



GEORGIA BUILDING AUTHORITY

One Martin Luther King, Jr. Drive, SW, Atlanta, Georgia 30334

Chairman
Brian P. Kemp
Governor

Executive Director / State Property Officer
Marty W. Smith

MINUTES

CALLED MEETING OF THE GEORGIA BUILDING AUTHORITY

TUESDAY, DECEMBER 11, 2018

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chairman
Alan Skelton, Vice-Chairman
Steve McCoy, Member
Michael Howell, Citizen Member
Phil Carlock, Citizen Member

IN ATTENDANCE:

Steve Stancil, State Property Officer
Steve Fanczi, Georgia Building Authority
Debra Myers, Georgia Building Authority
Frank Smith, State Properties Commission
Alisa Pereira, State Properties Commission
Clark Wong, State Properties Commission
Kimberly Owen, State Properties Commission
Susan Haddad, State Properties Commission
Katherine Ruiz, State Properties Commission
Heather York, Georgia State Financing & Investment Commission
Marvin Woodward, Georgia State Financing & Investment Commission
Cindy Presto, Georgia State Financing & Investment Commission
Christy Sanders, Georgia State Financing & Investment Commission
Morgan Smith-Williams, Georgia State Financing & Investment Commission
Mark Williams, Department of Natural Resources

IN ATTENDANCE:

Steve Friedman, Department of Natural Resources
Tanisha Thomas, Department of Law
Deadre Hines-Bay, Department of Natural Resources
Chris Riley, Office of the Governor
Carey Miller, Office of the Governor
Theresa MacCartney, Governor's Office of Planning & Budget
Matt Arthur, Technical College System of Georgia
Neil Bitting, Technical College System of Georgia
Sara Honeywill, Technical College System of Georgia
Dr. Ron Newcomb, Chattahoochee Technical College
Candice Smith, Georgia Forestry Commission
Joan Crumpler, Department of Public Safety
Bart Gobeil, Georgia Ports Authority
Sandra Neuse, Board of Regents of the University System of Georgia
Julie Walker, Georgia Public Library Service
Robert Orange, Department of Community Supervision
Shannon Crockett, Department of Community Supervision
Eleanor Knobloch Ratchford, The Knobloch Family Foundation
Skin Edge, Georgia Link
Don Chandler, Municipal Development Services
Kelly Yamanouchi, AJC

Call to order and approval of the September 17, 2018 meeting minutes.

Governor Deal called the meeting of the Georgia Building Authority to order and stated the first order of business would be approval of the minutes of the September 17, 2018 meeting. Phil Carlock made a motion to approve the minutes and Michael Howell seconded the motion. The motion carried unanimously.

Request to grant a non-exclusive easement over portions of the Bobby Jones Golf Course Property to Georgia Power for relocation of overhead and underground electric transmission lines for a consideration of \$9,000.

Christy Sanders presented the request to grant a non-exclusive easement over portions of the Bobby Jones Golf Course to Georgia Power for a consideration of \$9,000. The Georgia Building Authority owns property at the Bobby Jones Course which is leased to the Bobby Jones Golf Course Foundation. Road construction along Northside Drive adjacent to the golf course has caused a need for relocating power lines. The Georgia Department of Transportation was previously granted an easement over an adjacent and overlapping portion of the golf course property. The GDOT valuation as used to calculate the value of the Georgia Power Easement.

Alan Skelton motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request approval to use an estimated \$9.5 million dollars from GBA reserve funds to construct a new parking deck on Capitol Hill.

Steve Fanczi presented the request to approve using approximately \$9.5 million of GBA reserve funds to construct a new parking deck and to authorize the Executive Director to execute any documents and engage in all actions necessary to effectuate the undertaking of the project. With the redevelopment of the former Archives Building lot and the extension of Capitol Avenue, daily visitor parking has been reduced by 400 spaces on Capitol Hill. In order to meet the needs of those who work and visit the Capitol Hill area, GBA is proposing a 500 parking space facility to be constructed between the Georgia freight Depot and the Capitol Building.

Michael Howell motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request by the Georgia Building Authority staff to authorize award of contract to the lowest, responsive and responsible bidder meeting all aspects of Invitation to Bid 900-19-818 for elevator and escalator preventative maintenance services and authorizing the Executive Director to execute all contracts and documents necessary to complete the award of the contract.

Steve Fanczi presented the request to approve the award of Invitation to Bid for elevators and escalators preventative maintenance services to Otis Elevator Company-North America and to authorize the Executive Director to proceed with the execution of all contracts and any actions necessary to carry out the award of the contract. The Authority's By-laws requires the board to approve any contract obligation that exceeds a term of one year or \$500,000. Eight bidders attended a pre-bid conference on November 1, 2018 and only two bids were received. One in the amount of \$955,188.00 per year for a five-year term and the one from Otis Elevator in the amount of \$704,026.09 per year for a five-year term.

Steve McCoy motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Proposal to Amend the By-Laws of the Georgia Building Authority.

Cindy Presto presented the request to amend the current By-laws of the Georgia Building Authority at the next called meeting. Current GBA By-laws authorizes the Executive Director to award and execute a construction contract for improvements to GBA property if the total budget for the improvement is \$1,000,000 or less. It also authorizes the Executive Director to execute contracts so long as the contract obligation does not exceed a term of one year or \$500,000. A change is proposed to Article XII in order to increase the authority of the Executive Director to execute contracts from \$500,000 to \$1,000,000. By-laws can be amended upon the affirmative vote of four members of the Authority provided such amendment is proposed in writing at a prior meeting of the Authority.

Adjournment

Governor Deal requested a motion for adjournment. So moved by Phil Carlock and seconded by Alan Skelton. Meeting adjourned.



Marty W. Smith
Executive Director, Georgia Building Authority