



# GEORGIA BUILDING AUTHORITY

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

Office: 404-656-3253 • Fax: 404-657-0337

[www.gba.georgia.gov](http://www.gba.georgia.gov)

---

Chairman  
Nathan Deal  
*Governor*

*Executive Director*  
Steven L. Stancil

## MINUTES

### GEORGIA BUILDING AUTHORITY BOARD MEETING

DECEMBER 16, 2015

STATE CAPITOL, ROOM 107

#### **MEMBERS IN ATTENDANCE:**

Governor Nathan Deal, Chairman  
Alan Skelton, Vice-Chairman  
Brian Kemp, Secretary  
Steve McCoy, Member  
John Breakfield, Citizen Member  
Michael Howell, Citizen Member  
Phil Carlock, Citizen Member

#### **IN ATTENDANCE:**

Frank Smith, State Properties Commission  
Steven Stancil, State Properties Commission  
Heather York, State Properties Commission  
Alisa Pereira, State Properties Commission  
J. Wade, State Properties Commission  
Clark Wong, State Properties Commission  
Ryan Remle, State Properties Commission  
Tamika Crittenden, State Properties Commission  
Marvin Woodward, Georgia State Financing & Investment Commission  
Sonny Manalili, Georgia Building Authority  
Paul Melvin, Georgia Building Authority  
Tanisha Thomas, Georgia Law Department  
Deatre Hines-Bey, Georgia Law Department  
Mark Williams, Georgia Department of Natural Resources  
Steve Friedman, Georgia Department of Natural Resources

**IN ATTENDANCE:**

Gretchen Corbin, Technical College System of Georgia  
Travis Johnson, Technical College System of Georgia  
Sara Honeywill, Technical College System of Georgia  
Joan Crumpler, Department of Public Safety  
Captain Robert Moody, Department of Public Safety  
Tommy Crafton, Department of Public Safety  
Chris Riley, Office of the Governor  
David Werner, Office of the Governor  
Ryan Teague, Office of the Governor  
Aubrey Reynolds, Governor's Office of Planning and Budget  
Mike Couch, Central State Hospital Redevelopment Authority  
Greg Bluestein, Atlanta Journal Constitution  
Johnny Kauffman, WABE

**Call to order and minutes of the previous meeting (October 21, 2015).**

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 October 21, 2015 meeting. John Breakfield made a motion to approve the minutes and Brian Kemp seconded the motion. The motion carried unanimously.

**REQUEST TO ENTER INTO AN AGREEMENT WITH CONVERGINT TECHNOLOGIES, LLC FOR A NON-PROPRIETARY ACCESS CONTROL SYSTEM FOR GEORGIA BUILDING AUTHORITY (GBA) FACILITIES FOR A CONTRACT SUM OF \$3,187,280.00.**

Steve Fanczi presented the request for Board approval allowing GBA to enter into an agreement with Convergent Technologies, LLC to enhance physical and information security by upgrading and replacing the current access control system located in its facilities. GBA's Procurement Division utilized a Georgia State-Wide Contract to negotiate GBA's requirements for this project, making it unnecessary for GBA to engage in its own procurement solicitation.

The project will be funded by \$3,925,000 in general obligation bonds appropriated in FY 2014 and FY 2016.

Alan Skelton motioned to approve the request. Phil Carlock seconded the motion. The motion carried unanimously.

**REQUEST TO APPROVE THE USE OF AN ESTIMATED \$1,000,000 FOR THE RELOCATION OF CHILLED WATER UTILITY SERVICE LINES SERVICING GEORGIA BUILDING FACILITIES.**

Steve Fanczi presented the request for Board approval to use funds from the proceeds of the sale of GBA surplus property known as 1050 Murphy Avenue for the relocation of chilled water utility service lines (chilled and hot water). The lines are currently located under the utility bridge that connects the South Deck parking lot to the Floyd Building. The lines were initially installed in 1989 and have since exceeded their useful life.

In light of the age of the utility service lines and concerns regarding the structural integrity of the thinning 50-year old support walls, the GBA staff proposes to first relocate and upgrade the chilled water lines and later, when additional funding is available, replace the hot water lines with a new boiler for the south side of Capitol Hill.

Phil Carlock motioned to approve the request. Steve McCoy seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA BUILDING AUTHORITY STAFF TO APPROVE THE RESOLUTION TO OFFER THE 2 PEACHTREE STREET BUILDING AND THE 2 PEACHTREE STREET ANNEX FOR SALE AND TO AUTHORIZE THE EFFECTUATE THE SALE OF THE PROPERTY.**

Steve Stancil presented the request to approve the resolution to offer the 41 story, 100,000 square foot building at 2 Peachtree Street and 2 Peachtree Street Annex for possible sale with an RFP to see what the market will bear. GBA is the current owner of real improved property known as 2 Peachtree Street Building and the 2 Peachtree Street Annex (the "Property"). The staff of GBA does not foresee any need to retain ownership of the Property, and recommends offering the Property for sale.

With the Assistance of the State Properties Commission, the Property will be appraised, and offered for sale by competitive bid. The most advantageous bid for the Property may be brought back before the Authority members for final action; or, in the alternative, the members may authorize the Executive Director to engage in all necessary actions to ensure the property is sold for no less than fair market value, including negotiating with the successful bidders, executing any purchase and sale agreements, and executing any quitclaim deeds to effectuate the conveyance of the Property. Bids will be brought back before the Authority members to either reject or accept if: (1) all bids received for the Property are less than fair market value; or (2) an offer to purchase the Property is for terms or conditions other than the payment of money for the full appraised, fair market value; and such bid is recommended to be in the best in the best interest of the GBA and the State of Georgia.

Steve McCoy motioned to approve the request. Brian Kemp seconded the motion. The motion carried unanimously.

**Adjournment**

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

  
\_\_\_\_\_  
Steven L. Stancil  
Executive Director, Georgia Building Authority