$15,000.00

Source of Funding: \$15,000.00 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: 10/21/2013 ESC Approved a project, budget, scope and source of funding

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 322 Home Avenue

Project Description: This project provides for the demolition of the building located at 322 Home Avenue for the benefit of the APSU master plan.

SBC Number: 166/003-07-2013

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 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: 10/21/2013 ESC Approved a project, budget, scope and source of funding

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Paris Landing State Park, Buchanan, Henry County, Tennessee

Requested Action: Approval of a utility grant and a revision in project scope

Project Title: Sewer System Upgrade

Project Description: Provide a sewer utility grant to Tennessee Waste Water Systems, Inc.

SBC Number: 126/075-01-2009

Total Project Budget: \$1,320,000.00

Source of Funding: \$1,320,000.00 09/10 CurrFunds-CapMaint (A)

Comment: This is a FY 09/10 project. After conducting a feasibility study at the request of TDEC, the Engineer of Record made a recommendation for a utility grant to Tennessee Wastewater Systems Inc. (TWSI) to construct an onsite collection system and force main to their local treatment plant. This grant for \$1.180M will provide funds that will be for construction purposes only. The grant term will be from December 1, 2013 to November 30, 2015.

Previous Action: 09/10/2009 SBC Approved project & designer (TLM Associates, Inc.)
10/10/2013 SBC Referred to Subcommittee, with authority to act.

Minutes: 10/21/2013 ESC Approved a utility grant and revision in project scope

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Booker T. Washington State Park, Chattanooga, Hamilton County, Tennessee

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

Project Title: Group Camp Renovation

Project Description: Replacement of 16 group camp cabins and construction of a new dining facility.

SBC Number: 126/010-01-2012

Total Project Budget: \$2,520,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,750,000.00	\$ 0	\$1,750,000.00	2011	GO Bonds-CapImprov	(A)
	210,000.00	0	210,000.00	11/12	CurrFunds-CapImprov	(A)
	0	560,000.00	560,000.00	03/04	CurrFunds-CapImprov	(R)
Original Project Budget:	\$1,960,000.00					
Change in Funding:		\$560,000.00				
Revised Project Budget:			\$2,520,000.00			

Comment: The project bid over target. Additional funding is needed to award the base bid only due to State Fire Marshall requirements to add a sprinkler system to the cabins.

Previous Action: 03/08/2012 SBC Approved project
 03/09/2012 ESC Selected designer (TWH Architects)
 10/10/2013 SBC Referred to ESC with authority to act

Minutes: 10/21/2013 ESC Approved a revision in project budget and source(s) of funding

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval of a Right of Entry

Description: Campbell County – 61.0+/-acres – Cove Lake State Park, Appalachian Hwy., LaFollette, TN – Trans. No. 13-06-012 (Miller)

Purpose: The Right of Entry is to allow a special study to be done by Campbell County in association with TDEC for the potential establishment of a water park and restaurant to promote tourism and increase revenue to the County. Campbell County will provide the appraisal and survey as outlined by the State.

Minutes: 10/21/2013 ESC Subcommittee approved the Right of Entry as presented.

DEPARTMENT OF GENERAL SERVICES

Lease Amendment

Requested Action: Approval of a lease amendment

Location: Davidson County - 227 French Landing, Nashville, Tennessee – Trans. No. 04-07-904 (Lotspiech)

Purpose: Office Space

Original Term: June 1, 2006 – May 31, 2016

Amendment Term: December 1, 2013 – May 31, 2016

Proposed Amount: 50,393 rentable square feet (rsf)
Average Annual Contract Rent Inc.
Utilities & Janitorial Services \$800,408.82 @ \$15.88/rsf
Average Annual effective total cost \$800,408.82 **@ \$15.88 rsf

Current Amount: 45,734 rentable square feet
Average Annual Contract Rent Inc.
Utilities & Janitorial Services \$718,366.81 @ \$15.71/ rsf
Average Annual effective total cost: \$718,366.81 @ \$15.71/rsf

Type: Amendment #3

FRF Rate: \$18.00

Lessor: Heritage Place Partners, LLC

Comment: Bureau of TennCare (BOT) requested additional space to accommodate 256 new employees related to implementation of a new eligibility determination system and process for TennCare and CoverKids. During the 2012 budget process, TennCare received approval through the Appropriations Bill to proceed with in-sourcing this function.

The current facility was not adequate to meet their additional needs. To accommodate the needs of BOT, STREAM considered three (3) options: (i) pursue additional space in the premises in which BOT other operations were located; (ii) advertise for new leased space to meet the need; or (iii) determine if there was any other viable space in the State's portfolio that could satisfy the need.

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The first option, was rejected because, it was determined that the alterations required to make the current space adequate were cost prohibitive and could not be completed in time. The second option, was rejected because it was determined that there wasn't sufficient time to procure adequate space for the agency's December 1, 2013 program commencement date. Upon review, there was existing leased space that could be used to satisfy this need. With the consolidation of the Dept. of Health's programs the lease for this space was planned to be terminated. With the proximity of this location to the location of BOT existing facility and useable existing furniture, it was determined that this space would accommodate BOT immediate need. It is STREAM's intent to accommodate BOT space needs at 227 French Landing during the remaining term of the lease, through May 31, 2016 at which time the need will be advertised in accordance with TCA 12-2-114.

**The square footage rent escalation shown is per the terms and conditions of the existing lease, showing the average annual cost of the remaining term.

Minutes:

10/21/2013 ESC Commissioner Martin asked if the timing had been worked out with TennCare, and Peter Heimbach responded that it had. Subcommittee approved the lease amendment as presented.

DEPARTMENT OF GENERAL SERVICES

Lease Agreement

Requested Action: Approval of award and lease agreement

Location: Knox County – 520 W. Summit Hill Dr., Knoxville, TN – Trans. No 13-05-923

Purpose: To provide leased office space for 180 staff moving out of the Henley Street State Office Building, Lakeshore Mental Health Campus, and 1525 University Ave.

Term: 15 years – April 1, 2014 – March 31, 2029 (estimated pending build-out completion)

Proposed Amount: 52,805 Office Space Rentable SF (rsf) & 3,000 Storage Space (rsf)

First Year Rent:	\$528,050.00	@\$10.00/rsf
First Year Storage:	24,000.00	@\$ 8.00/rsf
First Year Parking: 138 parking spaces	<u>91,080.00</u>	<u>@\$55.00/each per mo</u>
Total First Year Cost (55,805 rsf):	643,130.00	@11.52/rsf

Average Annual Rent Cost includes:

Utilities & Janitorial Services		
Average Annual Rent Cost:	\$772,361.13	@\$14.63/rsf
Average Annual Storage:	27,150.00	@\$ 9.05/rsf
Average Annual Parking: 138 parking spaces	<u>91,080.00</u>	<u>@\$55.00/each per mo</u>
Total Average Annual Cost (55,805 rsf):	890,591.13	@\$15.96/rsf

Current Square Feet & Cost of Occupancy: 7,900 Rentable SF (Leased):
1525 University Avenue

Average Annual Rent Cost includes: Utilities & Janitorial Services

	\$119,685.00	@\$15.15/rsf
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19,318 Rentable SF (State Owned):
Henley St. State Office Bldg.

	* 200,907.00	@10.40/rsf
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28,000 Rentable SF (State Owned):
Lakeshore Mental Health Campus

	** 228,329.00	@8.15/rsf
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Total Average Annual Cost (55,218 rsf): **548,921.00** @ \$9.94/rsf

* Cost of State owned rentable sf is based on actual operating costs

** Cost of State owned rentable sf is based on existing interagency agreement between MH/SA & DIDD

Type: New lease – Qualifications based

FRF Rate: \$18.00 – Office Space
\$6.50 – Warehouse Space

Source of Funding: FRF Operating Funds

Lessor: FL Summit Hill, LLC

Department of General Services – continued:

Comment: The leased space is to accommodate agencies that will be displaced by the sale of Henley Street State Office Building, the conveyance of the Lakeshore Mental Health Campus to the City of Knoxville and the transfer of a lease premises at 1525 University Avenue to University of Tennessee for purchase. Affected agencies are as follows:

Agency

Department of Intellectual & Developmental Disabilities
Labor & Workforce Development
Department of Health Services
Department of Mental Health

The lease was procured using a qualification based RFP that takes into account both Qualitative and Cost factors. The Qualitative and Cost factors were weighted 40 percent and 60 percent respectively.

The State has the right to terminate the lease with payment of a termination fee for (i) convenience after the 10th lease year and at any time during the term (ii) for termination or consolidation of Tenant's operations or programs housed in the Leased Premises because of loss of funding (iii) lack of funding by the appropriate Legislative Body for obligations required of Tenant under this Lease (iv) the availability of space in Tenant owned property after one year

Holdover is at the then current rate. Lease shall automatically extend for successive periods of one (1) year each, with each party having the right to terminate with 90 days written notice.

Additional temporary parking for 60 spaces for 12 months will be secured by license agreement until completion of connecting parking garage, now under construction. Additional parking is available per lease totaling 138 spaces.

Jones Lang LaSalle commission amount is \$387,526.23 and the rebate to the State is \$40,628.93.

Previous Action: 04/22/2013 ESC Subcommittee deferred request to a special called meeting
04/25/2013 ESC Approved Department's lease RFP utilizing qualifications based selection for Memphis, Nashville, Chattanooga and Knoxville.
09/06/2013 ESC Approved leases for Memphis, Nashville and Chattanooga.

Minutes: 10/21/2013 ESC Approved lease agreement and award to FL Summit Hill, LLC

DEPARTMENT OF GENERAL SERVICES

War Memorial Building, Nashville, Davidson County, Tennessee

Requested Action: Approval to preplan a project, budget, scope, source(s) of funding and proceeding with process to select a designer and to utilize an alternative delivery method for Construction Manager/General Contractor

Project Title: Exterior Renovation

Project Description: Exterior renovation of WMB including window replacement, stone repair and cleaning, repointing of joints in stone veneer, restoration of exterior doors, terracotta and metal surfaces, replacement of clay tile, metal and membrane roofing systems and replacement of bronze railings throughout areaways.

SBC Number: 529/090-02-2013

Total Project Budget: \$8,100,000.00

Current Project Funding:
(if not fully funded) \$ 800,000.00

Source of Funding: \$ 800,000.00 13/14 FRF CurrFunds-CapMaint (A)

Comment: This is a FY 13/14 line-item in the capital budget. This building has tremendous historical and cultural significance. It was originally constructed in 1935 and is currently serving as general office space for the State Legislature. The project will address the potential for compromise of the integrity of the stone exterior.

The THC has requested to review design drawings to verify that the work is being done in accordance with the provisions of the Secretary of the Interior's Standards of Historic Properties. A CM/GC is being requested due to the work being on an historic property. Firms with experience renovating historic buildings will be sought.

Previous Action: 08/08/2013 SBC Referred to ESC with authority to act.

Minutes: 10/21/2013 ESC Approved preplanning a project, budget, scope, source(s) of funding and proceeding with process to select a designer and to utilize an alternative delivery method for Construction Manager/General Contractor.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a project, budget, scope, source(s) of funding and proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction

Project Title: Knoxville/Cookeville Roof Replacements

Project Description: Roof replacements at two locations: East Tennessee Regional Health Office in Knoxville replaces 13,140 sq. ft. on the main building and 1,680 sq. ft. at the annex. The Tennessee Highway Patrol, in Cookeville is replacing the existing roof and installation of new gutters and downspouts.

SBC Number: 529/000-13-2013

Total Project Budget: \$420,000.00

Source of Funding: \$260,000.00 13/14 FRF CurrFunds-CapMaint (A)
160,000.00 13/14 FRF CurrFunds-CapMaint (A)

Comment: This is a combination of two FY 13/14 line-items in the capital budget. The \$260K is for the East Tennessee Regional Health Office roof and the \$160K is for the Tennessee Highway Patrol, District 6 Headquarters roof. An alternative delivery is being requested due to the work being in multiple roof types in separate locations and also experience working on an occupied commercial building. Firms with experience managing a complex project will be sought. The age of the roofs and funding for roof replacements are for the following buildings:

<u>Facility</u>	<u>Cost</u>	<u>Original Installation</u>	<u>Warranty</u>
East TN Regional Health	\$260,000	1992	expired
TN Hwy Patrol/District #6	\$160,000	1999	expired

Previous Action: 10/10/2013 SBC Referred to the Subcommittee, with authority to act.

Minutes: 10/21/2013 ESC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a project, budget, scope, source(s) of funding and proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction

Project Title: Various Roof Replacements

Project Description: Roof replacements at five different locations: Citizen' Plaza and James K. Polk State Office Building, Jackson Supreme Court Building, Ellington Complex/Porter Lab, Ezell Pike Multipurpose Garage.

SBC Number: 529/000-14-2013

Total Project Budget: \$3,080,000.00

Source of Funding:	\$ 690,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	860,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	840,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	470,000.00	13/14	FRF CurrFunds-CapMaint	(A)
	220,000.00	13/14	FRF CurrFunds-CapMaint	(A)

Comment: This is a combination of five FY 13/14 line-items in the capital budget. The age of the roofs and funding for roof replacements are for the following buildings:

<u>Facility</u>	<u>Cost</u>	<u>Original Installation</u>	<u>Warranty</u>
James K. Polk	\$690K	1998, 2001,	expired
Ezell Pike Multipurpose Garage	860K	1999	expired
Citizens Plaza	840K	1992	expired
Jackson Supreme Court	470K	1975	expired
Ellington Complex/Porter Lab	220K	1995	expired

An alternative delivery is being requested due to the work being in multiple roof types in separate locations and also experience working on an occupied commercial building. Firms with experience managing a complex project will be sought.

Previous Action: 10/10/2013 SBC Referred to the Subcommittee, with authority to act.

Minutes: 10/21/2013 ESC Approved a project, budget, scope, source(s) of funding and proceeding with process to select a designer and to utilize Best Value alternative delivery method for construction.

DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval to use the previously selected designer as part of the Design-Build contract previously approved

Project Title: Renovation

Project Description: Update interior finishes, restrooms, elevator lobbies, systems update and other building requirements.

SBC Number: 529/079-04-2012 (T3 associated)

Total Project Budget: \$18,265,000.00

Source of Funding: \$10,650,000.00 12/13 CurrFunds-CapImprov (A)
7,615,000.00 2001 FRF Bonds/Energy (A/R)

Comment: The original project scope included work on the Tennessee Room that was not included in the design builder's GMP contract amount. There is currently \$1.5M of remaining funds in the project, and this portion is expected to cost \$1.3M. This portion of the project scope will be procured using standard design-bid-build rather than the previously approved design-build method.

The change to standard procurement requires a separate contract with the designer, Hastings Architecture Associates. This designer is part of the design-build team and is requested to be selected to provide continuity of knowledge and experience as well as familiarity with the project scope. **(This is a T3 Associated Project)**

Previous Action: 07/12/2012 SBC Approved project & issued RFP for D/B
07/12/2012 SBC Approved award to DF Chase
09/18/2012 SBC Approved award of GMP for Phase 2
12/13/2012 SBC Revised funding and GMP amount
10/10/2013 SBC Referred to the Subcommittee, with authority to act.

Minutes: 10/21/2013 ESC Approved using the previously selected designer, Hastings Architecture Associates, as part of the Design-Build contract previously approved.

DEPARTMENT OF GENERAL SERVICES

Lowell Thomas State Office Building, Jackson, Madison County, Tennessee

Requested Action: Approval to utilize a floor consultant for design

Project Title: Office Build-Out (T3)

Project Description: Build out of office space for Lowell Thomas State Office Building

SBC Number: 460/000-02-2012-08

Total Project Budget: \$79,140,000.00

Current Project Funding:
(if not fully funded) \$72,250,000.00

Source of Funding:	\$ 800,000.00	FRF Operating Funds	(A)
	950,000.00	FRF Residual Funds	(R)
	70,500,000.00	12/13 FRF CurrFunds CapImprov	(A)

Comment: Job Order Contract (JOC) priced this work above the \$500,000 limit so the project is planned to be bid instead. The consultant, Goodwyn Mills Cawood, produced the construction drawings intended for the JOC contract.

Previous Action:

02/09/2012	SBC	Approved preplanning & issuing RFP for ADM
07/12/2012	SBC	Approved add'l funding; revised TPB; RFP for D/B
02/14/2013	SBC	Approved using JOC on Sub 08
10/10/2013	SBC	Referred to the Subcommittee, with authority to act.

Minutes: 10/21/2013 ESC Approved using a floor consultant for design.

DEPARTMENT OF GENERAL SERVICES

Report Item:

Pursuant to State Building Commission Policy and Procedures, Item 8.01 (J) Report Item as approved on September 19, 2011.

For all acquisition and disposals of interest in real property, closed in the previous quarter, that have been previously approved by the Executive Subcommittee, the following information shall be reported back to the Executive Sub Committee by STREAM on a quarterly basis (July 1, 2013 – September 30, 2013)

1. Resulting appraisal value(s)
2. Final purchase or sales price
3. Amount(s) and source of funding used or received
4. 3rd Party Costs

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meetings held on September 6 and 23, 2013.

SBC By-Laws, Policy and Procedures

- 1) Approved the following revision to the *SBC By-laws, Policy and Procedures*:

13.01 METRO NASHVILLE DISTRICT ENERGY SYSTEM

The Commission, in accordance with the ~~Charter~~Metropolitan Government of Nashville and Davidson County requirements relating to of the Metro Nashville District Energy System, will appoint for a term of two years, by name and State title, an individual to serve as the Representative of the government of the State of Tennessee on one member to the Advisory Board for the Metro Nashville District Energy System, and the Representative shall report on the meetings of the Advisory Board to the Commission on a quarterly basis, or at any other such times the Commission requests.

Designer Selections

- 1) Report received of designer selection on the following project below the major maintenance threshold:
 - a) **Cordell Hull State Office Building**
(Building Evaluation)
Total Project Budget: \$100,000
SBC Project No. 529/011-01-2013
Designer: CENTRIC ARCHITECTURE
- 2) 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.
 - 1) **Austin Peay State University**
(Animal Science Center)
Total Project Budget: \$800,000
SBC Project No. 166/003-08-2013
Designer: LYLE COOK MARTIN ARCHITECTS
 - 2) **Middle Tennessee State University**
(Football Stadium Turf Replacement)
Total Project Budget: \$1,400,000
SBC Project No. 166/009-13-2013
Designer: HART FREELAND ROBERTS

- 3) **Statewide – TCAT Updates**
(West Architect)
Total Project Budget: \$650,000
SBC Project No. 166/000-01-2013
Designer: **VAUGHN ASSOCIATES ARCHITECTS**
- 4) **Statewide – TCAT Updates**
(West Engineer)
Total Project Budget: \$650,000
SBC Project No. 166/000-01-2013
Designer: **HNA ENGINEERING**
- 5) **University of Tennessee Knoxville**
(Campus Beautification Projects 2011/12)
Total Project Budget: \$4,500,000
SBC Project No. 540/009-04-2011
Designer: **BARGE WAGGONER SUMNER
CANNON**
- 6) **University of Tennessee Knoxville**
(Cumberland Ave Steam Line Replacement)
Total Project Budget: \$6,000,000
SBC Project No. 540/009-07-2013
Designer: **IC THOMASSON ASSOCIATES**
- 7) **University of Tennessee Knoxville**
(11th Street Pedestrian Bridge Repainting)
Total Project Budget: \$250,000
SBC Project No. 540/009-05-2013
Designer: **BARGE WAGGONER SUMNER
CANNON**
- 8) **University of Tennessee Martin**
(Building Envelope Upgrade)
Total Project Budget: \$2,350,000
SBC Project No. 540/011-03-2013
Designer: **A2H INC**
- 9) **University of Tennessee Health Science Center**
(General Education Bldg System Improvements)
Total Project Budget: \$5,000,000
SBC Project No. 540/013-03-2013
Designer: **PICKERING FIRM**
- 10) **University of Tennessee Health Science Center**
(Cancer Research Building -4th Fl Completion)
Total Project Budget: \$4,800,000
SBC Project No. 540/013-02-2013
Designer: **THE CRUMP FIRM**
- 11) **University of Tennessee Institute of Agriculture**
(WTREC/Milan – Roof & Mech System Maint)
Total Project Budget: \$3,100,000
SBC Project No. 540/001-03-2013
Designer: **TLM ASSOCIATES**
- 12) **War Memorial Building**
(Exterior Upgrades)
Total Project Budget: \$8,100,000
Current Project Funding: \$ 800,000
SBC Project No. 529/090-02-2013
Designer: **EOA ARCHITECTS**
- 13) **Department of General Services**
(Middle TN Roof Replacements)
Total Project Budget: \$3,080,000
SBC Project No. 529/000-14-2013
Designer: **HART FREELAND ROBERTS**
- 14) **Department of General Services**
(East TN Roof Replacements)
Total Project Budget: \$420,000
SBC Project No. 529/000-13-2013
Designer: **COPE ASSOCIATES**
- 15) **Department of Transportation**
(Region 2 Headquarters Complex)
Total Project Budget: \$32,000,000
SBC Project No. 242/010-02-2013
Designer: **ALLEN & HOSHALL / KLINE
SWINNEY, joint venture**

Other Business

There being no further business, the meeting adjourned at 10:58 a.m.

TENNESSEE BOARD OF REGENTSLand Transaction

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

Description: Shelby County – 0.02+/- Acres and 0.01+/- Acres – 5983 Macon Cove, Southwest Tennessee Community College, Memphis, TN – Trans. No. 13-09-011 (Maholland)

Purpose: Dispose by easement to Shelby County Government for installation of an air monitoring station as mandated by the Federal Clean Air Act through the Environmental Protection Agency (EPA) and the Tennessee Department of Environment and Conservation (TDEC).

Estimated Price: Mutual Benefit

Grantee: Shelby County Government

Owner(s): State of Tennessee / Tennessee Board of Regents

Comment: The Shelby County Health Department Pollution Control/Air Monitoring Branch selected the site at Southwest Tennessee Community College based on its proximity which will satisfy the locational requirements of EPA and TDEC.

Date of last transfer: May 9, 1966
Purchase Price: \$0.00
Previous Owner: Shelby County Government
Property Assessor's Value: N/A
Improvements Square Footage: N/A

Minutes: 10/21/2013 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, not to exceed appraised value with waiver of advertisement and one appraisal
- Description:** Montgomery County – 0.22+/- acres – 322 Home Avenue, Clarksville, TN – Trans. No. 13-09-012 (Maholland)
- Purpose:** Acquisition in Fee to acquire property and improvements consisting of 3,565 sq. ft. house. The home will be demolished and converted into future parking. This property is in Austin Peay State University's **2013 Master Plan**.
- Estimated Price:** Fair Market Value
- Source of Funding:** Plant (Non-Auxiliary) (A)
- Owner(s):** Austin Peay State University Foundation
- Comment:** Date of last transfer: July 19, 2013
Purchase Price: \$130,000
Property Assessor's Value: \$127,000.00
Improvements Square Footage: 3,565
- The APSU Foundation purchased the property on behalf of APSU in July 2013. They acquired the services of a State-approved appraiser to obtain a fair market value and contracted with a surveyor to survey the property. The property will be purchased from the foundation for \$130,000, the fair market value established by the appraisal of June 5, 2013 for purchase by the foundation.
- Minutes:** 10/21/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF MILITARYLand Transaction

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

Description: Washington County – 10+/-acres – across property at Johnson-Gray Armory, TN – Trans. No. 13-09-021 (Maholland)

Purpose: Disposal by easement for a right of way for the construction of a State Industrial Access Rd.

Estimated Price: No Cost - Mutual Benefit

Source of Funding: Washington County (REM Fees) (O)

Grantee: Washington County

Comment: The proposed road will be constructed by TDOT under the Industrial Access Roads Program, which will help facilitate development and expansion of industry to the State. There will be no adverse effect to present or future operations.

Date of last transfer: March 6, 1997
 Original cost to the State: \$10.00
 Previous Owner: City of Johnson City
 Property Assessor's Value: \$0.00
 Improvements Square Footage: N/A

Minutes: 10/21/2013 ESC Approved disposal by easement with waiver of advertisement and appraisals.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIESLand Transaction

Requested Action: Approval of disposal in fee with one appraisal

Description: Shelby County – 416+/-acres (Parcel #2) – 11293 Memphis-Arlington Rd., Arlington, TN – Trans. No. 13-09-004 (Baugh)

Purpose: Disposal in fee. The property is no longer needed by the agency

Estimated Price: Fair Market Value

Comment: The property consists of a portion of the old Arlington Development Center which has been closed. This disposal is part of the settlement and exit plan in compliance with the Arlington Development Center litigation. Proceeds from the sale will be allocated to the Intellectual Disabilities Trust Fund pursuant to TCA 12-2-117 and set aside within that fund as per the Arlington settlement. The Department has discretion to withhold sale in order to maximize the proceeds.

Date of last transfer: 1970
 Original cost to the State: unknown
 Previous Owner: unknown
 Property Assessor's Value: \$5,289,600 (509.42 acres)
 Improvements Square Footage: N/A

Minutes: 10/21/2013 ESC Approved disposal in fee with one appraisal.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

Requested Action: Approval of disposal in fee with one appraisal

Description: Shelby County – 14.59+/-acres (Parcel #3) – 11293 Memphis-Arlington Rd.,
Arlington, TN – Trans. No. 13-09-005 (Baugh)

Purpose: Disposal in fee. The property is no longer needed by the agency.

Original Cost to State: Unknown

Date of Original Conveyance: 1970

Grantor Unto State: Unknown

Estimated Price: Fair Market Value

Comment: The property consists of a portion the old Arlington Development Center which has been closed. Proceeds from the sale will be allocated to the Intellectual Disabilities Trust Fund pursuant to TCA 12-2-117.

Date of last transfer: 1970
Original cost to the State: unknown
Previous Owner: unknown
Property Assessor's Value:\$5,289,600 (509.42 acres)
Improvements Square Footage: N/A

Minutes: 10/21/2013 ESC Approved disposal in fee with one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action:	Approval of disposal in fee with waiver of advertisement and appraisals
Description:	Maury County – 0.51+/-acres – Seavy Hight Rd. – Columbia, TN – Trans. No. 13-09-013 (M. Berry)
Purpose:	Disposal by easement. The land will be used to straighten a curve that is considered a safety hazard in the Yanahli Wildlife Management Area (YWMA).
Source of Funding:	TWRA Operating Funds (REM Fees) (A)
Comment:	<p>The Maury County Highway Dept. (MCHD) requests an easement for the road right-of-way to straighten a 90 degree curve at Seavy Hight Rd for the safety of school buses, farm equipment or vehicles approaching this section of the road. The MCHD would need a 50' right-of-way to correct the issue.</p> <p>The County requests that the easement be conveyed at no consideration.</p> <p>Date of last transfer: August 14, 2001 Original cost to the State: \$0.00 Previous Owner: Tennessee Valley Authority Property Assessor's Value: N/A Improvements Square Footage: N/A</p>
Minutes:	10/21/2013 ESC Approved disposal in fee with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

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

Description: Cocke County – 0.177+/-acres – Hwy 25-E/Walter's Bridge – Newport, TN – Trans. No. 13-09-014 (M. Berry)

Purpose: Disposal in fee to honor reversion agreement.

Source of Funding: TWRA Operating Funds (REM Fees) (A)

Comment: The Ray family donated this property to the State for boat ramp parking at Walter's Bridge. The tract was to revert to the family if the lot was not used for ramps within three years. TWRA wishes to return the lot to the family as agreed.

Date of last transfer: October 26, 2005
 Original cost to the State: \$0.00
 Previous Owner: William G. Ray & Bonnie J. Ray
 Property Assessor's Value: \$14,280
 Improvements Square Footage: N/A

Previous Action: 06/20/2005 ESC Approved the transaction

Minutes: 10/21/2013 ESC Approved disposal in fee with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCYLand 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: Hardin County – 241+/-acres – White Oak Creek, Savannah, TN – Trans. No. 13-09-019 (M. Berry)

Purpose: Acquisition in fee to acquire property for protection of wetlands and to provide waterfowl hunting, bird watching and other recreation for the public.

Estimated Price: Fair Market Value

Source of Funding: 13/14 Wetland Acquisition Fund (A)

Owner(s): Freeda W. Bridges

Comment: Date of last transfer: April 25, 1991
Purchase Price: \$1.00
Property Assessor's Value: \$132,600
Improvements Square Footage: N/A

Minutes: 10/21/2013 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.

TENNESSEE WILDLIFE RESOURCES AGENCY

Land 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: Weakly County – 218+/-acres – Rock Hill Rd, Sharon, TN – Trans. No. 13-09-020 (Berry)

Purpose: Acquisition in fee to acquire four tracts for protection of wetlands and to provide waterfowl hunting, bird watching and other recreation for the public.

Estimated Price: Fair Market Value

Source of Funding: 13/14 Wetland Acquisition Fund (A)

Owner(s): Jerry Thomas Adams

Comment: Date of last transfer: August 15, 2007
Purchase Price: \$100,467
Property Assessor's Value: \$132,100 (108 acres)
Improvements Square Footage: N/A

Date of last transfer: September 12, 2006
Purchase Price: \$100,000
Property Assessor's Value: \$17,100 (10.50 acres)
Improvements Square Footage: N/A

Date of last transfer: December 12, 2005
Purchase Price: \$11,000
Property Assessor's Value: \$21,000 (25.50 acres)
Improvements Square Footage: N/A

Date of last transfer: September 12, 2006
Purchase Price: \$100,000
Property Assessor's Value: \$129,900 (77 acres)
Improvements Square Footage: 1,420

House and 3 acres of the last parcel and the related improvements are not being transferred to the State as part of this transfer.

Minutes: 10/21/2013 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 ENVIRONMENT AND CONSERVATIONLand Transaction

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

Description: Union County – 0.02+/-acres – Big Ridge State Park – Trans. No. 13-09-015 (Berry)

Purpose: Disposal by easement to grant Hallsdale Powell Utility District (HPUD) an easement to extend a permanent water line along SR 61.

Source of Funding: HPUD (REM fees) (0)

Comment: The waterline will be constructed in the road right of way as much as possible; however, there are three small areas that must be obtained at the park for permanent utility easements (0.02+/-acres) as well as temporary construction easements (0.097+/-acres).

Date of last transfer: September 7, 1949
Original cost to the State: \$0.00
Previous Owner: Tennessee Valley Authority
Property Assessor's Value: N/A
Improvements Square Footage: N/A

Minutes: 10/21/2013 ESC Approved disposal by easement with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land 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: Grundy County – 26+/-acres and 50+/-acres – South Cumberland State Park, Gruetli-Laager, TN – Trans. No. 13-09-017 (M. Berry)

Purpose: Acquisition in fee of property known as the Rueling tract at South Cumberland State Park needed to protect boundary integrity.

Estimated Price: Fair Market Value

Source of Funding: 13/14 State Lands Acquisition Fund (A)

Owner(s): Friends of South Cumberland

Comment: Date of last transfer: September 14, 2007
Purchase Price: \$44,200
Property Assessors Value: \$44,200
Improvements Square Footage: N/A

Date of last transfer: September 14, 2007
Purchase Price: \$85,000
Property Assessors Value: \$85,600
Improvements Square Footage: N/A

This acquisition will prevent the implementation of plans to develop the property and provide a buffer between the state park campground and adjacent properties.

Minutes: 10/21/2013 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: Shelby County – 2.301+/-acres – Corner of Sam Cooper & Vandalia St., Memphis, TN – Trans. No. 13-09-003 (Miller)

Purpose: Disposal in fee of excess Right of Way

Estimated Price: Fair Market Value

Grantee: David A. Lee & Michael L. Fisher (The Lighting Source)

Comment: The grantee is an adjoining landowner and the intent is to assemble property for development. All other adjoining land owners have declined the offer to purchase.

Date of last transfer: 1968 & 1969
Original cost to the State: \$201,870
Previous Owner: Multiple Owners
Property Assessor's Value: \$114,500
Improvements Square Footage: N/A

Minutes: 10/21/2013 ESC Approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATIONLand Transaction

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

Description: Knox County – 1.375+/-acres – N.E. corner of I-275 & Baxter Ave., Knoxville, TN – Trans. No. 13-09-022 (Maholland)

Purpose: Disposal in fee of excess Right of Way.

Estimated Price: Fair Market Value

Grantee: Holston Gases, Inc. (Bill Baxter)

Comment: The grantee is an adjoining landowner and the intent is to assemble property for development. All other adjoining land owners have declined the offer to purchase.

Date of last transfer: 1957
 Original cost to the State: \$89,934.24
 Previous Owner: Multiple Owners
 Property Assessor's Value: N/A
 Improvements Square Footage: N/A

Minutes: 10/21/2013 ESC Approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATIONLand Transaction

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

Description: Rutherford County – 2.53+/-acres – Fortress Blvd. & I-24, Murfreesboro, TN – Trans. No. 13-09-023 (Maholland)

Purpose: Disposal in fee of excess Right of Way

Estimated Price: Fair Market Value

Grantee: Investment Partners, LLC (Bobby Kirby/Jewell Hale)

Comment: The grantee is an adjoining landowner and the intent is to assemble property for development. All other adjoining land owners have declined the offer to purchase.

Date of last transfer: 1970 & 2004
 Original cost to the State: \$132,750
 Previous Owner: Mark E. Spears / Robert G. Martindale, et al
 Property Assessor's Value: N/A
 Improvements Square Footage: N/A

Minutes: 10/21/2013 ESC Approved disposal in fee 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: Knox County – 0.102+/-acres – Wesley Rd. at I-40, Knoxville, TN – Trans. No. 13-09-024 (Maholland)

Purpose: Disposal in fee if excess right of way.

Estimated Price: Fair Market Value

Grantee: LKM Properties, LP

Comment: The grantee is the sole adjoining landowner and the intent is to assemble property and to clear encroachments.

Date of last transfer: September 13, 1965
 Original cost to the State: \$200,000
 Previous Owner: Morgan Schubert, Trustee, et al
 Property Assessor's Value: N/A
 Improvements Square Footage: N/A

Minutes: 10/21/2013 ESC Approved disposal in fee 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: Hamilton County – 2.761+/-acres – old SR-2, Chattanooga, TN – Trans. No. 13-09-025 (Maholland)

Purpose: Disposal in fee of excess right of way.

Estimated Price: Fair Market Value

Grantee: Larry Armour / Smithville Partners, LLC

Comment: The grantee is the sole adjoining landowner and the intent is to assemble property for development.

Date of last transfer: November 1, 1956
Original cost to the State: \$19,950
Previous Owner: Howard D. Hundley
Property Assessor's Value: N/A
Improvements Square Footage: N/A

Minutes: 10/21/2013 ESC Approved disposal in fee with waiver of advertisement and one appraisal.

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 Tennessee
1609 Lombard Place

Purpose: Disposal in fee to sell a tract of land subject to forfeiture. The property will be sold pursuant to TCA 39-11-713.

Previous Owner(s): Willie N. Thomas

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

Minutes: 10/21/2013 ESC Approved disposal in fee by sealed bid/public auction pursuant to court order.

Approved:

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