

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
August 22, 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
- Tennessee Board of Regents
- Department of Military
- Department of Environment & Conservation
- Department of Economic & Community Development
- Tennessee Wildlife Resources Agency
- State Building Commission

PRESENTER

Robbi Stivers
Dick Tracy
Justin Rehrer
David Benton
Commissioner Randy Boyd
Dwight Hensley / Tim Churchill
Peter Heimbach

OTHER PARTICIPANTS

Nick Crafton, citizen

CONSENT AGENDA

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

- A. Agency: Tennessee Board of Regents – Shelby County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal and waiver of REM fees

- B. Agency: Tennessee Board of Regents – Shelby County
Transaction: Procurement
Provision(s): none

- C. Agency: Department of Developmental & Intellectual Disabilities – Knox County
Transaction: Disposal - Fee
Provision(s): Waiver of one appraisal

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Columbia, Maury County, Tennessee

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

Project Title: Ridley 4-H Center for Profitable Agriculture

Project Description: This project will construct a new administrative/office building on a centrally located site. The new facility will include typical office functions consisting of reception, offices, conference and work rooms, first aid, support space and a parking area. This facility will include staff from the 4-H Center and the Extension Center.

SBC Number: 540/001-02-2015

Total Project Budget: \$1,526,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,000,000.00	\$0.00	\$1,000,000.00	Gifts/Donations	(O)
	315,000.00	211,000.00	526,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	<u>\$1,315,000.00</u>				
Change in Funding:		\$211,000.00			
Revised Project Budget:			\$1,526,000.00		

Comment: Six bids were received on July 21, 2016. An increase in funding is needed to award a contract to Kent Carvell Construction for the base bid and three alternates. There will be no additional designer fees related to the bid overage.

Previous Action:

06/11/2015	SBC	Approved project
08/24/2015	ESC	Selected designer (Lyle Cook Martin)
04/18/2016	SBC	Approved revision in scope & funding
08/11/2016	SBC	Referred to ESC with authority to act

Minutes: 08/22/2016 ESC Approved a revision in project budget, funding and sources of funding.

TENNESSEE BOARD OF REGENTS

Procurement

- Requested Action:** Approval to permit Nashville State Community College to engage a realty firm utilizing campus procurement procedures
- Location:** Davidson County
- Comment:** Nashville State Community College (NSCC) issued an RFI soliciting sites in the Madison/Rivergate area and the Hermitage/Donelson area of Davidson County, but did not receive any responses suitable for hosting satellite campus locations. NSCC feels that hiring a realty firm would provide them with a better selection of property options.
- Minutes:** 08/22/2016 Approved permitting Nashville State Community College to engage a realty firm utilizing campus procurement procedures. Secretary Hargett noted that Senator Steven Dickerson had reached out in support of the request.

DEPARTMENT OF MILITARY

Readiness Center, Columbia, Maury County, Tennessee

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

Project Title: Columbia RC HVAC and Energy Updates

Project Description: Replacement of facility HVAC system and related equipment, new energy management system and controls, update components, interior repairs to floors, ceilings, walls and all related work.

SBC Number: 361/014-01-2015

Total Project Budget: \$1,919,676.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 710,000.00	\$ 0.00	\$ 710,000.00	15/16	CurrFunds-CapMaint	(A)
	710,000.00	249,838.00	959,838.00		Federal (NGB)	(F)
	0.00	11,782.72	11,782.72	02/03	CurrFunds-CapMaint	(R)
	0.00	132,181.44	132,181.44	05/06	CurrFunds-CapMaint	(R)
	0.00	105,873.84	105,873.84	09/10	CurrFunds-CapMaint	(R)

Original Project Budget: \$1,420,000.00

Change in Funding: \$499,676.00

Revised Project Budget: \$1,919,676.00

Comment: Three bids were received on August 4, 2016 all over MACC. The project is being rebid and an increase in funding is needed to ensure that there will be sufficient funds to award a contract prior to September 30, 2016 so that the federal funding may be utilized. There will be no additional designer fees.

Previous Action:

07/09/2015	SBC	Approved project
07/20/2015	ECS	Selected designer (Oliver Little Gipson)
08/11/2016	SBC	Referred to ESC with authority to act

Minutes: 08/22/2016 ESC Approved a revision in project budget, funding and sources of funding.

DEPARTMENT OF MILITARY

Readiness Center, Millington, Shelby County, Tennessee

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

Project Title: Millington RC HVAC and Energy Updates

Project Description: Replacement of facility HVAC system and related equipment, new energy management system and controls, new fire alarm system, update related components, interior repairs to floors, ceilings, walls and all related work.

SBC Number: 361/055-01-2015

Total Project Budget: \$1,546,855.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 277,500.00	\$ 0.00	\$ 277,500.00	15/16	CurrFunds-CapMaint	(A)
	832,500.00	327,641.25	1,160,141.25		Federal (NGB)	(F)
	0.00	22,679.66	22,679.66	09/10	CurrFunds-CapMaint	(R)
	0.00	11,723.99	11,723.99	10/11	CurrFunds-CapMaint	(R)
	0.00	74,810.10	74,810.10	11/12	CurrFunds-CapMaint	(R)

Original Project Budget: \$1,110,000.00

Change in Funding: \$436,855.00

Revised Project Budget: \$1,546,855.00

Comment: Three bids were received on August 4, 2016 all over MACC. The project is being rebid and an increase in funding is needed to ensure that there will be sufficient funds to award a contract prior to September 30, 2016 so that the federal funding may be utilized. There will be no additional designer fees.

Previous Action:

07/09/2015	SBC	Approved project
07/20/2015	ESC	Selected designer (HNA Engineering)
08/11/2016	SBC	Referred to ESC with authority to act

Minutes: 08/22/2016 ESC Approved a revision in project budget, funding and sources of funding.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

Requested Action: Approval to cancel a capital grant

Project Title: Visitor Center

Project Description: Provide a state matching grant to match with a Federal Scenic Byways Grant administered by TDOT to the Mississippi River Corridor-Tennessee (MRC-T) for the expansion of the Visitor's Center at Reelfoot Lake State Park.

SBC Number: 126/084-01-2013

Total Project Budget: \$372,000.00

Current Project Funding: \$137,776.71
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$372,000.00	(\$234,223.29)	\$137,776.71	03/04	CurrFunds-CapImprov	(R)
Original Project Budget:	\$372,000.00					
Change in Funding:		(\$234,223.29)				
Revised Project Budget:			\$137,776.71			

Comment: The grant is being cancelled because the State is taking over the project for which the grant was issued.

Previous Action: 10/10/2013 SBC Approved capital grant
08/11/2016 SBC Referred to ESC with authority to act.

Minutes: 08/22/2016 ESC Approved cancellation of capital grant.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

Requested Action: Approval of a revision in project budget and sources of funding, to utilize an Agency Consultant for design and the existing contractor for construction for a portion of the project and to utilize a TDOT consultant and TDOT construction processes for the remainder of the project

Project Title: Visitor's Center Expansion

Project Description: Expansion of the existing visitor's center at Reelfoot Lake Park.

SBC Number: 126/084-01-2014

Total Project Budget: \$1,890,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,890,000.00	(\$1,326,179.68)	\$563,820.32		Gift-In-Place	(O)
	0.00	234,223.29	234,223.29	03/04	CurrFunds-CapImprov	(R)
	0.00	291,012.65	291,012.65	15/16	CurrFunds-CapImprov	(A)
	0.00	800,943.74	800,943.74		Federal Grant	(F)

Original Project Budget: \$1,890,000.00

Change in Funding: 0.00

Revised Project Budget: \$1,890,000.00

Comment: Mississippi River Corridor – Tennessee (MRC-T) is no longer able to complete the project as a Gift-In-Place. Unexpended grant funds, emergency and contingency funds, and remaining funds from the federal National Scenic Byways grant will be used to fund the remaining portion of the project, which will be done in two phases.

The first phase will provide for the weatherization of the structure and will be funded entirely from State funds. Use of the Agency Consultant is requested as associated design services are limited to Construction Administration and Close Out. Use of the existing contractor (Searcy Builder-Contractor, Inc.) is requested for continuity of service and to expedite the work. Searcy was selected through a competitive process.

The second phase will utilize the remaining Federal grant funds with 20% matching State funds to complete the remaining work of the project. The use of the TDOT consultant and TDOT construction processes is requested to satisfy Federal requirements associated with the remaining Federal grant funds.

Previous Action: 05/08/2014 SBC Approved acceptance of gift
08/11/2016 SBC Referred to ESC with authority to act

Minutes: 08/22/2016 ESC Approved a revision in project budget and sources of funding, to utilize an Agency Consultant for design and the existing contractor for construction for a portion of the project and to utilize a TDOT consultant and TDOT construction processes for the remainder of the project.

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Acquisition – Easement (Utility)

Requested Action: Approval to acquire utility easements for the Memphis Regional Megasite

Transaction Description: Transaction No. 16-08-005-DM

- **Location:** Tipton & Haywood Counties – 105.45+/- acres (multiple parcels)
- **Owner(s):** Estimated 210 individual owners - estimated 260 properties
- **Estimated Purchase Price:** \$5,300/acre
- **Source of Funding:** SBC Project Number 529/000-02-2010 – Current Funds Capital Improvements (A)

Comment: The agency is requesting approval to acquire a 63.03 acre permanent easement and a 42.42 acre temporary construction easement to construct, operate and maintain a treated effluent force main. The easements will cover 35 linear miles, affecting approximately 210 property owners and approximately 260 parcels from the Megasite to the Mississippi River. Easements are expected to be purchased for \$5,300 per acre with a \$1,000 minimum. Additionally, the Department of General Services may engage a consultant to assist with obtaining the easements.

Minutes: 08/22/2016 A motion was made and seconded to approve acquiring utility easements for the Memphis Regional Megasite. Secretary Hargett recognized Nick Crafton, citizen, who had asked to speak and express his concerns. Discussion ensued regarding placement of discharge lines and onsite sewage treatment. After discussion, Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 2 – College Grove, Williamson County, Tennessee

Requested Action: Approval of project, budget, scope, funding and source(s) of funding and to utilize Agency Resources for design and construction

Project Title: Demolition – Horton Highway 31 A

Project Description: This project provides for the demolition of a barn in College Grove, Tennessee.

SBC Number: 220/018-01-2016

Total Project Budget: \$0.00

Source of Funding: \$0.00

Comment: Demolition of the Haley-Jaqueth storage building which is beyond repair. Agency Resources are requested because of the simplicity of the structure to be demolished.

The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

Previous Action: 07/25/2016 ESC Subcommittee deferred action on this request

Minutes: 08/22/2016 ESC Approved a project, budget, scope, funding and source of funding and to utilize Agency Resources for design and construction.

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. 15-08-016-MB
• **Location:** Carroll County – 198.81+/-acres (1 tract) - Huntingdon, TN
• **Owner(s):** Carroll County Watershed Authority (CCWA)
• **Estimated Purchase Price:** Fair Market Value
• **Source of Funding:** 16/17 Wetland 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.

On September 21, 2015, ESC approved 490.06+/- acres to be acquired as a gift. Upon review, the agency has determined that of the previously approved 490.06 +/- acres only 372.76+/- acres are used as a mitigation bank. The 372.76+/- acres used as a mitigation bank will be acquired as a gift per the previous ESC approval. CCWA desires to obtain fair market value for the remaining 117.30 +/- acres plus an additional 81.51+/- acres (198.81+/- acres total) that are not used as mitigation banks. The agency desires to purchase the 198.81+/- acres at a price not to exceed fair market value for a total acquisition of 571.57+/- acres. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: December 17, 2004 (Hwy 77)
Purchase Price: \$0.00
Property Assessor's Value: \$0.00 (498.81 acres)
Square Footage Improvements: None

Date of Last Transfer: January 9, 2008 (Firetower Rd.)
Purchase Price: \$130,968
Property Assessor's Value: \$0.00 (72.76 acres)
Square Footage Improvements: None

Previous Action: 09/21/2015 Approved acquisition as gift

Minutes: 08/22/2016 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.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on July 25, 2016.

Disposal Easements

- 1) Report received of the following disposal easement in accordance with Item 3.02(E) of the *SBC By-Laws, Policy & Procedures*:

SPA:	Tennessee Board of Regents – Jackson State Community College
Grantee:	Jackson Energy Authority
Type:	Utility
SBC Project:	Health Sciences Building
SBC No.	166/019-01-2013
Approvals:	Form of easement approved by OSA and AG

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) John S. Wilder Youth Development Center
(Electrical Network Upgrades & Sanitary Sewer Repair)
Total Project Budget: \$4,149,500
SBC Project No. 144/011-02-2016
Designer: FISHER ARNOLD2) Tennessee Rehabilitation Center
(Master Plan)
Maximum Liability: \$120,000
SBC Project No. 442/006-01-2016
Designer: GOODWYN MILLS CAWOOD3) Tennessee School for the Blind
(Campus Utilization Study)
Maximum Liability: \$358,934
SBC Project No. 168/005-03-2016
Designer: OLIVER LITTLE GIPSON4) Department of Correction – Statewide
(Architectural Consultant)
Maximum Liability: \$100,000
SBC Project No. 140/001-01-2016
Designer: GOBBELL HAYS PARTNERS | <ol style="list-style-type: none">5) Department of Correction – Statewide
(Environmental Consultant)
Maximum Liability: \$100,000
SBC Project No. 140/001-01-2016
Designer: FISHER ARNOLD6) Military Department – Statewide
(Environmental Consultant)
Maximum Liability: \$75,000
SBC Project No. 361/000-01-2016
Designer: S&ME INC7) Chickasaw State Park
(Sewage Treatment Plant Upgrade)
Total Project Budget: \$2,123,000
SBC Project No. 126/021-01-2016
Designer: TLM ASSOCIATES8) Cummins Falls State Park
(New Visitors Center)
Total Project Budget: \$2,846,700
SBC Project No. 126/032-01-2016
Designer: COGENT STUDIO |
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| <p>9) Department of Environment & Conservation
 (Various Facilities – Roof Replacements (East TN))
 Total Project Budget: \$5,284,300
 SBC Project No. 126/000-05-2016-01
 Designer: COPE ASSOCIATES</p> | <p>16) University of Tennessee Institute of Agriculture
 (Central Region Ext Ofc Roof / HVAC Replacement)
 Total Project Budget: \$755,000
 SBC Project No. 540/001-02-2016
 Designer: ADKISSON & ASSOCIATES</p> |
| <p>10) Department of Environment & Conservation
 (Various Facilities – Roof Replacements (West TN))
 Total Project Budget: \$5,284,300
 SBC Project No. 126/000-05-2016-02
 Designer: A2H INC</p> | <p>17) University of Tennessee Chattanooga
 (Engel Intramural Sports Complex)
 Total Project Budget: \$7,710,000
 SBC Project No. 540/005-07-2016
 Designer: BARGE WAGGONER SUMNER CANNON</p> |
| <p>11) Warriors Path State Park
 (Deferred Maintenance)
 Total Project Budget: \$6,472,700
 SBC Project No. 126/096-01-2016
 Designer: REEDY & SYKES ARCHITECTURE</p> | <p>18) University of Tennessee Knoxville
 (Golf Team Facility)
 Total Project Budget: \$2,500,000
 SBC Project No. 540/009-16-2016
 Designer: BLANKENSHIP & PARTNERS</p> |
| <p>12) East Tennessee State University
 (CoM Building #2 Physical Therapy Renovation)
 Total Project Budget: \$1,000,000
 SBC Project No. 166/005-02-2016
 Designer: BARBER MCMURRY ARCHITECTS</p> | <p>The following selections were reported as delegated to the State Architect for projects below the major maintenance threshold:</p> |
| <p>13) East Tennessee State University
 (Pediatrics Renovation)
 Total Project Budget: \$500,000
 SBC Project No. 166/005-03-2016
 Designer: BARBER MCMURRY ARCHITECTS</p> | |
| <p>14) Jackson State Community College
 (Physical Plant Service Bldg Repairs & Updates)
 Total Project Budget: \$1,000,000
 SBC Project No. 166/019-01-2016
 Designer: BRAGANZA DESIGN / GROUP</p> | <p>19) Drivers Services Center – Hart Lane
 (Roof Replacement)
 Total Project Budget: \$160,000
 SBC Project No. 502/056-01-2016
 Designer: JOHNSON + ASSOCIATES</p> |
| <p>15) Tennessee Technological University
 (Volpe Library First Floor Expansion)
 Total Project Budget: \$1,060,000
 SBC Project No. 166/011-03-2016
 Designer: MAFFETT LOFTIS ENGINEERING</p> | <p>20) THP Communications Building
 (Roof Replacement)
 Total Project Budget: \$250,000
 SBC Project No. 502/057-01-2016
 Designer: MCFARLIN HUITT PANVINI</p> |
| | <p>21) Clover Bottom Campus
 (Roof Replacements)
 Total Project Budget: \$357,700
 SBC Project No. 346/003-01-2016
 Designer: M. SHANKS ARCHITECTS</p> |
| | <p>22) South Central Regional Health Office
 (Roof Replacement)
 Total Project Budget: \$400,000
 SBC Project No. 408/003-01-2016
 Designer: M. SHANKS ARCHITECTS</p> |

Other Business

There being no other business, the meeting adjourned at 11:20 a.m.

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 and waiver of REM Fees.

Transaction Description: Transaction No. 12-07-026

- **Location:** University of Memphis
Shelby County – 0.2720+/- acres – 3611 Norriswood Avenue, Memphis, TN
- **Owner(s):** Nena L. Seiler
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 2007 G.O. Bonds

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:	September 09, 2006
Purchase Price:	0.00
Property Assessor’s Value:	186,000
Square Footage Improvements:	1,905

Minutes: 08/22/2016 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 and waiver of REM Fees.

TENNESSEE BOARD OF REGENTS

Procurement

Requested Action: Approval to issue a Request For Proposal for a Ground Lease

Location: Shelby County

Comment: The University of Memphis proposes to issue an RFP to solicit potential tenants for a Ground Lease with a 25 year term on vacant land at the Park Avenue Campus for a communications tower and associated equipment providing communications service to the surrounding areas. A prior lease for a communications tower at the Park Avenue Campus has expired and the University would like to continue to receive a revenue stream from an unused portion of the Park Avenue Campus.

Minutes: 08/22/2016 Approved issuing a Request For Proposal for a Ground Lease.

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Disposal – Fee

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

Transaction Description: Transaction No. 15-12-002-FB

- **Location:** Knox County – 1.28+/-acres – 2600 Brooks Ave., Knoxville, TN
- **Estimated Sale Price:** Fair Market Value

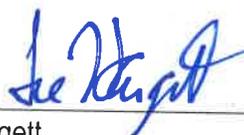
Comment: A non-profit organization used the property until September 2015. The agency has no intended use for the property. Proceeds from the sale will be deposited into the Intellectual Disabilities Trust Fund pursuant to TCA 12-2-117.

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

Date of Last Transfer: October 1, 1941 (land)
Previous Owner: N/A
Original Cost to State: \$0.00
Square Footage Improvements: 5,000

Minutes: 08/22/2016 Approved disposal in fee with waiver of one appraisal.

Approved:



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