

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

JUNE 22, 2009

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in the Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

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

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Dave Goetz, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Mike Fitts, State Architect
Alan Robertson, Assistant State Architect
Georgia Martin, State Architect's Office
Jurgen Bailey, Real Property Administration
Bob King, Real Property Administration
Dottie Hagood, Real Property Administration
Mark Vogel, Real Property Administration
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Joy Harris, Treasurer's Office
John Carr, Department of Finance & Administration
Karen Hale, Comptroller's Office
Mark Cherpack, Department of Finance and
Administration
Fred Hix, Mental Retardation Services

Stewart Shunk, Ameresco
Dick Tracy, Tennessee Board of Regents
Jerry Preston, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Russ Deaton, THEC
Jacqueline Felland, Bond Finance
Tom Robinson, Department of Correction
David Rutter, Bradley Arant Boult Cummings
Bob Thomas, Bradley Arant Boult Cummings
Peggy Wilson, Department of Health
Eugene Neubert, Department of Health
Rhea Taylor, Fayette County Mayor
Tim Catanzaro, Chattanooga State Technical
Community College

Secretary Hargett called the meeting to order at 10:44 a.m. and requested action on the following matters as presented by State Architect Mike Fitts.

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CONSENT AGENDA

Approved the following real property transactions, which had been reviewed and recommended for approval by Subcommittee staff, with comments on Item E, page 18:

- A. Agency: **University of Tennessee – Shelby County**
Transaction: Acquisition in fee
- B. Agency: **University of Tennessee – Shelby County**
Transaction: Acquisition in fee
- C. Agency: **University of Tennessee – Weakley County**
Transaction: Acquisition in fee
- D. Agency: **Tennessee Board of Regents – Montgomery County**
Transaction: Acquisition in fee
- E. Agency: **Tennessee Board of Regents – Washington County**
Transaction: Disposal by easement
Provision: Waiver appraisals & advertisement
- F. Agency: **Tennessee Board of Regents – Washington County**
Transaction: Disposal by fee
Provision: Waiver appraisals & advertisement
- G. Agency: **Tennessee Board of Regents – Knox County**
Transaction: Acquisition in fee
- H. Agency: **Department of Education – Davidson County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & appraisals
- I. Agency: **Department of Agriculture – Marion County**
Transaction: Acquisition in fee
- J. Agency: **Department of Correction – Shelby County**
Transaction: Disposal by easement
Provision: Waiver of appraisals & advertisements
- K. Agency: **Department of Environment & Conservation – Morgan County**
Transaction: Disposal by lease
Provision: Waiver appraisals & advertisements

TENNESSEE BOARD OF REGENTS

Statewide

- 1) Mr. Fitts presented a request for approval of a revision in funding from \$39,122,000.00 to \$50,452,000.00 (a \$11,330,000.00 increase), acknowledgement of source of funding and approval of Delivery Order #15 for **Performance Contracting** at Austin Peay State University in Clarksville, Tennessee. Comptroller Wilson asked about the cost of servicing the bonds and will they be borne by the school. Mr. Fitts explained that the funding source was TSSBA. Comptroller Wilson stated he wanted to be sure the energy savings go to the people who pay for the benefit. Jerry Preston confirmed that the bonds would be paid back from the operating funds allocated to APSU and that the operating funds would not be reduced by the estimated savings. After discussion, Subcommittee approved the request as presented.

Estimated Project Cost:	\$ 60,000,000.00
Estimated Delivery Order #15 Cost:	\$11,330,000.00
SBC Project No.	166/000-01-2002

TENNESSEE BOARD OF REGENTS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Marion County – 426 Battlecreek Road, Kimball, TN – Trans. No. 09-06-900

Purpose: To provide higher education classes at a Chattanooga State Technical Community College off-campus site in Marion County.

Term: July 1, 2009 thru June 30, 2010 (1 yr.)

Proposed Amount:	<u>18,000 Square Feet</u>		
	Annual Contract Rent:	\$135,000.00	@ \$ 7.50 /sf
	Est. Annual Utility Cost:	\$ 25,200.00	@ \$ 1.40 /sf
	Est. Annual Janitorial Cost:	<u>\$ 19,800.00</u>	<u>@ \$ 1.10 /sf</u>
	Total Annual Effective Cost:	\$180,000.00	@ \$10.00 /sf

Current Amount:	<u>18,000 Square Feet</u>		
	Annual Contract Rent:	**\$ 30,000.00	@ \$1.67 /sf
	Est. Annual Utility Cost:	\$ 25,200.00	@ \$1.40 /sf
	Est. Annual Janitorial Cost:	<u>\$ 19,800.00</u>	<u>@ \$1.10 /sf</u>
	Total Annual Effective Cost:	\$ 75,000.00	@ \$4.17 /sf

Type: New lease

FRF Rate: \$14.00

Purchase Option: No

Lessor: Marion County

Comment: Proposed lease has a 90-day State cancellation.

**The rent for this facility has been very low for these past 15 years; however the County has recently requested an increase which will assist the county in purchasing a more suitable property site for a new building.

SSC Report: 06-15-09. Bob King summarized the transaction. Staff referred to Subcommittee with recommendation.

Tennessee Board of Regents – continued:

SC Action: 06-22-09. Bob King presented the transaction. Jerry Preston stated that they have had a very favorable lease with the County for the past 15 years. They were requesting a new one year lease, at a very low rate, stating they would come back to the Subcommittee once the new lease was negotiated with Marion County. Comptroller Wilson asked if they plan to go into a new building at the end of the one year lease, and was told “yes”. Subcommittee approved the request without objection.

TENNESSEE BOARD OF REGENTS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Lawrence County – 1007 & 1011/1013 West Gaines Street, Lawrenceburg, TN – Trans. No. 09-06-912

Purpose: To provide office and classroom space for the nursing program and business training for Tennessee Technology Center at Pulaski.

Term: July 1, 2009 thru July 31, 2010 (13 months)

Proposed Amount:	<u>4,600 Square Feet</u>		
	Annual Contract Rent:	\$42,000.00	@ \$ 9.13/sf
	Est. Annual Utility Cost:	\$ 6,440.00	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 5,060.00</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$53,500.00	@ \$11.63/sf

Current Amount: Located in local high school with no rent

Type: New lease – Negotiated

FRF Rate: \$14.00

Purchase Option: No – Strip Mall Area

Lessor: David Romer

Comment: Proposed lease has a 45-day State cancellation.

The programs and lease cost are funded federally with stimulus funds.

The space TTC is occupying currently is at a local high school and TTC must vacate that space by mid July.

SSC Report: 06-15-09. Bob King summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06-22-09. Bob King presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF HEALTH

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Hamilton County – 1501 Riverside Drive, Suite 120, Chattanooga, TN – Trans. No. 09-06-907 (Smith)

Purpose: To provide office and TB Clinic space

Term: July 1, 2009 thru June 30, 2014 (5 yrs)

Proposed Amount: 5,998 Square Feet
Annual Contract Rent Incl. Utility Cost: \$89,970.00 @\$15.00/sf
Est. Annual Janitorial Cost: \$ 6,597.80 @ \$ 1.10/sf
Total Annual Effective Cost: \$96,567.80 @\$16.10/sf

Current Amount: 5,998 Square Feet
Annual Contract Rent Incl. Utility Cost: \$83,972.00 @\$14.00/sf
Est. Annual Janitorial Cost: \$ 6,597.80 @ \$ 1.10/sf
Total Annual Effective Cost: \$90,569.80 @\$15.10/sf

Type: New lease – Negotiated

FRF Rate: \$18.00

Purchase Option: No

Lessor: Tallen Holdings, current lessor

Comment: The proposed lease provides (1) Lessor shall make tenant improvements at no additional cost to the State, (2) Lessor to provide utilities at no additional cost to the State, and (3) proposed lease has ninety (90) day State cancellation.

SSC Report: 06-15-09. Bob King summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06-22-09. Bob King presented the transaction. Subcommittee approved the request as presented.

FINANCE & ADMINISTRATION
for
REAL PROPERTY ADMINISTRATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Davidson County – 1501 County Hospital Road, Nashville, TN – Trans. No. 09-05-900 (Smith)

Purpose: To provide warehouse space to storage furniture.

Term: July 1, 2009 thru June 30, 2011 (2 yrs)

Proposed Amount: 30,000 Square Feet
Average Annual Contract Rent Incl. Annual
Utility & Janitorial Cost: \$226,800.00 @\$7.56/sf
Total Average Annual Effective Cost: \$226,800.00 @\$7.56/sf

Current Amount: 70,000 Square Feet
Average Annual Contract Rent Incl. Annual
Utility & Janitorial Cost: \$450,000.00 @\$6.50/sf
Total Average Annual Effective Cost: \$450,000.00 @\$6.50/sf

Type: New lease – Negotiated – Option to renew up to seven years

FRF Rate: \$6.50

Purchase Option: No

Lessor: Tricor

Comment: The purpose for this warehouse is to storage excess FRF owned office furniture for reuse on future projects. Proposed lease has 180 day State cancellation except for cause and/or lack of funding by either party.

This is different space from where we are located at the present time.

SSC Report: 06-15-09. Bob King summarized the transaction. Staff referred to Subcommittee for discussion.

SC Action: 06-22-09. Bob King presented the transaction. Subcommittee approved the request as presented.

FINANCE AND ADMINISTRATION
for
MENTAL RETARDATION SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT GIFT, in the required interest in the following real property, and WAIVER of REAL ESTATE MANAGEMENT FEE:

Description: Greene County – 1.5 acres – 0 Asheville Hwy., Greeneville, TN – Trans. No. 08-11-024 (JB)

Purpose: Acquisition in Fee for construction of ICF/MR Group Home

Source of Funding: SBC 346/000-05-2005 / G.O. Bonds

Owner: Mark J. Russell, Jr.

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06-22-2009. Jurgen Bailey presented the transaction and introduced Fred Hix , agency representative. Comptroller Wilson asked about the neighborhood, what the distance was from Greeneville, and if they anticipated any issues, to which Mr. Hix responded, "no". Treasurer Lillard asked if they had talked to local officials in Greeneville, and was told "yes". Subcommittee approved the request without objection.

FINANCE AND ADMINISTRATION
for
MENTAL RETARDATION SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT GIFT, and DEMOLISH HOUSE in the required interest in the following real property with WAIVER of REAL ESTATE MANAGEMENT FEE:

Description: Greene County – 0.497 +/- acres – 2314 Ashville Hwy., Greeneville, TN – Trans. No. 09-06-004(JB)

Purpose: Acquisition in Fee for construction of ICF/MR group home.

Source of Funding: SBC #346-000-05-2005

Owners: John M. and Cynthia Beckett

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06-22-2009. Jurgen Bailey presented the transaction and introduced Fred Hix, agency representative. Comptroller Wilson asked about the neighborhood, what the distance was from Greeneville, and if they anticipated any issues, to which Mr. Hix responded, "no". Treasurer Lillard asked if they had talked to local officials in Greeneville, and was told "yes". Subcommittee approved the request without objection.

DEPARTMENT OF FINANCE AND ADMINISTRATION

INTERMEDIATE CARE FACILITIES / MR HOMES – FAYETTE COUNTY, TENNESSEE

- 1) Mr. Fitts reminded the Subcommittee that the Building Commission had referred to them, with authority to act, a request for approval of a grant in the amount of \$290,665.00 to the Oakland Utility District for installation of waterline to provide fire protection for ICF/MR Group Homes in the vicinity of Arlington Developmental Center in Fayette County, Tennessee.

Fred Hix was recognized and stated that they have been involved in additional negotiations with the local utility company. He said when they bought the property, there was a fire plug about 850 feet away and they found out later that the fire plug was actually in Shelby County. He said the alternative to building on this property is to extend the water line 2.3 miles to the Oakland Utility District. He added that the town has agreed to contribute \$100,000 to the cost of the project and allow the State to share tap fees up to 25% until the State's share of the cost (\$255,000) is paid off, but they would need to expend the \$225,000 on the front end. Secretary Hargett asked if they knew that they would have this problem when they bought the property, and Mr. Hix responded that they did not.

Treasurer Lillard asked how many other properties DMRS has acquired in Shelby County. Mr. Hix replied that they have four other properties, for which two homes have already been constructed. Treasurer Lillard asked if any of them had utility issues, and was told "no". He asked why they didn't sell this piece of property and buy another piece of property in Shelby County. Mr. Hix responded that the problem they run into is finding one acre lots including parking space for eight vehicles and providing a facility that looks like a residential home, and that these elements are hard to find. He said most subdivisions exclude their kind of development, so they need to find a rural lot next to a residential neighborhood. Secretary Hargett asked how many more homes they need to build. Mr. Hix responded that, to meet the Court Order, they need 12 homes in West Tennessee. He said they have 12 committed now, but they may have to build #13 or #14 home because parents don't want their children to leave State care. Secretary Hargett asked if they thought they need 1, 2, or 3 more in order to close Arlington, and was told that was a possibility.

Mayor Rhea Taylor, Fayette County, was recognized and stated that the site is not the best. He said they have a problem sometimes communicating with Shelby County on emergency situations and said this land is in a flood plain, costing the State and County a lot of money to build on it. Treasurer Lillard asked the Mayor if Fayette County would allow Memphis Light & Gas to run the line to their site. Mayor Taylor responded that they really don't want MLG in Fayette County. Treasurer Lillard asked about the option of being run on well water. Mr. Hix responded that, in order to provide an adequate reservoir for fire protection services, they would have to construct a tank. He added that the cost of running a water line is about the same as the cost of installing the tank and they would have to maintain the tank. Treasurer Lillard asked what would be the plan if they cannot build at this location. Mr. Hix said they have an alternative lot that could be considered, but would require disposal of this property as well as the loss of engineering fees estimated at approximately \$12,000.

Mental Retardation Services – continued:

In response to Comptroller Wilson's question, Mr. Hix stated that they could meet the 2010 deadline utilizing this alternative site. Treasurer Lillard asked if there was a utility issue at the alternative site and was told "no". He said he believed that pursuing the Shelby County site and disposing of this site makes more sense. The Subcommittee voted to defer to next month when Commissioner Goetz would be present as this project falls under F&A's jurisdiction.

Estimated Project Cost: \$56,580,000.00
SBC Project No. 346/000-05-2005

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meetings held on May 26 and June 8, 2009.

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There being no further business, the meeting adjourned at 11:15 a.m.

Consent Agenda Items

A.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Shelby County – 1.386 +/- acres (total of 3 lots) – 825 Union Street, Memphis, TN – Trans. No. 09-05-009 (Baugh)

Purpose: Acquisition in fee to acquire property is in the University's Master Plan.

Source of Funding: UT land acquisition account

Estimated Cost: Fair Market Value

Owner(s): Tennessee Masonic Cathedral, Inc.

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-22-2009. Subcommittee approved the transaction as presented.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Shelby County – 0.054 +/- acres – Walnut Street, Memphis, TN – Trans. No. 09-06-027 (Baugh)

Purpose: Acquisition in fee to acquire property is in the University's Master Plan.

Source of Funding: UT land acquisition account

Estimated Cost: Fair Market Value

Owner(s): Memphis Housing Authority

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-22-2009. Subcommittee approved the transaction as presented.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Weakley County – 120' x 150' +/- lot – 214 Hannings Lane, Martin, TN – Trans. No. 09-05-014 (Baugh)

Purpose: Acquisition in fee to acquire property is in the University's Master Plan.

Source of Funding: UT land acquisition account

Estimated Cost: Fair Market Value

Owner(s): Darrell K. Thompson

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-22-2009. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Montgomery County – 804 Polk Street, Clarksville, TN – Trans. No. 09-05-003 (Maholland)

Purpose: Acquisition in fee to acquire property for future campus expansion. Property is in APSU's master Plan.

Source of Funding: Campus Plant Funds

Estimated Cost: \$126,000.00

Owner(s): James Waack

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-22-2009. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Washington County – 0.16 +/- acres sanitary sewer easement; 0.13 +/- acres sidewalk & utility easement; 0.13 +/- acres 8' public walking easement; 0.15 +/- acres sanitary sewer temporary construction easement – Taylor Street, Johnson City, TN – Trans. No. 09-05-006 (Maholland)

Purpose: Disposal by easement is needed to help with the enhancement of the ETSU's future baseball park development property.

Estimated Sale Price: Mutual Benefit

Grantee: City of Johnson City

Comment: These easements will be a cost saving and benefit to ETSU.

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-22-2009. Subcommittee requested further information from the agency. Jerry Preston distributed a handout explaining the easement and disposal. He stated that all of the easements and disposals will help their site and improve their situation. Satisfied with the information, the Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL in FEE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Washington County - 0.64 +/- acres - Taylor Street, Johnson City, TN - Trans. No. 09-05-013 (Maholland)

Purpose: Disposal in fee to dispose of the Taylor St ROW abandonment property to Johnson City Student Housing. To help with the enhancement of the ETSU's future baseball park development property.

Consideration: Enhancement baseball park development property

Grantee: Hallmark Johnson City Student Housing, LLC

Comment: The disposal will not negatively affect ETSU's remaining property.

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-22-2009. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Knox County – 0.15 +/- acres – 707 Walker Street, Knoxville, TN – Trans. No. 09-05-018 (Maholland)

Purpose: Acquisition in fee to acquire property and demolish the residential building. Property is located adjacent to the Division Street campus and will be used for future student parking for Pellissippi State, and is in the Master Plan.

Source of Funding: Plant funds

Estimated Cost: \$70,000 per appraisal

Owner(s): Carmine R. & Anna R. Langone

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-22-2009. Subcommittee approved the transaction as presented.

DEPARTMENT OF EDUCATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Davidson County – 2.055 +/- acres – Stewart Ferry Pike, Nashville, TN – Trans. No. 09-05-017 (Baugh)

Purpose: Disposal in fee for widening of Stewarts Ferry Pike to accommodate traffic.

Estimated Sale Price: Mutual Benefits

Grantee: Metropolitan Government of Nashville and Davidson County

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-22-2009. Subcommittee approved the transaction as presented.

DEPARTMENT OF AGRICULTURE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Marion County – Prentice Cooper State Forest, TN – Trans. No. 09-05-011 (McLeod)

Purpose: Acquisition in fee to acquire / exchange right of way easement from Judge Chalupsky to access approx. 2,000 acres of Prentice Cooper State Forest.

Source of Funding: Agriculture/Division of Forestry

Estimated Cost: Gift

Owner(s): Fred Chalupsky

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-22-2009. Subcommittee approved the transaction as presented.

DEPARTMENT OF CORRECTION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Shelby County – 0.14 +/- acres – 1101 John A Denie Rd., Memphis, TN – Trans. No. 09-05-002 (Baugh)

Purpose: Disposal by easement to provide electrical line easement service for the backup generators for auxiliary power for the maximum security on the Correction Center. This service will actually service the Federal Facility behind them.

Estimated Sale Price: Mutual Benefits

Grantee: Memphis Light, Gas & Water Division

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-22-2009. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: Morgan County – 1.5 +/- acres – Cumberland Trail State Science Trail, Wartburg, TN – Trans. No. 09-05-007 (Baugh)

Purpose: Disposal by lease to build a Visitor's Center at the trail head.

Term: Thirty (30) years

Consideration: Mutual Benefits

Lessee: Morgan County

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for Consent Agenda.

SC Action: 06-22-2009. Subcommittee approved the transaction as presented.

Approved by: _____
M. D. Goetz, Jr., Commissioner
Department of Finance and Administration

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

JUNE 8, 2009

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in the Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

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

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Dave Goetz, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, State Architect's Office
Alan Robertson, State Architect's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jerry Preston, Tennessee Board of Regents
Joy Harris, Treasurer's Office
Melinda Parton, Comptroller's Office
Steve Westerman, Real Property Administration
Greg Steck, Real Property Administration
Deborah Davis, Department of Education

DESIGNER SELECTIONS

1) In Chairman Goetz's absence, Secretary Hargett called the meeting to order at 10:36 a.m. The Subcommittee reviewed the recommendations for the first project. Treasurer Lillard stated that the #3 firm recommended, Odle & Young Architects, had not done any State work, and since this was a fairly small project, Treasurer Lillard made a motion to approve going with them. He added that they had assured the Department that they had the experience and expertise to handle the project. His motion was seconded and passed without objection.

- 1) **Alvin C. York Agricultural Institute**
(Bleacher and Pressbox Replacement)
Estimated Project Cost: \$470,000.00
SBC Project No. 168/001-01-2009
Designer: **ODLE & YOUNG ARCHITECTS**

Mr. Fitts stated that the Department of Correction was recommending that the joint venture with Buchart-Horn be replaced by SSR-Ellers. Subcommittee asked about other projects in which Buchart Horn was involved. Mr. Fitts stated that, in his opinion, Buchart Horn had been "man enough" to stand up and voluntarily withdraw from projects in the best interest of the State and their firm. His suggestion was if they can prove that they can manage any of their existing projects, he would recommend that they be allowed to do so. Secretary Hargett asked for a list of projects where Buchart Horn was the designer, and Mr. Fitts said he would supply one. Subcommittee approved the replacement as recommended.

- 2) **West Tennessee State Penitentiary**
(Minimum Housing Expansion)
Estimated Project Cost: \$6,700,000.00
SBC Project No. 142/022-01-2007
Designer: **REPLACE JOINT VENTURE OF "CLARK-DIXON / BUCHART HORN"
WITH "CLARK-DIXON / SSR-ELLERS"**

Subcommittee approved the selection below as noted.

- 3) **Tennessee State University**
(Performing Arts/Radio Station Facility)
Estimated Project Cost: \$1,360,000.00
SBC Project No. 166/001-01-2009
Designer: **MOODY NOLAN**

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There being no further action, the meeting adjourned at 10:40 a.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration