

**MINUTES**  
**STATE BUILDING COMMISSION**  
Executive Subcommittee  
June 9, 2016

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The State Building Commission Executive Subcommittee met this day at 11:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee with the following members and Departments present. Commissioner Martin called the meeting to order at 11:42 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

Larry Martin, Commissioner, Department of Finance and Administration  
Tre Hargett, Secretary of State  
David Lillard, State Treasurer  
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Tennessee Board of Regents
- Department of Correction
- Department of Developmental & Intellectual Disabilities
- Department of General Services
- State Building Commission

PRESENTER

Dick Tracy  
Wes Landers  
Lance Iverson  
John Hull  
Peter Heimbach

## CONSENT AGENDA

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

- A. Agency: University of Tennessee – Hamilton County  
Transaction: Acquisition – Easement (Utility)  
Provision(s): Waiver of advertisement and one appraisal
  
- B. Agency: University of Tennessee – Hamilton County  
Transaction: Acquisition – Right of Way (Gift)  
Provision(s): Waiver of advertisement and appraisals
  
- C. Agency: University of Tennessee – Knox County  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of advertisement and appraisals
  
- D. Agency: University of Tennessee – Shelby County  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of advertisement and one appraisal
  
- E. Agency: University of Tennessee – Shelby County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- F. Agency: Department of Environment & Conservation – Sequatchie County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- G. Agency: Department of Environment & Conservation – Sequatchie County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- H. Agency: Tennessee Wildlife Resources Agency – Madison County  
Transaction: Acquisition – Fee (Third Party)  
Provision(s): Utilize third party with waiver of advertisement and one appraisal
  
- I. Agency: Tennessee Wildlife Resources Agency – Chester County  
Transaction: Acquisition – Fee (Third Party)  
Provision(s): Utilize third party with waiver of advertisement and one appraisal
  
- J. Agency: Tennessee Wildlife Resources Agency – Lake & Obion Counties  
Transaction: Disposal – Lease (Land)  
Provision(s): Waiver of advertisement

- K. Agency: Tennessee Wildlife Resources Agency – Davidson County  
Transaction: Disposal – Fee  
Provision(s): Waiver of one appraisal
  
- L. Agency: Tennessee Board of Regents – Montgomery County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee\*\*

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding in order to award a contract

**Project Title:** Exterior Building Repairs

**Project Description:** Replace roofs, doors, and windows on Marcum and Simon Hall buildings on the Moore County campus. Also make repairs to the Lincoln County Building at the Fayetteville campus, and the McMinnville original building.

**SBC Number:** 166/021-01-2015

**Total Project Budget:** \$312,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$280,000.00	\$ 0.00	\$280,000.00	15/16	CurrFunds-CapMaint	(A)
	0.00	32,000.00	32,000.00		Plant (Non-Auxiliary)	(A)
<b>Original Project Budget:</b>	<b>\$280,000.00</b>					
<b>Change in Funding:</b>		<b>\$32,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$312,000.00</b>			

**Comment:** Buildings include, Simon (1969), Fayetteville (1992), McMinnville (1986), Marcum (2001). Three bids were received on May 4<sup>th</sup>. Additional funds are to award the base bid + 2 alternates. This will complete the project.

\*\*Work will occur in Moore, Lincoln and Warren Counties.

**Previous Action:** 05/12/2016 SBC Referred to Subcommittee with authority to act.

**Minutes:** 06/09/2016 ESC Approved a revision in project budget, funding, and sources of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

**Middle Tennessee State University**, Murfreesboro, Rutherford, Tennessee

**Requested Action:**            **Approval of a project, budget, scope, funding and source(s) of funding**

**Project Title:**                Demolition – 2227 West Main Street

**Project Description:**        This project provides for the demolition of 2227 West Main Street in Murfreesboro, Tennessee in accordance with the MTSU **2007 Master Plan**.

**SBC Number:**                166/009-03-2016

**Total Project Budget:**      \$30,000.00

**Source of Funding:**        \$30,000.00            Plant Funds (Non-Auxiliary)

**Comment:**                    The property was acquired on April 10, 2000. The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

**Minutes:**                      06/09/2016    ESC    Approved a project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

**Disposal – Fee**

**Requested Action:** Approval of disposal in fee below fair market value with waiver of one appraisal

**Transaction Description:** Transaction No. 14-09-012  
• **Location:** University of Memphis  
Shelby County – 1.28+/-acres – 3745 S. Galloway Drive, Memphis, TN  
• **Estimated Sale Price:** \$675,000  
• **Grantee:** Patrick Tronsor and Rachael Putnam  
• **Source of Funding:** Plant Funds (Non-Auxiliary)

**Comment:** This property was appraised in November 2014 at \$1,095,000. It was listed for 10 months, during which time over 25 qualified people looked at it with no offers. Feedback was that the house was priced too high, was in poor shape, and needed extensive improvements. To generate interest, the price was reduced several times before they received this offer. An updated appraisal dated May 2016 provided a fair market value of \$850,000. TBR recommends acceptance of this offer and believes it is in the best interest of the university as well as the state based on the information from the university with the understanding that delaying the sale will only compound any issues with deferred maintenance as well as cost the university additional operating cost.

Date of Last Transfer: December 23, 1976  
Previous Owner: W. Harry and Goldie L. Feinstone  
Original Cost to State: \$0.00  
Square Footage Improvements: 6,634

**Previous Action** 10/20/2014 Approved disposal in fee and to utilize TBR procurement methods to contract with a realty firm to assist with the disposal.

**Minutes:** 06/09/2016 Approved disposal in fee below fair market value with waiver of one appraisal.

DEPARTMENT OF CORRECTION

South Central Correctional Facility, Clifton, Wayne County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding and source(s) of funding and exercising an option for an additional 24 months

**Project Title:** Private Management and Operation

**Project Description:** A private management and operations contract for TDOC and CCA for the operations and management of South Central Correctional Facility.

**SBC Number:** 142/018-01-2013

**Total Project Budget:** \$143,168,410.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$84,060,000.00	\$59,108,410.00	\$143,168,410.00	TDOC OpFunds (A)
<b>Original Project Budget:</b>	<u>\$84,060,000.00</u>			
<b>Change in Funding:</b>		\$59,108,410.00		
<b>Revised Project Budget:</b>			\$143,168,410.00	

**Comment:** The agreement for the current contract will be amended to exercise the option for a two year extension, extending the contract to include July 1, 2016 through June 30, 2018. This is the only option within the original contract. The increase in funding covers the payment out for the two year period.

**Previous Action:**

02/14/2013	SBC	Referred to ESC with authority to act
03/25/2013	ESC	Approved issuing RFP
05/09/2013	SBC	Referred to ESC with authority to act
05/20/2013	ESC	Agency deferred to next available meeting
06/13/2013	SBC	Approved contract subject to AG confirmation
05/12/2016	SBC	Referred to ESC with authority to act

**Minutes:** 06/09/2016 ESC Approved a revision in project budget, funding and source of funding and exercising option for an additional 24 months.

## DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

### Disposal – Fee

**Requested Action:**           **Approval of disposal in fee with waiver of advertisement and appraisals and to dispose of property for less than Fair Market Value as determined by appraisal**

**Transaction Description:**   Transaction No. 16-01-005-FB  
• **Location:**                   Shelby County – 0.31+/-acres – 5316 Longwood Dr., Memphis, TN  
• **Grantee:**                       Housing Foundation of West Tennessee, Inc. ("HFWT")  
• **Estimated Sale Price:**   \$82,000

**Comment:**                   This is residential rental property in which DIDD leases rooms to persons with intellectual disabilities. DIDD desires to transfer this property to an entity whose mission is better aligned with this purpose.

HFWT was created from funds that arose from penalties assessed to DIDD as part of the Arlington lawsuit settlement. HFWT's mission is to acquire, adapt, maintain and lease safe, accessible and affordable housing for eligible persons with intellectual disabilities in West Tennessee. Sale of the property to HFWT will eliminate the ownership burden of this property to DIDD and allow the current residents to remain in their home. The deed will require that the property be used to provide safe, accessible and affordable housing for eligible persons with intellectual disabilities in West Tennessee for 5 years after the date of the deed. Proceeds of the sale will be deposited into the Intellectual Disabilities Trust Fund (IDTF) 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:	July 25, 2007
Previous Owner:	Hearthwood Properties No. 2, LLC
Original Cost to State:	\$216,667
Square Footage Improvements:	2,428

**Minutes:**                   06/09/2016   Comptroller Wilson asked if they were comfortable with the services that HFWT provided, and Deputy Commissioner Iverson responded that they were. Subcommittee approved disposal in fee with waiver of advertisement and appraisals and to dispose of property for less than Fair Market Value as determined by appraisal.



## DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

### Disposal – Fee

**Requested Action:** Approval of disposal in fee with waiver of advertisement and appraisals and to dispose of property for less than Fair Market Value as determined by appraisal

**Transaction Description:** Transaction No. 16-01-004-FB

- **Location:** Shelby County – 0.22+/-acres – 6846 Dawnhill Rd., Bartlett, TN
- **Grantee:** Housing Foundation of West Tennessee, Inc. (“HFWT”)
- **Estimated Sale Price:** \$87,500

**Comment:** This is residential rental property in which DIDD leases rooms to persons with intellectual disabilities. DIDD desires to transfer this property to an entity whose mission is better aligned with this purpose.

HFWT was created from funds that arose from penalties assessed to DIDD as part of the Arlington lawsuit settlement. HFWT’s mission is to acquire, adapt, maintain and lease safe, accessible and affordable housing for eligible persons with intellectual disabilities in West Tennessee. Sale of the property to HFWT will eliminate the ownership burden of this property to DIDD and allow the current residents to remain in their home. The deed will require that the property be used to provide safe, accessible and affordable housing for eligible persons with intellectual disabilities in West Tennessee for 5 years after the date of the deed. Proceeds of the sale will be deposited into the Intellectual Disabilities Trust Fund (IDTF) 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:	July 25, 2007
Previous Owner:	Hearthwood Properties No. 2, LLC
Original Cost to State:	\$216,666
Square Footage Improvements:	1,885

**Minutes:** 06/09/2016 Approved disposal in fee with waiver of advertisement and appraisals and to dispose of property for less than Fair Market Value as determined by appraisal.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

Requested Action:                   Approval of a lease

Transaction Description:       Transaction No. 15-01-919-LB

● **Proposed Lease**

- **Location:**                   Shelby County – 3150 Appling Rd., Bartlett, TN
- **Landlord:**                 Pedigo-Manchester Properties, L.P.
- **Term:**                       (5 years) October 1, 2016 through September 30, 2021
- **Area / Costs:**           12,502 Square Feet

Annual 1 Year Average Contract Rent:	\$173,527.76	@\$13.88/sf
Estimated Utilities Cost:	21,878.50	@\$ 1.75/sf
Estimated Janitorial Cost:	13,752.20	@\$ 1.10/sf
Total Annual Effective Cost:	\$209,158.46	@\$16.73/sf

● **Current Lease**

- **Location:**                   Shelby County – 3150 Appling Rd., Bartlett, TN
- **Landlord:**                 Pedigo-Manchester Properties, L.P.
- **Term:**                       (10 years) October 1, 2005 through September 30, 2015
- **Area / Costs:**           13,600 Square Feet

Annual Contract Rent:	\$139,800.00	@\$10.28/sf
Estimated Utilities Cost:	19,040.00	@\$ 1.40/sf
Estimated Janitorial Cost:	14,960.00	@\$ 1.10/sf
Total Annual Effective Cost:	\$173,800.00	@\$12.78/sf

- **Source of Funding:**       FRF Operating Funds
- **Procurement Method:**   RFP on ESC approved form
- **FRF Rate:**                 \$18.00

**Comment:**                       Reduction in square feet for the Department of Revenue is due to reduction in staff and space assignments. After the 30th month the State may terminate for convenience with 90 day notice and termination fee.

The Jones Lang LaSalle commission amount is \$34,265.48

**Minutes:**                       06/09/2016   Approved a lease.

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

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

**Project Title:** Mechanical & Electrical Upgrade

**Project Description:** Replacement and upgrade of mechanical, electrical and security systems and related renovations at the State Capitol to provide environmental control and address code compliance. Complete renovation of Cordell Hull Building including demolition of Central Services and construction of additions, a new parking garage, and improve access to the Capitol. *Buss duct repair in Cordell Hull.*

**SBC Number:** 529/005-01-2005

**Total Project Budget:** \$137,300,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 2,700,000.00	\$ 0.00	\$ 2,700,000.00		FRF OperFunds (A)
	11,500,000.00	0.00	11,500,000.00	2010	FRF GO Bonds-CapImprov (A)
	1,075,600.00	0.00	1,075,600.00	2001	FRF GO Bonds-/Energy (R)
	29,975,170.98	800,000.00	30,775,170.98		FRF Reserves (R)
	4,100,000.00	0.00	4,100,000.00	13/14	FRF CurrFundsCapMaint (A)
	6,400,000.00	0.00	6,400,000.00	13/14	FRF CurrFundsCapImprov (A/R)
	40,030,000.00	0.00	40,030,000.00	15/16	FRF CurrFunds CapMaint (A)
	20,070,000.00	0.00	20,070,000.00	15/16	FRF CurrFunds CapMaint (A/R)
	7,700,000.00	0.00	7,700,000.00	13/14	FRF CurrFunds CapImprov (A)
	12,949,229.02	0.00	12,949,229.02		Legislative Reserves (R)
<b>Original Project Funding:</b>	<b>\$136,500,000.00</b>				
<b>Change in Funding:</b>		<b>\$800,000.00</b>			
<b>Revised Project Funding:</b>			<b>\$137,300,000.00</b>		

**Comment:** This request adds scope and funding required for needed electrical buss duct repairs in Cordell Hull. Funds were transferred from 529/000-02-2014.

**Previous Action:**

06/09/2005	SBC	Approved preplanning;
07/14/2005	SBC	Designer selection recorded (Centric Architecture)
07/12/2007	SBC	Revise scope and planning funds
12/17/2007	ESC	Discussed implementation of plan
05/08/2008	SBC	Revise planning funds; proceed w/Phase 1
06/12/2008	SBC	Revise scope to include Senate Chambers
06/26/2008	ESC	Approved proceeding w/Senate Chambers
12/22/2008	ESC	Revised Planning/Phase 1 cost
07/09/2009	SBC	Revised & fully plan Phase 2, approved commissioning
10/19/2009	ESC	Approved issuing RFP for CMGC
12/10/2009	SBC	Discussion

12/21/2009	ESC	Status report and presentation
02/11/2010	SBC	Discussion; referred to ESC with authority
02/22/2010	ESC	Discussion; suspended certain actions
05/24/2010	ESC	Status report discussion
06/10/2010	SBC	Approved CMGC
10/14/2010	SBC	Referred to ESC with authority
11/01/2010	ESC	Revised EPC; planning funds; proceed w/Phase 2
08/22/2011	ESC	Revised scope; discussion
09/08/2011	SBC	Referred to ESC with authority
09/19/2011	ESC	Revised scope to preplan security upgrade
11/10/2011	SBC	Approved proceeding w/exterior security upgrade
01/12/2012	SBC	Revised funding & scope
02/21/2012	ESC	Approved proceeding w/interior security upgrades
04/12/2012	SBC	Reported sole source procurement
06/14/2012	SBC	Revised scope & funding
05/09/2013	SBC	Referred to ESC with authority
05/20/2013	ESC	Approved preplan Phase 4 & utilizing CMGC
06/13/2013	SBC	Referred to ESC with authority
06/24/2013	ESC	Revised scope/funding; approved GMP Phase 3
07/11/2013	SBC	Revised funding
08/08/2013	SBC	Report additional services
06/12/2014	SBC	Report Designer Additional Services to SBC
5/13/2015	SBC	Revised scope/funding; referred future actions to ESC
07/20/2015	ESC	Approved full funding and award to Skanska as CM/GC

**Minutes:**

06/09/2016	ESC	Approved a revision project budget, scope, funding and sources of funding.
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DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 16-01-903

- **Proposed Lease**

- **Location:** Davidson County – 227 French Landing, Nashville, TN
- **Landlord:** Heritage Place Partners, LLC
- **Term:** (15 years & 7 months) June 1, 2016 - December 3, 2031 with 5 yr. renewal option
- **Area / Costs:** 99,328 Square Feet

Total First Year Base Rent:	\$1,738,240.00	@\$17.50/sf
<hr/>		
Average Annual Base Contract Rent		
Including Base Utilities & Janitorial Cost:	\$2,026,291.20	@\$20.40/sf
***Estimated Utilities Cost:	<u>173,824.00</u>	<u>@ \$ 1.75/sf</u>
***Lease provides for payment of utilities over \$1.40/sf and operating expense over base year		
Total Annual Effective Cost:	\$2,309,376.00	@\$22.15/sf

- **Current Lease**

- **Location:** Davidson County – 227 French Landing, Nashville, TN
- **Landlord:** Heritage Place Properties, LLC
- **Term:** June 1, 2006 – May 31, 2016 (amended Oct. 1, 2014)
- **Area / Costs:** 77,711 Rentable Square Feet

Annual Contract Rent Including		
Utilities & Janitorial Cost:	<u>\$1,250,836.00</u>	<u>@\$16.09/sf</u>
Total Annual Effective Cost:	\$1,250,836.00	@\$16.09/sf

- **Source of Funding:** FRF Operating Fund - 50% FRF / 50% Federal
- **Procurement Method:** Negotiated
- **FRF Rate:** \$18.00

**Comment:** This lease is for Health Care Finance & Administration/Bureau of TennCare. It was negotiated with the approval of the Executive Subcommittee (February 22, 2016). The additional space will accommodate 125 new positions related to implementation of eligibility determination system and process for TennCare and Coverkids in order to comply with the State's Affordable Care Act Program Plan. As other tenants vacate the premises in the building, the premises will be leased by the State until the State leases the entire 111,206 square feet. The tenant may terminate this lease effective at any time after January 1, 2027 by providing the landlord at least 180 days prior written notice.

**Previous Action:** 02/22/2016 Approved negotiating a lease for special and unique space.

**Minutes:**

06/09/2016 Treasurer Lillard stated that this lease is part of a bigger package and they need to figure out what the strategy is for the long term with the Bureau. Since it is a function that is highly regulated by federal law and by the federal court system, they can't afford to have any issues there. He discussed the "termination for convenience" provision which implies that the State, for any reason that it deems to be sufficient, can terminate this lease. Secretary Hargett concurred with the Treasurer's statement and stated that the Bureau certainly feels like it could be a possible disruption of services and benefit to the people if they don't stay in close proximity to the other building. Subcommittee approved the lease as presented.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

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

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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| <ul style="list-style-type: none"><li>1) <b>Mid Cumberland Regional Health Office</b><br/>(Energy Improvements)<br/>Total Project Budget: \$225,000<br/>SBC Project No. 408/002-01-2015<br/>Designer: I C THOMASSON ASSOCIATES</li><br/><li>2) <b>University of Memphis</b><br/>(Land Bridge and Parking Garage)<br/>Total Project Budget: \$36,600,000<br/>SBC Project No. 166/007-03-2016<br/>Designer: HAZLIP STUDIO</li><br/><li>3) <b>University of Tennessee Knoxville</b><br/>(Tom Black Track Additions)<br/>Total Project Budget: \$3,000,000<br/>SBC Project No. 540/009-06-2016<br/>Designer: LINDSAY &amp; MAPLES ARCHITECTS</li></ul> | <p>Report of selections as delegated to the State Architect for projects below the major maintenance threshold:</p> <ul style="list-style-type: none"><li>4) <b>University of Tennessee Institute of Agriculture</b><br/>(Bio Systems Engineering Learning &amp; Innovation Hub)<br/>Total Project Budget: \$350,000<br/>SBC Project No. 540/001-01-2016<br/>Designer: SANDERS PACE ARCHITECTURE</li><br/><li>5) <b>University of Tennessee Chattanooga</b><br/>(Founders Hall Window Replacement)<br/>Total Project Budget: \$159,000<br/>SBC Project No. 540/005-07-2015<br/>Designer: COGENT STUDIO LLC</li></ul> |
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Other Business

There being no other business, the meeting adjourned at 11:52 a.m.

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UNIVERSITY OF TENNESSEEAcquisition – Easement (Utility)

<b>Requested Action:</b>	Approval to obtain title work, appraisal, survey, and environmental assessment, and to enter into an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal
<b>Transaction Description:</b>	Transaction No. 16-02-004
<ul style="list-style-type: none"> <li>• <b>Location:</b></li> </ul>	University of Tennessee – Chattanooga (UTC) Hamilton County – 0.03 +/- acres permanent utility easement - 540 Vine Street, Chattanooga, TN
<ul style="list-style-type: none"> <li>• <b>Owner(s):</b></li> </ul>	Tennessee Baptist Convention
<ul style="list-style-type: none"> <li>• <b>Estimated Purchase Price:</b></li> </ul>	Fair Market Value
<ul style="list-style-type: none"> <li>• <b>Source of Funding:</b></li> </ul>	Plant (Non-Auxiliary) (A)
<b>Comment:</b>	The utility easement is necessary for UTC's Central Energy Plant Expansion project and will be used to install a high temperature and chilled water distribution system. This system is being extended to provide loop service to the northeast quadrant of campus.
<b>Minutes:</b>	06/09/2016    Approved obtaining title work, appraisal, survey, and environmental assessment, and to enter into an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.



UNIVERSITY OF TENNESSEEAcquisition – Right of Way (Gift)

Requested Action:	Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals
Transaction Description:	Transaction No. 16-05-001
<ul style="list-style-type: none"> <li>• Location:</li> </ul>	University of Tennessee - Chattanooga Hamilton County – 0.45+/- acres – Vine Street between Douglas Street and Lansing Court, Chattanooga, TN
<ul style="list-style-type: none"> <li>• Owner(s):</li> </ul>	City of Chattanooga
<ul style="list-style-type: none"> <li>• Estimated Purchase Price:</li> </ul>	Gift
<ul style="list-style-type: none"> <li>• Source of Funding:</li> </ul>	Plant (Non-Auxiliary) (A) (REM fees)
Comment:	The right-of-way is needed to extend the pedestrian mall through campus. The property is in Chattanooga's <u>2012 Master Plan</u> .
	Date of Last Transfer: N/A
	Purchase Price: N/A
	Property Assessor's Value: N/A
Minutes:	06/09/2016 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEEDisposal – Easement (Utility)

<b>Requested Action:</b>	Approval of disposal by easement with waiver of advertisement and appraisals
<b>Transaction Description:</b>	Transaction No. 16-05-003
• <b>Location:</b>	University of Tennessee – Knoxville (UTK) Knox County – 0.10 +/- acres permanent utility easement – 2000 Sutherland Avenue, Knoxville, TN
• <b>Grantee:</b>	Knoxville Utilities Board (KUB)
• <b>Estimated Sale Price:</b>	Mutual Benefit
• <b>Source of Funding:</b>	Plant (Non-Auxiliary) (A) (REM Fees)
<b>Comment:</b>	The utility easement is necessary for KUB to provide utility services to UTK's Support Services Complex.
	Date of Last Transfer: 5/10/2013
	Original Cost to State: \$1,060,000 (for entire parcel)
<b>Minutes:</b>	06/09/2016 Approved disposal by easement with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEE

Disposal – Easement (Utility)

**Requested Action:** Approval of disposal by easement with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 16-05-002

- **Location:** University of Tennessee Health Science Center  
Shelby County – 0.01 +/- acres permanent traffic signal easements - North Dunlap Street and Jefferson Avenue, Memphis, TN
- **Grantee:** City of Memphis
- **Estimated Sale Price:** Fair Market Value
- **Source of Funding:** City of Memphis (REM Fees) (O)

**Comment:** As a part of the Medical Center Streetscape improvement project, the City of Memphis has requested easements for traffic signals.

Date of Last Transfer: 3/25/1977  
 Original Cost to State: Transferred from TN Dept of Public Health

**Minutes:** 06/09/2016 Approved disposal by easement with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEEAcquisition – Fee (Purchase)

**Requested Action:** Approval to obtain title work, appraisal, survey, and environmental assessment, and to enter into an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 16-03-014

- **Location:** University of Tennessee Health Science Center  
Shelby County – 0.08+/- acres – 22' alley on the north side of 208 South Dudley Street property
- **Owner(s):** Thomas L. Scharff
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant (Non-Auxiliary) (A)

**Comment:** This property is in UTHSC's 2015 Master Plan. The alley is contiguous to the GMP Facility that is under construction. The University currently has access rights via a common driveway easement across the property but does not own the fee.

Date of Last Transfer: 8/8/2002  
Purchase Price: \$2,061,208 (entire tract of 1.7 acres)  
Property Assessor's Value: \$2,172,400 (entire tract of 1.7 acres)

**Minutes:** 06/09/2016 Approved obtaining title work, appraisal, survey and environmental assessment, and to enter into an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**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. 16-04-007-DM  
 • Location: Justin P. Wilson Cumberland Trail State Scenic Trail State Park  
 Sequatchie County – 125.7+/-acres (2 tracts) – Dunlap, TN  
 • Owner(s): Lavada A. Talley Trust  
 • Estimated Purchase Price: Fair Market Value  
 • Source of Funding: 15/16 State Lands Acquisition Fund (A)

**Comment:** Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The purchase of this property will allow for continuation of the Cumberland Trail and a connection to Prentice Cooper State Forest. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: December 21, 2012 (Chicken Hollow)  
 Purchase Price: \$0.00 (Quit Claim)  
 Property Assessor's Value: \$239,000 (83.00 acres)  
 Square Footage Improvements: None

Date of Last Transfer: December 21, 2012 (948 Pickett Rd.)  
 Purchase Price: \$0.00 (Quit Claim)  
 Property Assessor's Value: \$193,100 (42.70 acres)  
 Square Footage Improvements: 400

**Minutes:** 06/09/2016 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.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONAcquisition – 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. 16-04-006-DM  
 • **Location:** Justin P. Wilson Cumberland Trail State Scenic Trail State Park  
 Sequatchie County – 42.7+/-acres – Pickett Rd., Dunlap, TN  
 • **Owner(s):** Virginia S. Albert Trust  
 • **Estimated Purchase Price:** Fair Market Value  
 • **Source of Funding:** 15/16 State Lands Acquisition Fund (A)

**Comment:** Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The purchase of this property will allow for continuation of the Cumberland Trail and a connection to Prentice Cooper State Forest. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: November 30, 2010  
 Purchase Price: \$0.00  
 Property Assessor's Value: \$250,200 (43.0 acres)  
 Square Footage Improvements: None

**Minutes:** 06/09/2016 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.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – Fee (Third Party)**

**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, and to utilize third party with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 16-03-015-MB

- Location: Madison County – 80.0+/-acres – Hwy 45, Jackson, TN
- Owner(s): Howard Hamilton/William Gibson
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 15/16 Wetlands Acquisition Fund (A)
- Third Party: The Nature Conservancy
- Third Party Costs: \$11,450

**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.

The property is contiguous to, and will be an important addition to, Middle Fork Forked Deer River Refuge (MFFDRR). The purchase will protect and preserve wetlands and other watershed functions in the MFFDRR ecosystem. Utilization of the third party is requested because of the need to close and protect the property more quickly than would be possible under the State process. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: September 8, 2015  
Purchase Price: \$0.00 (Quit Claim)  
Property Assessor's Value: \$304,300  
Square Footage Improvements: None

**Minutes:** 06/09/2016 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, and to utilize third party with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – Fee (Third Party)**

**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, and to utilize third party with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 16-03-018-MB

- **Location:** Chester County – 228.18+/-acres – (6 Tracts) Hwy 45 S., Henderson, TN
- **Owner(s):** David Stoltzfus, Franz Schneider, Yvonne & Donald Jones, Robbie Gordon
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 Wetlands Acquisition Fund (A)
- **Third Party:** The Conservation Fund

**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.

The Conservation Fund will purchase the tracts to help expedite the closing for the seller. No additional 3<sup>rd</sup> party costs are requested. The property is contiguous to Tull Bottom Wildlife Management Area. The purchase will protect and preserve wetlands and provide hunting, bird watching and other recreation. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: February 16 2016 (Hwy 45 South)  
 Purchase Price: \$39,000 (David Stoltzfus)  
 Property Assessor's Value: \$43,400 (47.50 acres)  
 Square Footage Improvements: None

Date of Last Transfer: December 18, 2015 (Old Jacks Creek Rd.)  
 Purchase Price: \$10,000 (Jeremy Stoltzfus)  
 Property Assessor's Value: \$5,000 (12.0 acres)  
 Square Footage Improvements: None

Date of Last Transfer: August 9, 2006 (1320 Lipscomb Ln)  
 Purchase Price: \$265,000 (Franz Schneider)  
 Property Assessor's Value: \$204,200 (140.90 acres)  
 Square Footage Improvements: None

**Continued...**



Date of Last Transfer: January 29, 1992 (Church Ave. South)  
Purchase Price: \$10,000 (Donald Jones/Robbie Gordon)  
Property Assessor's Value: \$23,200 (15.0 acres)  
Square Footage Improvements: None

Date of Last Transfer: December 8, 1952 (Hwy 45 South)  
Purchase Price: \$0.00 (City of Henderson)  
Property Assessor's Value: \$25,400 (4.00 acres)  
Square Footage Improvements: None

Date of Last Transfer: May 18, 2015 (Hwy 45 South)  
Purchase Price: \$75,500 (ProSouth Inc.)  
Property Assessor's Value: \$38,500 (50.49 acres)  
Square Footage Improvements: None

**Minutes:**

06/09/2016 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, and to utilize third party with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Disposal – Lease (Land)**

**Requested Action:**           **Approval of disposal by lease with waiver of advertisement**

**Transaction Description:**   Transaction No. 16-04-011-MB

- **Location:**                   Lake & Obion Counties – 7,912.46+/-acres – Tiptonville, TN
- **Tenant:**                     U.S. Fish and Wildlife Services (FWS)
- **Term:**                       (75 years) August 1, 2016 - August 1, 2091
- **Area / Costs:**             7,912.46 acres/Mutual Benefit
- **Source of Funding:**     15/16 Wetlands Acquisition Fund   (REM fees) (A)

**Comment:**                    The agency is seeking to renew the lease with FWS at Reelfoot Lake Wildlife Management Area. The current lease began August 28, 1941 and will expire on August 1, 2016. FWS will manage, maintain and operate the land, which is a benefit to the State.

**Minutes:**                     06/09/2016   Approved disposal by lease with waiver of advertisement.

TENNESSEE WILDLIFE RESOURCES AGENCYDisposal – Fee

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

**Transaction Description:** Transaction No.16-04-012-FB  
 • Location: Davidson County – 5.63+/-acres – Buena Vista Pike, Nashville, TN  
 • Estimated Sale Price: Fair Market Value

**Comment:** The property no longer aligns with the agency's mission. The condition in the deed that no sale of the tract was permissible for three years, after the last of the heron's departure, has been met. Pursuant to TCA 70-1-306 and the conditions of the deed, the proceeds of the sale of this property will be deposited in the wildlife resources fund and used for the acquisition of habitat for endangered plant or animal species in the state.

The Tennessee Historical Commission has determined that this property will not adversely affect this State-owned resource and no further action is necessary.

Date of Last Transfer: May 1, 1979  
 Previous Owner: Nature Conservancy  
 Original Cost to State: \$25,300  
 Square Footage Improvements: None

**Minutes:** 06/09/2016 Approved disposal in fee with waiver of one appraisal.

TENNESSEE BOARD OF REGENTS

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. 16-04-005  
• Location: Austin Peay State University  
Montgomery County – 2.2+/-acres – 529 York Street, Clarksville, TN  
• Owner(s): Frances Hayes Schnare and Lynne Hayes Garito  
• Estimated Purchase Price: Fair Market Value  
• Source of Funding: Campus Plant Funds (Non-Auxiliary)

Comment: There are two houses located on this property and the numbers below are a combination of the two. This property is in close proximity of APSU and will be used for surge space and parking expansion. This property is in APSU's 2013 Master Plan.

Date of Last Transfer: May 25, 2010  
Purchase Price: 0.00  
Property Assessor's Value: 228,300  
Square Footage Improvements: 8,632

Minutes: 06/09/2016 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.

Approved:



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