

**MINUTES**  
**STATE BUILDING COMMISSION**  
Executive Subcommittee  
August 24, 2015

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The State Building Commission Executive Subcommittee met this day at 11:00 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 11:00 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  
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

David Lillard, State Treasurer

ORGANIZATION

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

PRESENTER

Robbi Stivers  
Dick Tracy  
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: Tennessee Board of Regents – Washington County  
Transaction: Acquisition – Fee (Gift)  
Provision: Waiver of advertisement and one appraisal
  
- B. Agency: Military Department – Johnson County  
Transaction: Disposal – Fee  
Provision: Waiver of appraisals
  
- C. Agency: Department of Commerce & Insurance – Bedford County  
Transaction: Acquisition – Fee (Gift)  
Provision: Waiver of advertisement and appraisals
  
- D. Agency: Department of Environment & Conservation – White County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal
  
- E. Agency: Department of Environment & Conservation – Rhea County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Modify previous action
  
- F. Agency: Tennessee Wildlife Resources Agency – Cumberland County  
Transaction: Disposal – Fee  
Provision: Waiver of advertisement and appraisals
  
- G. Agency: Tennessee Wildlife Resources Agency – Roane County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal
  
- H. Agency: Tennessee Wildlife Resources Agency – Giles County  
Transaction: Acquisition – Fee (Gift)  
Provision: Waiver of advertisement and appraisals
  
- I. Agency: Department of General Services – Davidson County  
Transaction: Acquisition – Lease Amendment

UNIVERSITY OF TENNESSEE

**Acquisition – Lease (Space)**

**Requested Action:** Approval of two leases with waiver of advertisement and appraisals

**Transaction Description:** Transaction No. 15-08-903

- **Proposed Lease**

- **Location:** University of Tennessee on behalf of its Health Science Center  
Davidson County - 420 and 444 Elmington Avenue, Nashville, TN 37205
- **Landlord:** Custom Corporates, Inc.
- **Term:** September 1, 2015 – August 31, 2020 with one option to extend for five years
- **Area / Costs:** Two 2-bedroom apartment units

Average Annual Contract Rent Per Unit	\$44,397.50	NA
Estimated Annual Utility Cost	Included	\$1.85/sf
Estimated Annual Janitorial Cost	Included	\$1.10/sf
Total Annual Effective Cost (2 units)	\$88,795.00	NA

- **Source of Funding:** Plant (Non-Auxiliary) (A)
- **Procurement Method:** Negotiated
- **FRF Rate:** \$18.00/sf (for reference only)

**Comment:** The University of Tennessee needs two 2-bedroom furnished apartment units for use by faculty/surgeons who are working in partnership with St. Thomas Health in the organ transplant program. A market survey has indicated that no other options satisfying the location, size, quality and term needed are available.

**Minutes:** 08/24/2015 Approved two leases with waiver of advertisement and appraisals.

## UNIVERSITY OF TENNESSEE

### Disposal – Lease (Land)

<b>Requested Action:</b>	Approval to issue a Request for Proposal for disposal by lease
<b>Transaction Description:</b>	Transaction No. 15-08-004
• <b>Location:</b>	University of Tennessee on behalf of its Health Science Center Shelby County - 955, 959, and 969 Madison Avenue, Memphis, TN
• <b>Term:</b>	Thirty (30) years with two 15-year extension options
• <b>Area:</b>	1.09 +/- acres
<b>Comment:</b>	The University of Tennessee proposes to lease up to 1.09 acres for the development of a hotel-conference center. The hotel-conference center will serve as an enhancement to the University's academic, clinical, and research facilities in the area. The successful proposer will be responsible for the design, financing, construction, and operation of the center. The University has the right to approve the design.
<b>Minutes:</b>	08/24/2015      Approved issuing a Request for Proposal for disposal by lease. Comptroller Wilson stated that this was a new process and, as with any new process, they will be looking at it as it goes through and analyze to see if it makes sense.

TENNESSEE BOARD OF REGENTS

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

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

**Project Title:** Demolition – 219 Eastland Avenue

**Project Description:** This project provides for the demolition of a shed at 219 Eastland Avenue in Murfreesboro, Tennessee in accordance with the MTSU 2008 Master Plan.

**SBC Number:** 166/009-06-2015

**Total Project Budget:** \$12,000.00

**Source of Funding:** \$12,000.00 Plant (Non-Auxiliary)

**Comment:** The property was acquired on July 20, 2000. The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource, and no further action is necessary. The shed is being demolished to clean up the site.

**Minutes:** 08/24/2015 ESC Approved a project budget, scope and source(s) of funding.

TENNESSEE BOARD OF REGENTS

**Disposal – Fee (Negotiated Purchase Price)**

**Requested Action:** Approval to dispose of property for less than Fair Market Value as determined by appraisal

**Transaction Description:** Transaction No. 14-01-007

- **Location:** Roane State Community College  
Roane County – 4.75+/- acres - 340 Ridgewood Road, Harriman, TN
- **Sale Price:** \$265,000
- **Realtor Cost:** \$13,250 (5% fee)
- **Grantee:** Charles and Rhonda Crass

**Comment:** The property was marketed by a real estate agent for months and only one offer was received. The campus would like to accept the offer received which is approximately 79% of the appraised value.

Date of Last Transfer: July 1, 1973  
Original Cost to State: \$60,000  
Square Footage Improvements: 2,884

**Previous Action:** 02/24/2014 Approved disposal in fee and use of broker.

**Minutes:** 08/24/2015 Approved disposal of property for less than Fair Market Value as determined by appraisal.

## DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

### Statewide

**Requested Action:** Approval of a revision in source(s) of funding

**Project Title:** Intermediate Care Facilities/MR Homes

**Project Description:** Project consists of constructing multiple four bedroom American Disabilities Act (ADA) compliant group homes for the medically fragile, known as ICF/MR, in Shelby, Fayette, Greene and Davidson counties. Also included are homes to satisfy the treatment for individuals with behavioral difficulties. Project includes all related work.

**SBC Number:** 346/000-05-2005

**Total Project Budget:** \$56,580,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 520,000.00	\$ 0.00	\$ 520,000.00	05/06	CurrFunds-CapImprov	(A)
	960,000.00	0.00	960,000.00	06/07	CurrFunds-CapImprov	(A)
	18,000,000.00	0.00	18,000,000.00	2006	GO Bonds-CapImprov	(A)
	29,700,000.00	(340,200.00)	29,359,800.00	2008	GO Bonds-CapImprov	(A)
	7,400,000.00	0.00	7,400,000.00	2009	GO Bonds-CapImprov	(A)
	0.00	340,200.00	340,200.00		Land Proceeds	(O)
<b>Original Project Budget:</b>	<b>\$56,580,000.00</b>					
<b>Change in Funding:</b>		<b>\$ 0.00</b>				
<b>Revised Project Budget:</b>			<b>\$56,580,000.00</b>			

**Comment:** The sources of funding are being revised to reflect proceeds from the sale of real property purchased for the project that was later determined not to be necessary for the project and sold.

**Previous Action:**

07/14/2005	SBC	Approved project & designer (Clark-Dixon Assoc.)
06/08/2006	SBC	Revised EPC; allocate funds
12/13/2007	SBC	Revised scope; approved EDP
06/12/2008	SBC	Revised scope
11/13/2008	SBC	Approved utility grants
01/08/2009	SBC	Revised scope/funding; select designers
06/11/2009	SBC	Referred to SC with authority
06/22/2009	ESC	Discussion; deferred action
07/09/2009	SBC	Referred to SC with authority
07/20/2009	ESC	Approved bid modification
09/10/2009	SBC	Revised source of funding
12/09/2010	SBC	Approved Alt Del Method
02/10/2011	SBC	Revised scope
11/15/2012	SBC	Referred utility grant to ESC with authority to act
05/20/2013	ESC	Approved demolitions

**Minutes:** 08/24/2015 ESC Approved a revision in sources of funding.

## DEPARTMENT OF GENERAL SERVICES

### Statewide

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

**Project Title:** Empower Tennessee Utility Data Collection & Software

**Project Description:** Acquisition and installation of software for utility data collection and analysis. Entry of initial data load is included.

**SBC Number:** 460/000-05-2015

**Total Project Budget:** \$2,070,000.00

**Source of Funding:** \$2,070,000.00 15/16 TDEC AgencyOperational/CapImprov (A/O)

**Comment:** This is a FY 15/16 line-item in the capital budget funded through the Petroleum Escrow Violation Fund. The Central Procurement Office will be used to procure the software.

**Previous Action:** 07/09/2015 SBC Referred to the ESC with authority to act.

**Minutes:** 08/24/2015 ESC Comptroller Wilson confirmed that this required approval by both the Central Procurement Office and the Comptroller's Office, and John Hull responded that was correct. Secretary Hargett said it was his understanding that they were not going to buy the software, but were only going to lease it, and was told that was correct. Subcommittee approved a project budget, scope and source of funding.



DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

**Requested Action:** Approval to release a Request for Qualifications for an Exhibit Designer

**Project Title:** New State Museum

**Project Description:** Complete design and construction of new State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

**SBC Number:** 529/050-01-2015

**Total Project Budget:** \$160,000,000.00

**Current Project Funding:** \$121,610,000.00  
(if not fully funded)

**Source of Funding:** \$121,610,000.00 15/16 FRF CurrFunds-CapImprov (A)

**Comment:** This is a specialty design consultant for museum exhibits.

**Previous Action:** 05/13/2015 SBC Referred to the ESC, with authority to act  
05/26/2015 ESC Approved budget, scope & issue RFQ  
07/09/2015 SBC Referred to ESC with authority to act  
07/20/2015 ESC Revised funding; using CMGC; award to Compass Partners as PMaA

**Minutes:** 08/24/2015 ESC Approved release of RFQ for Exhibit Designer.

## DEPARTMENT OF GENERAL SERVICES

### Disposal – Fee

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

**Transaction Description:** Transaction No.14-11-004 (Baugh)

- **Location:** Shelby County – 1.67+/-acres – 170 Main Street North, Memphis, TN
- **Estimated Sale Price:** \$1,500,000
- **Grantee:** City of Memphis

**Comment:** The Donnelly J. Hill State Office Building in downtown Memphis was decommissioned in 2014. This building is less than 50 years old and does not require Tennessee Historical Commission review.

The deed will require that the property be used for a public purpose and a covenant that the City of Memphis will be the sole owner for forty years.

Date of Last Transfer: 1964 (property) 1967 (building)  
Previous Owner: Memphis Housing Authority  
Original Cost to State: \$206,203  
Square Footage Improvements: 194,900

**Minutes:** 08/24/2015 Secretary Hargett said he thought, at one point, Memphis was looking at a \$1.5m purchase price two years from now after rent had been paid for two years. He said Memphis could have purchased it right now for approximately \$1.8m and then, after two years of lease payments, they could purchase it at \$1.5m. He questioned the decision made to agree for Memphis to purchase it outright at \$1.5m. John Hull responded that Memphis had agreed to a purchase price right now of \$1.5m and, in doing so, it avoids the State expense of maintaining that building over the next couple of years. Secretary Hargett stated that if the state had leased the building to Memphis, and they had been responsible for maintaining the building, the State would have the cost avoidance for two years and collected lease payments for two years. Mr. Hull said there was a time when they had considered leasing it to Memphis for two years, still requiring them to maintain the structure of the building itself, and as the tenant, they would have provided the operating expenses during that time. Subcommittee approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Parking)**

**Requested Action:** Approval of a lease with waiver of advertisement and appraisals

**Transaction Description:** Transaction No. 15-07-901

- **Proposed Lease**

- **Location:** Davidson County – 612 10<sup>th</sup> Ave. North, Nashville, TN
- **Landlord:** Capital View Joint Venture
- **Term:** October 1, 2015 – September 30, 2017 (2 years)
- **Area / Costs:** 259 parking spaces @\$60.00 per space/month  
Monthly Rent: \$15,540.00  
Est. Cost of Fencing \$40,000 (one time cost)

- **Source of Funding:** FRF Operating Funds (A)

- **Procurement Method:** Negotiated

**Comment:** The lease will provide additional parking for State employees and fleet vehicles. All maintenance, operating costs and capital expenditures associated with the lot will be paid by the State. After the first year, the lease can be terminated by either party on 90 days' notice. A market survey has indicated that no other options satisfying the location, site and term needed are available.

**Minutes:** 08/24/2015 Approved a lease with waiver of advertisement and appraisals.

## DEPARTMENT OF GENERAL SERVICES

### SPA Policy & Procedures

- 1) Subcommittee approved Real Estate Asset Management's revised Request for Proposal template to comply with the Item 7.01.B.3 *Procurement of Leases Where the State is Lessee*.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on July 20, 2015.

### OSA Policy & Procedures

- 1) Report received of the following addition of Item 7 to the existing Organizational Conflicts of Interest policy:

7. General Mitigation Plan Approvals. After discussion with the SPAs, the State Architect has approved the mitigation plans set forth below to address commonly occurring OCIs.

- i. Perceived OCI- Agency Consultants. Designers who have been selected pursuant to the DSP to provide professional services under a general contract on a task order basis, including project development services and limited design services to prepare projects for approval by the Commission (each an "Agency Consultant"), may participate in the State Architect Designer Selection Process for projects on which they have provided services (each an "Affected Project") so long as the following requirements are met: (a) a "director" level state employee in the SPA has made a written determination that allowing an Agency Consultant to participate in the DSP for the Affected Project is in the best interests of the State; (b) the "Major Project" or "Standard Project" selection process from the DSP is utilized; (c) all work product of the Agency Consultant's services is made available to designers interested in proposing to be selected as the designer of record for an Affected Project; and (d) the evaluators of the designers' responses (RFQ Response or Letter of Interest) are instructed by the procurement coordinator not to accord any advantage to the Agency Consultant as a result of their prior involvement in an Affected Project.

### Designer Selections

- 1) Report received of the following designer selection on a Below Major Maintenance Threshold project as delegated to the State Architect:

<b>Location:</b>	Rock Castle State Historic Site
<b>Project Title:</b>	Structure & Roof Repairs
<b>Total Project Budget:</b>	\$240,000
<b>SBC Project No.</b>	160/001-01-2015
<b>Designer:</b>	CENTRIC ARCHITECTURE

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.

- |   |  |
|---|--|
| <p>1) <b>Nashville Supreme Court Building</b><br/>         (Exterior Repairs)<br/>         Total Project Budget: \$3,004,000<br/>         SBC Project No. 529/074-01-2015<br/>         Designer: <b>CENTRIC ARCHITECTURE</b></p>                                | <p>6) <b>University of Tennessee Martin</b><br/>         (Ellington Hall Roof Replacement)<br/>         Total Project Budget: \$550,000<br/>         SBC Project No. 540/011-02-2015<br/>         Designer: <b>TLM ASSOCIATES</b></p>                |
| <p>2) <b>Tennessee State Museum</b><br/>         (New Museum)<br/>         Total Project Budget: \$160,000,000<br/>         SBC Project No. 529/050-01-2015<br/>         Designer: <b>EOA ARCHITECTS</b></p>  | <p>7) <b>University of Tennessee Knoxville</b><br/>         (Lake Avenue Parking Garage)<br/>         Total Project Budget: \$22,300,000<br/>         SBC Project No. 540/009-06-2015<br/>         Designer: <b>DESIGN INNOVATION ARCHITECTS</b></p> |
| <p>3) <b>UT Institute of Agriculture</b><br/>         (Ridley 4-H Center for Profitable Agriculture)<br/>         Total Project Budget: \$1,000,000<br/>         SBC Project No. 540/001-02-2015<br/>         Designer: <b>LYLE COOK MARTIN ARCHITECTS</b></p>  | <p>8) <b>East Tennessee State University</b><br/>         (Roof Replacements)<br/>         Total Project Budget: \$2,000,000<br/>         SBC Project No. 166/005-03-2015<br/>         Designer: <b>REEDY &amp; SYKES</b></p>                        |
| <p>4) <b>UT Institute of Agriculture</b><br/>         (Garden Pavilion)<br/>         Total Project Budget: \$167,000<br/>         SBC Project No. 540/001-02-2009<br/>         Designer: <b>SANDERS PACE ARCHITECTURE</b></p>                                   | <p>9) <b>University of Memphis</b><br/>         (Surface Parking Expansion)<br/>         Total Project Budget: \$2,000,000<br/>         SBC Project No. 166/007-04-2015<br/>         Designer: <b>BURR &amp; COLE CONSULTING ENGRS</b></p>           |
| <p>5) <b>University of Tennessee Chattanooga</b><br/>         (Johnson Obear Apts Utility Connections)<br/>         Total Project Budget: \$800,000<br/>         SBC Project No. 540/005-02-2015<br/>         Designer: <b>MARCH ADAMS &amp; ASSOCIATES</b></p> |  |

**Other Business**

There being no other business, the meeting adjourned at 11:11 am.

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TENNESSEE BOARD OF REGENTSAcquisition – Fee (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 one appraisal

**Transaction Description:** Transaction No. 15-08-007

- **Location:** East Tennessee State University  
Washington County - 202 W. Fairview, Johnson City, Tennessee
- **Owner(s):** Mountain State Health Alliance (MSHA)
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant (Non-Auxiliary) (REM fees) (A)

**Comment:** This property is in ETSU's 2014 Master Plan. MSHA would like to donate the property to ETSU, who is currently leasing it. The ETSU College of Nursing plans to continue operation of the Day Center currently housed on the property and, therefore, requests acceptance of the donation. ETSU is pursuing a federal grant for demolition and construction of a replacement facility.

Date of Last Transfer:	June 24, 1996
Purchase Price:	N/A
Property Assessor's Value:	37,730
Square Footage Improvements:	5,000

**Minutes:** 08/24/2015 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and one appraisal.

DEPARTMENT OF MILITARY

Disposal – Fee

**Requested Action:** Approval of disposal in fee with waiver of appraisals

**Transaction Description:** Transaction No. 15-07-006

- **Location:** Johnson County - .025+/-acres - 1923 South Shady St., Mountain City, TN
- **Estimated Sale Price:** Fair Market Value
- **Grantee:** Bob Pardue

**Comment:** The requestor is the adjoining land owner and wishes to expand his business. The agency has no use for the property and the property is too small to be of use to others. Advertisement is not required pursuant to TCA 12-2-112(a)(3).

Date of Last Transfer: 1994  
 Previous Owner: Johnson County & Mountain City  
 Original Cost to State: Gift  
 Square Footage Improvements: None

**Minutes:** 08/24/2015 Approved disposal in fee with waiver of appraisals.



DEPARTMENT OF COMMERCE AND INSURANCEAcquisition – Fee (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.15-08-001  
 ● Location: Bedford County – 3.68+/-acres – 2145 Unionville Deason Rd., Bell Buckle, TN  
 ● Owner(s): Gary R. King  
 ● Estimated Purchase Price: Gift  
 ● Source of Funding: Commerce & Insurance Op Funds (REM fees) (A)

**Comment:** The Tennessee Fire Service and Codes Enforcement Academy (TFACA) owns the adjacent property. A decision about the use of the property and improvements will be made at a later date.

Date of Last Transfer: March 6, 2012  
 Purchase Price: \$0.00  
 Property Assessor's Value: \$49,200  
 Square Footage Improvements: 2,160

**Minutes:** 08/24/2015 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND 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. 15-07-010  
 ● **Location:** Falls Creek Falls State Park  
 White County – 600+/-acres – 6747 Lost Creek Rd, Sparta, TN  
 ● **Owner(s):** Lost Creek Farms, LLC  
 ● **Estimated Purchase Price:** Fair Market Value  
 ● **Source of Funding:** 14/15 State Lands Acquisition Fund (75%) (A)  
 Open Space Institute Grant (OSI) (25%) (O)

**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, Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The purchase of this property will protect forestland and wildlife. The required 25% match is being provided by the OSI. No additional management costs are anticipated with this transaction.

Date of Last Transfer: March 12, 2007  
 Purchase Price: \$1.00  
 Property Assessor's Value: \$1,006,600  
 Square Footage Improvements: N/A

**Minutes:** 08/24/2015 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 AND CONSERVATIONAcquisition – Fee (Purchase)

**Requested Action:** Approval to modify previous action

**Transaction Description:** Transaction No.14-08-019

- **Location:** Rhea County – 11.00+/-acres – Gatto Lane, Dayton, TN
- **Owner(s):** Iron Properties
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 State Lands Acquisition Funds (REM fees) (A)  
14/15 Transportation Equity Act -21 Viewshed (F)

**Comment:** When this acquisition was previously approved, it was not known that the seller would require the retention of the mineral rights. The deed to the State will prohibit any interference with the use of the surface rights of the property if the seller exercises its rights to extract the subsurface minerals.

Date of Last Transfer: July 29, 2010  
Purchase Price: \$100,000  
Property Assessor's Value: \$109,300 (85.39 acres)  
Square Footage Improvements: N/A

**Previous Action:** 10/02/2014 Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

**Minutes:** 08/24/2015 Approved modifying previous action.

TENNESSEE WILDLIFE RESOURCES AGENCYDisposal – Fee

**Requested Action:** Approval of disposal in fee with waiver of advertisement and appraisals

**Transaction Description:** Transaction No. 15-07-004  
 • **Location:** Catoosa Wildlife Management Area  
 Cumberland County – 22.0+/-acres – Crossville, TN  
 • **Grantee:** Taylor Selecman  
 • **Source of Funding:** TWRA Operating Funds (REM fees) (A)

**Comment:** A new survey supported by testimony shows that the State reported ownership of 22 acres that was actually owned by the Grantee. This will be corrected by the filing of a quitclaim deed.

Date of Last Transfer: August 29, 1996  
 Previous Owner: Multiple Owners (46,165 acres)  
 Original Cost to State: Unknown  
 Square Footage Improvements: None

**Minutes:** 08/24/2015 Approved disposal in fee with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCY

**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. 15-07-009

- **Location:** Roane County – 1,111+/-acres (2 tracts) – Riggs Chapel Rd., Kingston, TN
- **Owner(s):** Buzzard Bluff Holdings, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Wildlife Restoration Fund (75%) (F)  
The Conservation Fund (25%) (O)

**Comment:** The property is contiguous to the Mt. Roosevelt Wildlife Management Area. The acquisition will provide conservation of wildlife and recreation for the public. The required 25% match is being provided by The Conservation Fund. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: December 1, 2011  
Purchase Price: Unknown  
Property Assessor's Value: \$3,356,600 (1,034.4 acres)  
Square Footage Improvements: None

Date of Last Transfer: December 1, 2011  
Purchase Price: Unknown  
Property Assessor's Value: \$133,700 (35.90 acres)  
Square Footage Improvements: None

**Minutes:** 08/24/2015 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 (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. 15-07-008

- Location: Giles County – 1.80+/-acres – Dixon Town Rd., Elkton, TN
- Owner(s): TN Wildlife Resource Foundation
- Estimated Purchase Price: Gift
- Source of Funding: TWRA Operating Funds (REM fees) (A)

**Comment:** The tract is adjacent to the Elk River and will provide boating access to the river. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: July 9, 2015  
Purchase Price: \$0.00  
Property Assessor's Value: \$6,900  
Square Footage Improvements: None

**Minutes:** 08/24/2015 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

Requested Action: Approval of a lease amendment

Transaction Description: Transaction No. 08-12-900

• Proposed Amendment

○ Area / Costs:

**8,140 Rentable Square Feet**

Average Annual Rent Cost Includes

Utilities & Janitorial Services: \$133,375.00 @ \$16.39/sf

Average Annual Total Cost: \$133,375.00 @ \$16.39/sf

• Current Lease

○ Location:

Davidson County – 301 Plus Park Drive, Nashville, TN

○ Landlord:

Tennessee Real Estate Investments, GP

○ Term:

10 years - July 1, 2009 through June 30, 2019

○ Area / Costs:

**21,942 Rentable Square Feet**

Average Annual Rent Cost Includes

Utilities & Janitorial Services: \$359,522.20 @ \$16.39/sf

Average Annual Total Cost: \$359,522.20 @ \$16.39/sf

• Source of Funding:

FRF Operating Funds (A)

• FRF Rate:

\$18.00

Comment:

The need for space at this location has changed and the lease will be amended by reducing the square footage to 8,140 sq. ft. and making other related changes. The remaining space is occupied by the Department of Safety.

Previous Action:

04/13/2009 Approved lease agreement.

Minutes:

08/24/2015 Approved lease amendment.

Approved:



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