

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
December 16, 2013

The State Building Commission Executive Subcommittee met this day at 1:30 p.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Chairman Larry Martin called the meeting to order at 1:35 p.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

STATE BUILDING COMMISSION SUB-COMMITTEE 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

OTHERS PRESENT

Peter Heimbach, State Architect
Georgia Martin, Office of the State Architect
Ann McGauran, Department of General Services
Melinda Parton, Comptroller's Office
Jonathan Rummel, Secretary of State's Office
Joy Harris, Treasurer's Office
Bruce Davis, Legislative Budget Office
Genie Whitesell, Attorney General's Office
Janie Porter, Attorney General's Office
Dick Tracy, Tennessee Board of Regents
Ted Hayden, Office of the State Architect
Jason Hartman, Dept of Finance and Administration
John Webb, Dept of Finance and Administration
Mike Morrow, Dept of Finance and Administration
Crystal Collins, THEC
Kim Adkins, The Capitol Strategy Group
Mark Cherpack, Dept of Finance and Administration
Chloe Shafer, Department of General Services
Wendell Cheek, Department of Veterans Affairs
Tom Eck, Department of Environment and
Conservation
Bill Avant, Department of Environment and
Conservation
Kelly Smith, Department of General Services
Leah Dupree, Department of General Services
Michelle Barbero, Gobbell-Hays Partners

Ron Gobbell, Gobbell-Hays Partners
Steve Boyd, Populous
Charles Brewton, Department of Environment and
Conservation
Ray Register, Department of Environment and
Conservation
Max Fleischer, Department of Environment and
Conservation
Cathy Higgins, Legislative Budget Office
Lauren Ridenour, Department of Finance and
Administration
Richard Riebling, Metro Nashville
Steve Berry, Department of General Services
Bo Campbell, MFP / Sounds
John Triggs, MFP / Sounds
Herb Pangh, Department of Agriculture
Toby Compton, Nashville Sports Authority
Tom Cross, Metro
Bob Oglesby, Department of General Services
Marcos Makohon, Department of General Services
Steve Westerman, Department of Correction

CONSENT AGENDA

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

- A. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals
- B. Agency: Tennessee Board of Regents – Bounty County
Transaction: Extend Contract
- C. Agency: Department of Agriculture – Marion County
Transaction: Amendment of Conservation Easement
- D. Agency: Tennessee Wildlife Resources Agency – Jackson County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- E. Agency: Tennessee Wildlife Resources Agency- Lake and Dyer Counties
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- F. Agency: Tennessee Wildlife Resources Agency- Fayette County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- G. Agency: Department of Environment and Conservation – Knox County
Transaction: Acquisition by gift
Provision: Waiver of advertisement and appraisals
- H. Agency: Department of Environment and Conservation – Knox County
Transaction: Acquisition by gift
Provision: Waiver of advertisement and appraisals
- I. Agency: Department of Environment and Conservation – Hamilton County
Transaction: Acquisition of gift
Provision: Waiver of advertisement and appraisals
- J. Agency: Department of Environment and Conservation – Coffee County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal
- K. Agency: Department of General Services – Cocke County
Transaction: Lease agreement

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Tech Village Renovations

Project Description: Renovate eight buildings, one community building, and a laundry building. Add sprinkler systems and smoke detectors, and abate asbestos. Demolish seven apartment buildings and remove and/or re-route utilities and upgrade parking and landscaping.

SBC Number: 166/011-15-2013

Total Project Budget: \$11,130,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,450,000.00	\$(450,000.00)	\$1,000,000.00	Plant (Auxiliary-Housing)	(A)
	1,000,000.00	450,000.00	1,450,000.00	Plant (Non-Auxiliary)	(A)
	8,680,000.00	0.00	8,680,000.00	TSSBA (rent)	(A)
Original Project Budget:	<u>\$11,130,000.00</u>				
Change in Funding:		\$0.00			
Revised Project Budget:			\$11,130,000.00		

Comment: Funding adjustments are necessary to reflect the actual funding source.

Previous Action: 07/11/2013 SBC Approved project
 09/23/2013 ESC Selected designer (Hart Freeland Roberts, Inc.)

Minutes: 12/16/2013 ESC Approved revision in source of funding.

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in project budget and source of funding in order to award a contract

Project Title: Blount County Campus Fitness Trail

Project Description: Provide a lighted walking trail at the Blount County campus

SBC Number: 166/032-07-2012

Total Project Budget: \$498,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Total</u>	
	\$430,000.00	\$68,000.00	\$498,000.00	Plant (Auxiliary-Student Fees) (A)
Original Project Budget:	\$430,000.00			
Change in Funding:		\$68,000.00		
Revised Project Budget:			\$498,000.00	

Comment: Five bids were received on November 13, 2013 with K&F Construction, Inc. submitting the low bid. Additional funds are to award base bid + Alternate #1. There will be no increase in fee for this work.

Previous Action: 10/11/2012 SBC Approved project
11/19/2012 ESC Selected designer (Ross/Fowler PC)
12/12/2013 SBC Referred to ESC with authority to act

Minutes: 12/16/2013 ESC Approved revision in project budget and source of funding

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding

Project Title: Johnson City Downtown Center Renovation

Project Description: Renovate facility for use as a teaching site in downtown Johnson City

SBC Number: 166/038-01-2012

Total Project Budget: \$3,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,250,000.00	\$ 0.00	\$1,250,000.00	Gifts	(O)
	0.00	1,000,000.00	1,000,000.00	JCDA Grant (rent)	(O)
	250,000.00	1,000,000.00	1,250,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$1,500,000.00				
Change in Funding:		\$2,000,000.00			
Revised Project Budget:			\$3,500,000.00		

Comment: The Johnson City Development Authority is providing partial funding to open a teaching site in Johnson City. The additional funding is to meet the designer's estimate for completing the renovations for the entire building. The JCDA Grant will be paid back at \$7/sf for five years. A revision of this lease reflecting the change will be presented to the ESC for approval.

Previous Action: 06/14/2012 SBC Approved project
 6/25/2012 ESC Selected designer (Shaw & Shanks Architects)
 11/15/2012 SBC Revised scope and budget
 12/12/2013 SBC Referred to ESC with authority to act

Minutes: 12/16/2013 ESC Approved revision in project budget and source of funding.

TENNESSEE BOARD OF REGENTS

Lease Agreement

Requested Action: Approval of lease amendment

Location: Washington County – 101 East Market Street, Johnson City, TN – Trans. 11-05-902

Purpose: Classroom/Office Space for NeSCC Johnson City Teaching Site.

Term: January 1, 2014 – December 31, 2023

Proposed Amount: **January 1, 2014 – December 31, 2018**
39,032 rentable square feet (rsf)

Annual Rental Rate	\$272,880.00	\$7.00 / sf
Annual Utility Cost	\$ 68,306.00	\$1.75 / sf
Annual Janitorial Cost	<u>\$ 42,935.20</u>	<u>\$1.10 / sf</u>
Total Annual Effective Cost	\$384,121.20	\$9.85 / sf

Proposed Amount: **January 1, 2019 – December 31, 2023**
39,032 rentable square feet (rsf)

Annual Rental Rate	\$ 12,000.00	\$0.31 / sf
Annual Utility Cost	\$ 68,306.00	\$1.75 / sf
Annual Janitorial Cost	<u>\$ 42,935.20</u>	<u>\$1.10 / sf</u>
Total Annual Effective Cost	\$123,241.20	\$3.16 / sf

Current Amount: **June 1, 2011 – May 30, 2016 with renewal for a five (5) year option**
39,032 rentable square feet (rsf)

Annual Rental Rate	\$ 10.00	Annually
Annual Utility Cost	\$ 68,306.00	\$1.75 / sf
Annual Janitorial Cost	<u>\$ 42,935.20</u>	<u>\$1.10 / sf</u>
Total Annual Effective Cost	\$111,251.20	\$2.85 / sf

Type: Amendment - negotiated

FRF Rate: \$18.00 / sq. ft.

Source of Funding: Tuition / Student Fees (A)

Lessor: Johnson City Development Board

Comment: The proposed lease amendment has a ninety (90) day cancellation. No state appropriations for capital maintenance or improvements will be requested in support of the proposed teaching site. Washington County/Johnson City have committed to providing funding for building renovations. The \$7/sf increase in rent will pay back in five years the JCDA Grant obtained for renovations.

Previous Action: 05/23/2011 ESC Approved lease agreement

Minutes: 12/16/2013 ESC Approved lease amendment.

TENNESSEE BOARD OF REGENTS

Lease Agreement

Requested Action: Approval of lease agreement

Location: Wilson County – 418 Harding Drive, Lebanon, Tennessee – Trans. No. 13-10-953

Purpose: Classroom/Office Space for Tennessee Colleges of Applied Technology (TCAT) Institutions.

Term: December 1, 2013 – November 30, 2033

Proposed Amount:

<u>40,574 rentable square feet (rsf)</u>		
Annual Rental Rate	\$ 0.00	0.00/sf
Est. Annual Utilities Cost	\$ 71,004.50	@\$1.75/sf
Est. Annual Janitorial Cost	\$ 44,631.40	@\$1.10/sf
Annual Effective Total Cost	\$115,635.90	\$2.75/sf

Type: Negotiated Lease Agreement for 20 years

FRF Rate: \$18.00/sq. ft. (for reference)

Lessor: Wilson County Board of Education (WCBE)

Comment: Programs will be offered by the Hartsville, Murfreesboro and Nashville TCATs. Lease Agreement has a 180 day cancellation clause. BR/TCATS will be responsible for all maintenance and repairs. Any capital maintenance on the building will not exceed \$8.00sf annually for the term of the lease. The WCBE will be responsible for reimbursement for any unamortized capital maintenance or improvements that the TBR bears during its time of occupancy if the lease has to be terminated prior to amortization of the improvements.

Minutes: 12/16/2013 ESC Approved lease agreement.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology – Murfreesboro Smyrna, Rutherford County, TN

Requested Action: Approval to award a contract to the best evaluated proposer for Construction Manager/General Contractor

Project Title: Nissan Education and Training Facility

Project Description: Develop a joint facility with Nissan for training as well as TCAT programs.

SBC Number: 166/074-01-2013

Total Project Budget: \$37,300,000.00

Source of Funding: \$35,400,000.00 13/14 CurrFunds-CapImprov (A)
1,900,000.00 Gifts (Land Value) (O)

Comment: Nissan and the TCAT Murfreesboro will jointly occupy the 154,000 sf facility to provide education and training. Nine proposals were received on 11/26/2013 for evaluation on 12/10/2013.

Previous Action: 06/24/2013 ESC Approved purchase of property
07/11/2013 SBC Approved project and use of CM/GC
08/19/2013 ESC Selected designer (Tuck Hinton Architects)
12/12/2013 SBC Referred to ESC with authority to act

Minutes: 12/16/2013 ESC Approved award of contract to Denark Construction as CM/GC.

DEPARTMENT OF VETERAN AFFAIRS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment, geotechnical study and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Henderson County – 31.63+/-acres & 97.77+/-acres - 693 Wildersville Rd., Parkers Crossroads, TN – Trans.No.13-11-017 (Miller)

Purpose: Acquisition in fee of property for veteran’s cemetery

Estimated Price: Fair Market Value

Source of Funding:	13/14	350,000	Land Acquisition Funds	(A)
		123,800	Local Government Commitments	(O)
	13/14	876,200	TDVA Operational Funds	(A)

Owner(s): Martin G. Yarbro and Jimmy Yarbro

Comment: \$350K is being used for land acquisition and is a FY 13/14 line-item in the capital budget. The purpose of this acquisition is to develop a State Veterans Cemetery which will serve the 22,000 plus Veterans and their dependents within a 40 mile radius. The nearest Veterans cemetery is approximately 100 miles away.

The Federal grant for cemetery construction requires State ownership of the land prior to the application due on August 15, 2014.

Date of last transfer: March 15, 2011
Purchase Price: N/A
Property Assessor’s Value: \$46,600 (31.63 acres)
Improvements Square Footage: N/A

Date of last transfer: March 15, 2011
Purchase Price: N/A
Property Assessor’s Value: \$109,900 (97.77 acres)
Improvements Square Footage: N/A

Minutes: 12/16/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment, geotechnical study and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATION

Region 4 West Tennessee, Memphis, Shelby, Tennessee

Requested Action: Approval of project budget, scope and source of funding

Project Title: Demolition – Hernando Engineering Office Bldg

Project Description: Demolish the Hernando Engineering office building at 0 Hernando Rd., Memphis, TN

SBC Number: 244/010-01-2013

Total Project Budget: \$25,000.00

Source of Funding: \$25,000.00 13/14 TDOT Plant Construction Funds (A)

Comment: This building is less than 50 years old and does not require Tennessee Historical Commission review.

Minutes: 12/16/2013 ESC Approved project budget, scope and source of funding

DEPARTMENT OF CORRECTION

Tennessee Prison for Women, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding utilizing agency resources

Project Title: Demolition – 3881 Stewarts Lane

Project Description: Demolish residence located within the Tennessee Prison for Women Complex at 3881 Stewarts Lane. The property will revert to general use within the institution and the demolition will remove a non-used structure mitigating access by inmates.

SBC Number: 142/009-01-2013

Total Project Budget: \$2,000.00

Source of Funding: \$2,000.00 11/12 Current Funds Cap Improv/Sent Act (R)

Comment: The residence is a single story wood structure. The cost associated with the demolition is based on the use of agency resources (inmate labor) and required dumping fees.

The Tennessee Historical Commission has determined that this project will not adversely affect this State owned resource of 50+ years, and no further action is necessary.

Minutes: 12/16/2013 ESC Approved project budget, scope, source(s) of funding utilizing agency resources.

DEPARTMENT OF CORRECTION

Charles Bass Correctional Complex, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project budget, scope, source(s) of funding utilizing agency resources

Project Title: Demolition – Two Residences

Project Description: Demolish two homes located within the Charles Bass Correctional Complex at 7177 Cockrill Bend Blvd. and 7466 Centennial Blvd. The properties will revert to general use within the institution and the demolition will remove a non-used structure mitigating access by inmates.

SBC Number: 140/020-01-2013

Total Project Budget: \$14,500.00

Source of Funding: \$14,500.00 11/12 Current Funds Cap Improv/Sent Act (R)

Comment: The homes are of a single story wood structure. The cost associated with the demolition is based on the use of agency resources (inmate labor) and required dumping fees.

This residences are less than 50 years old and do not require Tennessee Historical Commission review.

Minutes: 12/16/2013 ESC Approved project budget, scope, source(s) of funding utilizing agency resources.

DEPARTMENT OF GENERAL SERVICES

Lease Transaction

Requested Action:	Approval of disposal by lease with waiver of advertisement and appraisals
Description:	Davidson County – Between 4 th & 5 th Avenues, from Harrison Street to the south edge of the greenway, Nashville, TN – Trans. No. 13-11-901 (S. Berry)
Term:	30 years to start on the date of completion
Purpose:	Lease agreement for Sports Authority use of State-owned garage and Lot 14.
Lessee:	Sports Authority of Metro Nashville
Compensation:	\$120,000 per year for the first five years with a 10% increase every five years during the term, plus annual revenue sharing payments equal to 10% of the Maintenance Contribution during the final ten years of the term.
Comment:	The Lease provides for the Sports Authority use of the garage and Lot 14 after State business hours during ball games and special events and allows the Sports Authority to collect revenue from that use. The Sports Authority will provide cleaning after use and pay for any damages due to that use.
Minutes:	12/16/2013 ESC Ann McGauran presented the request. Subcommittee discussed the expense of maintaining and operating a parking garage versus a surface lot. Chloe Shafer stated that the maintenance contribution from Metro was intended to cover the difference between the operation and maintenance of a surface lot versus a garage and may need to be increased to offset the increased cost to the State. Responding to questions regarding the cost of replacing equipment, Ms. Shafer stated that the garage will have no HVAC, plumbing or system costs, and will be cast in place construction that will have a useful life span of over 30 years. Treasurer Lillard expressed concern over the amount calculated to operate the garage and asked if the Department thought it was sufficient, and was told “yes”. Subcommittee approved the request for disposal by lease with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval of disposal by lease with waiver of appraisals

Description: Van Buren County – Fall Creek Falls State Park– Trans. No. 11-10-008 (Iverson)

Purpose: Disposal by lease of a portion of Fall Creek Falls State Park to be used as a high ropes/zip line course.

Proposed Amount: 11% of vendor’s gross receipts during initial term; 13% of vendor’s gross receipts during renewal term.

Lessee: Arbortrek/Zipstream FCF, L.L.C.

Owner(s): State of Tennessee

Term: Approximately 10 years and an option to renew for an additional 10 year period. Lease will start upon signature and extend through June 30, 2024.

Comment: TDEC previously obtained approval to issue a RFP for a vendor to operate a high ropes/zip line course at Fall Creek Falls State Park, and the Lessee was the successful proposer. Issuance of the RFP was approved provided that the resulting lease is brought back for ESC approval.

Date of last transfer: 1944
Original cost to the State: Gift
Previous Owner: United States National Park Service
Improvements Square Footage: N/A

Previous Action: 11/21/2011 ESC Approved issuance of an RFP

Minutes: 12/16/2013 ESC Assistant Commissioner Tom Eck brought up from the floor a request for approval of disposal by lease with waiver of appraisals. He stated that they were anxious to move forward with this lease so that the lessee has sufficient time to install the course and have it operational by spring, and to maximize the Department’s revenue generating abilities. Treasurer Lillard stated there has been some adverse publicity over the years regarding zip lines and wanted to make sure that people using the course understood it was not owned or operated by the State. He stated that there needs to be an insurance provision in the lease for liability purposes. Commissioner Eck responded that there will be signage and a waiver to sign for those using the course. After discussion, Treasurer Lillard made a motion to approve the request, subject to the additional requirement of conspicuous notice being posted that the course is not owned or operated by the State. Secretary Hargett confirmed that this is for Fall Creek Falls State Park only and, should they decide to have this at other parks at some point, the vendor that has this contract will not receive preferential treatment to operate at other parks. The motion was seconded and passed without objection.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on November 25, 2013.

Special Items

- 1) Report was received of the lease with the Nashville Sounds and their financial plan.
- 2) Subcommittee approved the design of the ballpark as presented by Steve Boyd, Populous, and to be constructed by the Metro Sports Authority on the city block between Third and Fifth Avenues per the conditions of the Sale Agreement between the State and Metro regarding the proposed Metro Ballpark.
- 3) Subcommittee was presented the design of the multi-family structure to be constructed by Embrey, the third party developer, on the city block fronting Jefferson Street per the conditions of the Sale Agreement between the State and Metro regarding the proposed Metro Ballpark. Architect Kem Hinton, FAIA, was recognized and, in response to questions, stated that Embrey's design was consistent with the vision of the Bicentennial Mall and fully compatible with the Library & Archives Building. The Subcommittee approved the design as presented.
- 4) Subcommittee selected three State representatives to the MDHA special design committee per the conditions of the Sale Agreement between the State and Metro regarding the proposed Metro Ballpark: the Commissioner of General Services, or designee, the State Architect and the State Archivist.

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 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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| <ol style="list-style-type: none">1) Cloverbottom Plantation
(Repairs and Landscaping)
Total Project Budget: \$980,000.00
SBC Project No. 529/019-01-2013
Designer: EOA ARCHITECTS2) State Capitol
(Cupola Restoration)
Total Project Budget: \$1,050,000.00
Current Project Funding: \$ 700,000.00
SBC Project No. 529/005-02-2013
Designer: CENTRIC ARCHITECTURE | <ol style="list-style-type: none">3) Cloverbottom Developmental Center
(Harold Jordan Center Renovations Phase 2)
Total Project Budget: \$2,850,000.00
SBC Project No. 346/003-02-2013
Designer: EOA ARCHITECTS4) Department of Environment and Conservation
(Engineering Consultant)
Total Project Budget: \$100,000.00
SBC Project No. 126/000-04-2013
Designer: HETHCOAT & DAVIS |
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Other Business

There being no other business, the meeting adjourned at 2:40 p.m.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action:	Approval of disposal by easement with waiver of advertisement and appraisals
Description:	Rutherford County – 0.36+/- acres – MTSU campus, Murfreesboro, TN – Trans. No. 13-11-012 (Baugh)
Purpose:	Disposal by easement to facilitate the construction of a new electric conduit.
Estimated Sale Price:	Mutual Benefit
Source of Funding:	Murfreesboro Electric Department (REM fees) (O)
Term:	Permanent
Grantee:	Murfreesboro Electric Department (MED)
Comment:	<p>A new electric substation is being construction by the MED on MTSU's campus at no cost to the campus. The new electric conduit will be constructed on the southern end of the substation connecting to an existing infrastructure in College View Drive and the adjacent community. The MED will be responsible for the construction costs and any other associated costs including the REM fees.</p> <p>Date of last transfer: January 1, 1958 Original Cost to the State: \$144.00 Previous Owner: Dement Reeves Property Assessor's Value: \$58,586.00 – Estimated Value Improvements Square Footage: 15,623</p>
Minutes:	12/16/2013 ESC Approved disposal by easement with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval to extend contract for an additional one (1) year with Oliver Smith Realty & Auction Company to market the Pellissippi State Community College former Blount County campus disposal.

Description: Blount County – 18.526+/- acres – 1010 Middlesettlement Road, Alcoa, TN – Trans. No. 09-02-027 (Maholland)

Purpose: Sale of PSCC former Blount County campus property by real estate firm Oliver Smith Realty & Auction Co., Inc.

Estimate Cost: 6% transaction fee if sale of property is successful

Owner(s): State of Tennessee

Comment: Oliver Smith has been aggressively marketing the property and has developed strong interest in the surplus Pellissippi State Community College (PSCC) property but access to the property is an issue. TDOT acquired property at the PSCC campus for the Middlesettlement Road widening project which impacted the accessibility to the campus property. TBR will continue to work with TDOT to improve the access based on their commitment to assist us in disposing the property. The realty company will then be able to maximize their efforts to market the property for commercial development.

Date of last transfer: June 5, 1990
Purchase Price: N/A
Property Assessor's Value: \$3,032,800
Improvements Square Footage: N/A

Previous Action: 03/23/2009 ESC Approved disposal in fee
09/24/2012 ESC Approved local realty firm to sell property
06/24/2013 ESC Approved disposal in fee below fair market value of one appraisal

Minutes: 12/16/2013 ESC Approved extending contract for an additional one (1) year with Oliver Smith Realty & Auction Company to market the Pellissippi State Community College former Blount County campus disposal.

DEPARTMENT OF AGRICULTURELand Transaction

Requested Action: Approval of Amendment and Restatement of Deed of Conservation Easement

Description: Marion County – Conservation Easement over 1,114.18+/-acres - Trans. No. 13-11-018 (Miller)

Purpose: Amendment and Restatement of Conservation Easement to restrict the mineral development rights of the Grantors and to reflect the proper signatures by the Grantee.

Estimated Price: No Cost

Source of Funding: 13/14 Agriculture Operating Funds (REM fees) (A)

Grantor(s): Philip H. Gwynn and Sarah P. Gwynn

Grantee(s): State of Tennessee

Comment: This action strengthens the conservation easement.

Minutes: 12/16/2013 ESC Approved amendment and restatement of Deed of Conservation Easement.

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal

Description: Jackson County – 272+/-acres – Gentry School Lane & Blackburn Ford Rd., Cookeville, TN – Trans. No. 13-10-002 (M. Berry)

Purpose: Acquisition in fee of property for the protection of aquatic and terrestrial wildlife habitat and to provide public access for outdoor recreation.

Estimated Price: Negotiated Amount & Third party fees not to exceed the fair market value.

Source of Funding: Federal Aid and Wildlife Restoration Funds (FAWRF) (F)
TWRA Funds (REM Fees) (A)

Owner(s): Allen and Gretal Branton

Comment: **Gentry School Lane**
Date of last transfer: July 3, 2009
Purchase Price: N/A
Property Assessor's Value: \$171,500 (128.20 acres)
Improvements Square Footage: N/A

Blackburn Fork Rd.
Date of last transfer: May 6, 2004
Purchase Price: \$87,500
Property Assessor's Value: \$162,600 (149.56 acres)
Improvement Square Footage: N/A

Tennessee Parks and Greenways Foundation is the requested 3rd party. No third party costs were requested to be approved for this transaction.

No additional operating costs are anticipated due to this acquisition. The FAWRF require a 25% state match. The property is being sold to the state at less than 75% of the fair market value with the remainder of the value being provided to the state as an in-kind gift to cover the state's share of the match. These properties are adjacent to another recently purchase tract.

Minutes: 12/16/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal
Description:	Lake and Dyer Counties – 2,816+/-acres – State Route 79, Ridgely, TN – Trans. No. 13-11-011 (M. Berry)
Purpose:	Acquisition in fee for the protection of wetlands and to provide water fowl hunting, bird watching and other recreation for the public.
Estimated Price:	Fair Market Value
Source of Funding:	13/14 Wetlands Acquisition Fund (A)
Owner(s):	Heartwood Forestland Fund V Side
Comment:	This tract will connect the east and west components of Tumbleweed Wildlife Management Area. This property is on the wetlands priority list. No additional operating costs are anticipated with this acquisition. The Conservation Fund is the requested 3 rd party. No 3 rd party costs were requested to be approved for this transaction.
Comment:	<u>Lake County</u> Date of last transfer: April 4, 2007 Purchase Price: \$2,079,619 Property Assessor's Value: \$1,253,500 (2,463.0 acres) Improvements Square Footage: N/A <u>Dyer County</u> Date of last transfer: April 4, 2007 Purchase Price: \$299,263 Property Assessor's Value: \$324,800 (353.00 acres) Improvements Square Footage: N/A
Minutes:	12/16/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for the transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for this transaction with waiver of advertisement and one appraisal
Description:	Fayette County – 256+/-acres – North of Liberty Rd., Moscow TN – Trans. No. 13-11-009 (M. Berry)
Purpose:	Acquisition in fee for the protection of wetlands and provide water fowl hunting, bird watching and other recreation for the public.
Estimated Price:	Fair Market Value
Source of Funding:	13/14 Wetlands Acquisition Fund (A)
Owner(s):	First South Bank c/o James Morris
Comment:	<p>This tract is near other tracts at Wolf River Wildlife Management Area and will provide bottomland habitat. This property is on the wetlands priority list. No additional operating costs are anticipated with this transaction.</p> <p>Tennessee Parks and Greenways is the requested third party. No third party costs were requested to be approved for this transaction.</p> <p>Date of last transfer: February 21, 2012 Purchase Price: \$237,000 Property Assessor's Value: \$63,500 Improvements Square Footage: N/A</p>
Minutes:	12/16/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value and utilize third party for this transaction with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and appraisals

Description: Knox County – 1.4+/-acres – Seven Island Wildlife Refuge., Knoxville, TN – Trans. No. 13-11-014 (Miller)

Purpose: Acquisition by gift for recreational use by the general public.

Estimated Price: Gift

Source of Funding: 13/14 State Lands Acquisition Fund (REM Fees) (A)

Owner(s): The Seven Island Foundation, Inc.

Comment: The acquisition of this property will provide additional land for the Seven Island Wildlife Management Area as anticipated in the original acquisition approved by Executive Sub Committee on September 23, 2013 (13-08-017).

No additional operating costs are anticipated with this acquisition.

Date of last transfer: September 29, 1999
Purchase Price: N/A
Property Assessor's Value: \$3,675
Improvements Square Footage: N/A

Minutes: 12/16/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and appraisals

Description: Knox County – 31.40+/-acres – Seven Island Wildlife Refuge., Knoxville, TN – Trans. No. 13-11-015 (Miller)

Purpose: Acquisition by gift for recreational use by the general public.

Estimated Price: Gift

Source of Funding: 13/14 State Lands Acquisition Fund (REM Fees) (A)

Owner(s): Peter H.& Linda C. Claussen

Comment: The acquisition of this property will provide additional land for the Seven Island Wildlife Management Area as anticipated in the original acquisition approved by Executive Sub Committee on September 23, 2013 (13-08-017).

No additional operating costs are anticipated with this acquisition.

Date of last transfer: April 15, 1974
Purchase Price: N/A
Property Assessor's Value: \$326,250
Improvements Square Footage: N/A

Minutes: 12/16/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift from a third party with waiver of advertisement and appraisals

Description: Hamilton County – 17+/-acres – York St., Chattanooga. TN – Trans. No. 13-11-016 (Miller)

Purpose: Acquisition of gift from the Trust for Public Lands tracts on Missionary Ridge.

Estimated Price: Gift

Source of Funding: 13/14 State Lands Acquisition Fund (REM Fees) (A)

Owner(s): Trust for Public Lands

Comment: This property is part of the Missionary Ridge Battlefield, one of the Battle for Chattanooga battlefields. The battlefield is priority 1 as identified by the Congressional Civil Wars Sites Advisory Commission and is associated with the Chickamauga and Chattanooga National Military Park.

No additional operating costs are anticipated with this acquisition.

Date of last transfer: July 15, 1991

Purchase Price: N/A

Property Assessor's Value: \$2,350

Improvements Square Footage: N/A

Minutes: 12/16/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift from a third party with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval to obtain 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

Description: Coffee County – 0.6+/-acres – Murfreesboro Hwy, Manchester, TN – Trans. No. 13-11-013 (Miller)

Purpose: Acquisition in fee for the preservation of archaeological site.

Estimated Price: Fair Market Value

Source of Funding: 13/14 State Lands Acquisition Fund (A)

Owner(s): James D. Riddle, William R. Sain & James D. White

Comment: This will allow trail extension to city greenway and an aesthetic approach to the Old Stone Fort State Archaeological Park from the town center.

No additional operating costs are anticipated with this acquisition.

Date of last transfer: March 16, 2001
Purchase Price: N/A
Property Assessor's Value: \$3,750
Improvements Square Footage: N/A

Minutes: 12/16/2013 ESC 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.

DEPARTMENT OF GENERAL SERVICES

Lease Agreement

Requested Action: Approval of a lease agreement

Location: Cocke County – 340 Heritage Blvd, Newport, Tennessee – Trans. No. 13-01-941 (Lotspiech)

Purpose: Office Space for the Department of Human Services

Term: July 1, 2014 – June 30, 2024

Proposed Amount:

6,647 sq. ft.		
Annual Contract Rent Inc.	\$93,058.00	@ \$14.00/ sf
Janitorial Services	\$7,311.70	@ \$1.10/ sf
Annual effective total cost	\$100,369.70	@ \$15.10 sf

Current Amount:

8,676 sq. ft.		
Annual Contract Rent Inc.	\$95,000.04	@ \$10.95/ sf
Janitorial Services	\$9,543.60	@ \$1.10/ sf
Average Annual effective total cost:	\$104,543.64	@ \$12.05/ sf

Type: Lease

FRF Rate: \$14.00

Lessor: Office Retail Partnership

Source of Funding: FRF Operating Funds

Comment: Four (4) proposals were received from two (2) proposers. Office Retail Partnership, the current lessor, submitted two (2) responses to the RFP. The second effective annual cost proposed was selected over the lowest effective annual cost proposal from the same proposer. Jones Lang LaSalle commission amount is \$37,223.20.

Minutes: 12/16/2013 ESC Approved lease agreement.

Approved:

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