

Meeting Copy

AGENDA

STATE BUILDING COMMISSION
EXECUTIVE SUBCOMMITTEE
EXECUTIVE CONFERENCE ROOM
GROUND FLOOR, STATE CAPITOL
OCTOBER 19, 2009
10:30 A.M.

CONSENT AGENDA

Review of a request for APPROVAL of the following REAL PROPERTY TRANSACTIONS, which have been reviewed and recommended for approval by Sub-Committee staff (*lead sheets on pages 12-18*):

- A. Agency: University of Tennessee – Maury County
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals

- B. Agency: University of Tennessee – Knox County
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals

- C. Agency: Tennessee Board of Regents – Shelby County
Transaction: Acquisition in fee
Provision: Waiver of REM fee

- D. Agency: Tennessee Board of Regents – Davidson County
Transaction: Lease agreement

- E. Agency: Tennessee Foreign Language Institute – Davidson County
Transaction: Lease amendment

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

- G. Agency: Department of Agriculture – Hamilton County
Transaction: Disposal in fee
Provision: Waiver of advertisement & appraisals

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, WAIVER OF ADVERTISEMENT and ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Knox County – 0.996 +/- acres – 1801 Downtown West Blvd., Knoxville, TN – Trans. No. 09-09-013 (Baugh)

Purpose: Acquisition in fee to be used by Institute of Agriculture as regional office.

Source of Funding: University of Tennessee

Estimated Cost: \$1,475,000

Owner(s): Cobble Charitable Remainder Unitrust

SSC Report: 10-12-09. Jurgen Bailey summarized the transaction. Alvin Payne summarized the acquisition. To acquire the property, the University will have to resign as the initial trustee and then purchase it from a substitute trustee for \$1.3 million. The funding for the acquisition will come from the auxiliaries and other reserves. The Cobble Family Unitrust would receive either 7% or net income based on the current appraisal which ever is less. Staff referred to Subcommittee for discussion.

UNIVERSITY OF TENNESSEE

LAND ITEM

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

Description: Knox County – 3.269 +/- acres and improvements – 940 Cherokee Blvd., Knoxville, TN – Trans. No. 09-03-005 (Baugh)

Purpose: Disposal in fee of President's residence

Original Cost to State: \$60,000

Date of Original Conveyance: 1960 / 1961

Grantor Unto State: Jenkins, et al

Estimated Sale Price: Fair Market Value

Grantee: University of Tennessee

Comment: UT desires to bid out to and use local real estate company to affect the sale.

SSC Report: 06-15-09. Jurgen Bailey summarized the transaction. Alvin Payne stated that UT was not having anymore residence homes for any personnel. Staff referred to put on hold until questions are answered.

SSC Report: 10-12-09. Jurgen Bailey summarized the transaction. Alvin Payne stated that the University of Tennessee has made the decision to cease providing residential housing for their Presidents and Chancellors. Staff referred to Subcommittee with recommendation.

TENNESSEE BOARD OF REGENTS

LEASE AGREEMENT

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

Location: Shelby County – 500 Winchester Blvd., Collierville, TN – Trans. No. 09-09-909

Purpose: To provide classrooms/office/computer rooms spaces for the University of Memphis.

Term: January 1, 2010 thru December 31, 2010 (1 yr)

Proposed Amount:	<u>19,800 Square Feet</u>		
	Annual Contract Rent incl. Utility & Janitorial cost:	<u>\$201,530.00</u>	<u>\$10.18 / sf</u>
	Total Annual Effective Cost:	\$201,530.00	\$10.18 / sf

Current Amount:	<u>19,800 Square Feet</u>		
	Annual Contract Rent incl. Utility & Janitorial cost:	<u>\$195,658.80</u>	<u>\$9.88 / sf</u>
	Total Annual Effective Cost:	\$195,658.80	\$9.88 / sf

Type: Amendment #11 – Advertised – On May 26, 2009 did not receive any proposals. August 19, 2009 the University received notification from Carrier willing to lease the space for another year at a 3% increase.

FRF Rate: \$18.00

Lessor: Carrier Corporation

SSC Report: 10-12-09. Bob King summarized the transaction. Staff Subcommittee asks that BOR would work on getting a longer lease with the lessor or go out and find a new place for them within the year. Staff referred to Subcommittee with recommendation.

DEPARTMENT OF SAFETY

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: Giles County – 50 feet x 50 feet lot, Pulaski City, TN – Trans. No. 09-09-012 (Jackson)

Purpose: Acquisition by lease to renew a land lease agreement for a tower site for five (5) years.

Source of Funding: Department of Safety

Estimated Cost: \$937.50 per month for rent

Owner(s): Wanda C. Blumenthal & Walter T. Christopher

SSC Report: 10-12-09. Jurgen Bailey summarized the transaction. Mike Boshears stated the importance of this tower for communication. This lease was approved in 2004 with five (5) year options. They also acquired a communication tower in 2004 on this tract for \$10,000. Rent increases by 25% every five (5) years. Staff referred to Subcommittee with recommendation.

DEPARTMENT OF FINANCE AND ADMINISTRATION

DISCUSSION ITEM:

Discussion regarding the approval to EXTEND LEASE GROUND BREAKING TERM with an Option to Purchase on a site located on the north side of the Bicentennial Mall with WAIVER OF ADVERTISEMENT and APPRAISALS as required by T.C.A. 12-2-112 and 12-2-115.

- Description: Davidson County – 2.93+/- acres – North Side of Bicentennial Mall, Nashville, TN – Trans. No. 04-06-007 (Bailey)
- Purpose: Extend lease ground breaking date from October 8, 2009 to December 31, 2010.
- Grantee: African American History Foundation of Nashville, Inc.
- Comment: This is to extend groundbreaking term on a lease that was approved by SBC on 9/20/2004. Funding will be by Metro, Private Donations & fund raising projects.
- SSC Report: 10-12-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

DEPARTMENT OF FINANCE AND ADMINISTRATION

DAVY CROCKETT TOWER, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING from \$8,100,000.00 to \$10,100,000.00 (\$2,000,000.00 increase) for **Interior Renovation** at Davy Crockett Tower, Nashville, to include combining a recently approved project for *Interior Renovation – Phase 2 (SBC Project No. 529/077-01-2009)* into this previously approved project.

Revised Estimated Project Cost:	\$10,100,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Facilities Revolving Fund	\$2,100,000.00	\$ 0.00	\$ 2,100,000.00
08 G.O. Bonds - FRF	6,000,000.00	0.00	6,000,000.00
Facilities Revolving Fund (501.04)	0.00	200,000.00	200,000.00
09 G.O. Bonds - FRF	<u>0.00</u>	<u>1,800,000.00</u>	<u>1,800,000.00</u>
TOTAL	\$8,100,000.00	\$2,000,000.00	\$10,100,000.00
<i>SBC Project No.</i>	<i>529/077-01-2008</i>		

The \$2 million increase is a **line-item** request in the 09/10 capital budget. The scope for this project will be adjusted to include the renovation of three additional floors and will be funded using post-bid savings and additional funding resulting from combining with the 2009 project. Both projects share the same designer of record and this action will facilitate the ultimate goal of renovating the entire office tower for the Dept of Commerce and Insurance. The designer is Hastings Architecture Associates.

CITIZENS PLAZA BUILDING, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING from \$3,500,000.00 to \$9,200,000.00 (\$5,700,000.00 increase) for **Interior Renovation – Phase 2** at Citizens Plaza Building, Nashville, to include combining a recently approved project for *Interior Renovation – Phase 3 (SBC Project No. 529/076-01-2008)* into this previously approved project.

Revised Estimated Project Cost:	\$9,200,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
06 G.O. Bonds - FRF	\$3,250,000.00	\$ 0.00	\$3,250,000.00
Facilities Revolving Fund	250,000.00	0.00	250,000.00
08/09 Current Funds-FRF	0.00	1,200,000.00	1,200,000.00
09 G.O. Bonds - FRF	<u>0.00</u>	<u>4,500,000.00</u>	<u>4,500,000.00</u>
TOTAL	\$3,500,000.00	\$5,700,000.00	\$9,200,000.00
<i>SBC Project No.</i>	<i>529/076-01-2006</i>		

The scope for this project will be adjusted to include the renovation of three additional floors and will be funded using post-bid savings and additional funding resulting from combining with the 2008 project. Both projects share the same designer of record and this action will facilitate the ultimate goal of renovating the entire office tower for the Dept of Human Services. The designer is Street-Dixon-Rick.

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE of a project for **Tenant Renovation** at William R. Snodgrass Tennessee Tower, Nashville, in order to include general renovations within the existing project budget, and APPROVAL to UTILIZE the Direct Order Contract on a limited basis to accomplish the work.

Estimated Project Cost: \$2,000,000.00
Source of Funding:
Facilities Revolving Fund (501.04) \$1,000,000.00
06 G.O. Bonds - FRF \$1,000,000.00
SBC Project No. 529/079-01-2006

This **line-item** project was approved in **2006** with the scope to include renovation of a limited area of the second floor to accommodate the tenant needs of OIR. The scope is being changed to provide general renovations to accommodate the relocation of Edison staff to the Tower before their lease expires on 12/31/09; meeting the future needs for the change in Administration and transition spaces; and to address needs for relocation due to the Capitol improvements project.

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL to ISSUE an RFP for Construction Manager / General Contractor on a project for **Mechanical & Electrical Upgrade** at the Tennessee State Capitol, Nashville, Tennessee.

Estimated Project Cost: \$16,500,000.00
Estimated Planning Cost: \$ 2,700,000.00
Source of Planning Funds: Facilities Revolving Fund (501.04)
SBC Project No. 529/005-01-2005

The planning phase is well underway and it is beneficial to have a Construction Manager on board for the pre-construction phase to work integrally with the designers on a very complicated project from both a costing and scheduling perspective. Sufficient monies are in the planning project to cover the costs of the pre-construction services phase.

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) READING and APPROVAL of the Minutes of the Executive Subcommittee meetings held on September 8 and September 21, 2009.

REPORTING OF CHANGE ORDERS OVER 10%

- 1) **John S. Wilder Youth Development Center**
(Sprinkler System Repair)
Change Order No. 2
Change Order Amount: \$50,753.23
Change Order Percent: 18.01
Cumulative Percent 27.71
SBC Project No. 144/011-02-2007

To provide installation of 400 ft of PVC domestic water piping identified as a design omission and is required to meet project goals as established by SBC.

DESIGNER SELECTIONS

Approval of the following designer recommendations as referred to the Subcommittee, with authority to act:

- | | |
|---|--|
| <p>1) TN Highway Patrol District 3 Headquarters
(Building Upgrades)
Estimated Project Cost: \$300,000.00
SBC Project No. 502/030-01-2009
Designer:
1) THE CFP GROUP (6)
2) CENTRIC ARCHITECTURE (5)
3) LOONEY RICKS KISS (5)</p> <p>2) Driver License Testing Station – Nashville
(Driver License Express Renovation)
Estimated Project Cost: \$260,000.00
SBC Project No. 502/027-01-2007
Designer: Replacement designer
1) GILBERT MCLAUGHLIN
CASELLA (0)
2) CENTRIC ARCHITECTURE (5)
3) THE CFP GROUP (6)</p> | <p>3) Lobelville Readiness Center
(Motor Vehicle Storage Area Expansion)
Estimated Project Cost: \$300,000.00
SBC Project No. 361/045-01-2009
Designer:
1) HART FREELAND ROBERTS (40)
2) BARGE WAGGONER SUMNER
CANNON (25)
3) BARGE CAUTHEN ASSOC (6)</p> <p>4) TWRA – Region 4
(Fish Hatchery Facility – Preplan)
Estimated Project Cost: \$16,850,000.00
SBC Project No. 220/020-05-2009
Designer:
1) BEESON LUSK STREET (8)
2) SHAW & SHANKS (12) / REEDY
& SYKES (7), A JOINT VENTURE
3) -----</p> |
|---|--|

- 5) **Big Ridge State Park**
(ADA Compliance Parkwide)
Estimated Project Cost: \$540,000.00
SBC Project No. 126/009-01-2007
Designer: **Replacement designer**
1) **UPLAND DESIGN GROUP (19)**
2) **BULLOCK SMITH (10)**
3) **BENEFIELD RICHTERS (0)**
- 6) **Fall Creek Falls State Park**
(Fisherman Cabin Improvements)
Estimated Project Cost: \$1,150,000.00
SBC Project No. 126/036-01-2008
Designer: **Replacement designer**
1) **BENEFIELD RICHTERS (0)**
2) **FRANKLIN ASSOCIATES (4)**
3) **CHARLES KING ASSOCIATES (5)**
- 7) **Austin Peay State University**
(Shasteen Emergency Generator)
Estimated Project Cost: \$320,000.00
SBC Project No. 166/003-04-2009
Designer:
1) **KURZYNSKE & ASSOC (13)**
2) **TLC ENGINEERING FOR ARCHITECTURE (7)**
3) **I.C. THOMASSON (35)**
- 8) **Austin Peay State University**
(Trahern Building Roof Replacement)
Estimated Project Cost: \$230,000.00
SBC Project No. 166/003-05-2009
Designer:
1) **RICHARD C. RINKS ASSOC (18)**
2) **LYLE COOK MARTIN (9)**
3) **ADKISSON HARRISON (10)**
- 9) **East Tennessee State University**
(Johnson City Downtown Clinic)
Estimated Project Cost: \$6,900,000.00
SBC Project No. 166/005-09-2009
Designer:
1) **KEN ROSS ARCHITECTS (14)**
2) **COCKRILL DESIGN (9)**
3) **SMEE + BUSBY (3)**
- 10) **Middle Tennessee State University**
(Rutledge Exterior Reconstruction)
Estimated Project Cost: \$230,000.00
SBC Project No. 166/009-04-2009
Designer:
1) **HART FREELAND ROBERTS (40)**
2) **BAUER ASKEW (12)**
3) **INFORM SMALLWOOD + NICKLE (0)**
- 11) **University of Memphis**
(Jones and Brister Hall HVAC Improvements)
Estimated Project Cost: \$350,000.00
SBC Project No. 166/007-09-2009
Designer:
1) **ALLEN & HOSHALL (20)**
2) **HALTOM ENGINEERING (1)**
3) **SSR ELLERS (19)**
- 12) **Chattanooga State Community College**
(Master Plan Update)
Estimated Project Cost: \$200,000.00
SBC Project No. 166/012-03-2007
Designer: **RFP process**
1) **DOBER LIDSKY (0)**
2) **SIZEMORE GROUP (0)**
3) **MCCARTY HOLSAPLE (9)**
- 13) **TBI Regional Consolidated Facility – Nashville**
(Air Compressor Replacement)
Estimated Project Cost: \$270,000.00
SBC Project No. 500/001-02-2009
Designer:
1) **SMITH SECKMAN REID (19)**
2) **KURZYNSKE & ASSOC (13)**
3) **I.C. THOMASSON (35)**

Consent Agenda Items

A.

UNIVERSITY OF TENNESSEE

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: **Maury County – 0.054 +/- acres – Middle Tennessee Research & Education Center, Columbia, TN – Trans. No. 09-09-014 (Baugh)**

Purpose: Disposal by easement for permanent utility easement for guy wires and anchors for three (3) poles

Estimated Sale Price: Mutual benefits

Grantee: Columbia Power & Water System

SSC Report: 10-12-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

UNIVERSITY OF TENNESSEE

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: **Knox County – 0.09 +/- acres – Corner of Cumberland Avenue & Estabrook Road, Knoxville, TN - Trans. No. 09-09-015 (Baugh)**

Purpose: Disposal by easement for permanent utility easement for guy wires and anchors for poles on the west & east of Cumberland Avenue & Estabrook Road.

Estimated Sale Price: Mutual benefits

Grantee: Knoxville Utilities Board

SSC Report: 10-12-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

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, WAIVER OF REM FEE required interest in the following real property, not to exceed the appraised value for the property being acquired:

- Description: Shelby County – 0.163 +/- acres – 3602 Watauga Avenue, Memphis, TN – Trans. No. 09-07-002 (Maholland)
- Purpose: Acquisition in fee for the future campus expansion and is in the University Master Plan.
- Source of Funding: G O Bonds
- Estimated Cost: \$156,000 per appraisal
- Owner(s): Keith R. Jarworski
- Comment: This transaction is part of the 103 properties that was approved on 7-23-2007.
- SSC Report: 10-12-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

TENNESSEE BOARD OF REGENTSLEASE AGREEMENT

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

Location: Davidson County – 7119 Centennial Blvd., Nashville, TN – Trans. No. 09-09-908

Purpose: To provided warehouse space for Tennessee State University.

Term: October 1, 2009 thru September 30, 2014 (5 yrs)

Proposed Amount: 13,230 Square Feet
 Annual Contract Rent incl. Utility &
 Janitorial cost: \$42,000.00 \$3.17 / sf
 Total Annual Effective Cost: \$42,000.00 \$3.17 / sf

Current Amount: 13, 230 Square Feet
 Annual Contract Rent incl. Utility &
 Janitorial cost: \$42,000.00 \$3.17 / sf
 Total Annual Effective Cost: \$42,000.00 \$3.17 / sf

Type: New lease – Advertised – Received only one proposal

FRF Rate: \$6.50

Lessor: Centennial Blvd. Associates

Comment: The proposed lease has a 90-day cancellation. Warehouse space will be used for storage of surplus equipment, special events materials, daily operational support items, archives and transition space for renovations.

SSC Report: 10-12-09. Bob King summarized the transaction. Staff referred to Sub Committee for consent agenda.

TENNESSEE FOREIGN LANGUAGE INSTITUTELEASE AGREEMENT

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

Location: Davidson County – 227 French Landing Drive, Suite 100 & 190, Nashville, TN – Trans. No. 07-08-915 (Lotspiech)

Purpose: To provide additional classroom & training needs, plus storage & technology infrastructure.

Term: October 1, 2009 thru July 31, 2011 (1 yr & 9 mons)

Proposed Amount: 7,227 Square Feet
 Annual Contract Rent incl. Utility & Janitorial cost: \$112,090.77 \$15.51 / sf
 Total Annual Effective Cost: \$112,090.77 \$15.51 / sf

Current Amount: 5,427 Square Feet
 Annual Contract Rent incl. Utility & Janitorial cost: \$84,188.16 \$15.51 / sf
 Total Annual Effective Cost: \$84,188.16 \$15.51 / sf

Type: Amendment #2 – Negotiated

FRF Rate: \$18.00

Lessor: Heritage Place Partners

Comment: All other terms and conditions of the Lease Agreement shall remain unchanged and in full force and effect.

SSC Report: 10-12-09. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

TENNESSEE WILDLIFE RESOURCE AGENCYLAND 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: Scott County – 2.0 +/- acres – Fork Mountain quadrangle 129 near Petros City, TN – Trans. No. 09-09-010 (Jackson)

Purpose: Disposal by easement to provide easement for gas wells, pipelines and access as needed on Sunquist WMA.

Estimated Sale Price: \$500

Grantee: Knox Energy

Comment: Gas well AH 1004

SSC Report: 10-12-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

DEPARTMENT OF AGRICULTURELAND ITEM

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

Description: Hamilton County – 2.07 +/- acres – State Highway 153, Hixson, TN – Trans. No. 09-09-018 (Baugh)

Purpose: Disposal in fee of property and improvements

Original Cost to State: \$3,000

Date of Original Conveyance: July 3, 1961

Grantor Unto State: Leonard & Syble Hamil

Estimated Sale Price: \$1,000,000

Grantee: TBD

Comment: Proceeds of sale of this property toward the acquisition and construction of a new facility in the Cumberland County area.

SSC Report: 10-12-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.