

**MINUTES**  
**STATE BUILDING COMMISSION**  
Executive Subcommittee  
June 22, 2011

The State Building Commission Executive Subcommittee met this day at 1:30 p.m. in House Hearing Room 31, Legislative Plaza, Nashville, Tennessee. Chairman Emkes called the meeting to order at 1:32 p.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Vice-Chairman Tre Hargett, Secretary of State

OTHERS PRESENT

Bob Oglesby, State Architect  
Georgia Martin, State Architect's Office  
Jurgen Bailey, Real Property Administration  
Melanie Buchanan, Real Property Administration  
Peter Heimbach, Real Property Administration  
Genie Whitesell, Attorney General's Office  
Melinda Parton, Comptroller's Office  
Joy Harris, Treasurer's Office  
Jonathan Rummel, Secretary of State's Office  
Josh Stites, Treasurer's Office  
Bruce Davis, Legislative Budget Office  
John Carr, Department of Finance & Administration  
Dick Tracy, Tennessee Board of Regents  
Mike Morrow, Department of Finance and Administration  
Cindy Liddell, State & Local Finance  
Sean Tierney, THEC  
Scott Boelscher, THEC  
Steve Cates, Department of General Services  
David Primeau, Department of General Services  
Stephanie Burd, Department of General Services  
Lynelle Jensen, Department of General Services  
Chester Lowe, Department of Labor & Workforce Development  
Robbi Stivers, University of Tennessee

Gordon Martin, TWRA  
Dwight Hensley, TWRA  
Kathleen Williams, TN Parks & Greenways  
Jeanne Fitch, TN Parks & Greenways  
Debra Hudson, Board of Probation & Parole  
Rufus Johnson, Rufus Johnson Associates  
Kem Allen, Department of Environment and Conservation  
Tom Eck, Department of Environment and Conservation  
John Reinbold, Department of Transportation  
Alan Durham, Department of Transportation  
Barry Young, Department of Tourism  
Murray Crow, Department of Environment and Conservation  
Mike Robertson, Department of Environment and Conservation  
Fred Prouty, TN Historical Commission  
Col. Brad Bishop, Military Department  
Bill Avant, Department of Environment and Conservation  
Mike Carlton, Department of Environment and Conservation  
Brock Hill, Department of Environment and Conservation

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## CONSENT AGENDA

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

- A. Agency: **University of Tennessee – Shelby County**  
Transaction: Lease agreement  
Provision: Waiver of advertisement
  
- B. Agency: **Tennessee Board of Regents – Washington County**  
Transaction: Acquisition in fee  
Provision: Waiver of appraisals
  
- C. Agency: **Tennessee Board of Regents – Rutherford County**  
Transaction: Demolition – 1812 & 1818 Greenland Avenue, Murfreesboro, TN  
Provision: TN Historical Commission has reviewed and has no objection
  
- D. Agency: **Tennessee Board of Regents – Knox County**  
Transaction: Acquisition in fee  
Provision: Waiver of appraisals
  
- E. Agency: **Department of Transportation – Fayette County**  
Transaction: Disposal in fee  
Provision: Waiver one (1) appraisal
  
- F. Agency: **Department of Labor & Workforce Development – Carroll County**  
Transaction: Accept the lower bid

UNIVERSITY OF TENNESSEE

**Further approval requested:**

UT is requesting approval to accept the highest bid amount of \$296,000 from Mr. & Mrs. James L. Feuerstack, Jr. Property appraised for \$383,000. "Sold as Is" for 21.65 +/- acres.

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

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**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER ONE (1) APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description: **Gibson County – 16.59 +/- acres – (former 4-H Camp), Milan, TN – Trans. No. 09-06-034 (Baugh)**

Purpose: Disposal in fee of property known as the Buford Ellington 4-H Center.

Original Cost to State: \$218,000

Date of Original  
Conveyance: 1962

Grantor Unto State: Federal Housing Commissioner

Estimated Sale Price: Fair Market Value

SSC Report: 07-13-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-20-09. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Further Approval Requested**

- Requested Action:** Approval to acquire the property as a gift
- SSC Report:** 05/16/2011. Jurgen Bailey presented the transaction for further approval request. Staff deferred this transaction until June due to agency has determined to pursuant all properties of the Wolf River Conservancy.
- SSC Report:** 06/13/2011. Jurgen Bailey presented the transaction for further approval request. He stated that the ESC approved acquiring this property on 11-22-2010 for an estimated \$100,000. He said the Fair Market Value/Appraisal is \$133,332, a \$33,332 difference, and they have reviewed the appraisal and request the property for \$133,332.
- Gordon Martin stated that they are constantly reviewing sites along the Wolf River but due to the times constraints of the Federal NAWCA grant, which is due to expire in March 2012, they feel it would be detrimental to pursue new sites at this time because of the uncertainty of finding willing sellers with the amount of acreage needed to fulfill the NAWCA requirements and risk the loss of the \$1 million dollars NAWCA grant. Staff referred to Subcommittee for discussion.
- SC Action:** 06/22/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

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**LAND ITEM**

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER OF ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

- Description:** Fayette County – 111.11 +/- acres – Gilliland Tract, Piperton, TN – Trans. No. 10-10-006 (Jackson)
- Purpose:** Acquisition in fee to acquire (1) wetland tract that will become part of Wolf River WMA. These tracts have been identified and are part of the Wolf River North American Wetland Conservation Act Grant.
- Source of Funding:** TWRA Wetland Acquisition Funds
- Estimated Cost:** \$100,000 estimated price
- Owner(s):** Wolf River Conservancy / Keith Kirkland

SSC Report: 11/15/10. Jurgen Bailey summarized the transaction. Gordon Martin stated that these transactions had been approved by SBC to be acquired by Gift (approved by SBC on 7/23/2007); however the Wolf River Conservancy has recently changed management and has decided to sell them to the state instead. This tract is critical acreages to the State because it will meet the requirements of the North American Wetland Conservation Act Grant whereby the state will receive \$1 million dollars in Federal Funds upon completion of this acquisition. Staff referred to Sub Committee with recommendation.

SC Action: 11/22/10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Further Approval Requested**

**Requested Action:**     **Approval to acquire the property as a gift**

SSC Report:            05/16/2011. Jurgen Bailey presented the transaction for further approval request. Staff deferred this transaction until June due to agency has determined to pursuant all properties of the Wolf River Conservancy.

SSC Report:            06/13/2011. Jurgen Bailey presented the transaction for further approval request. He stated that the ESC approved acquiring this property on 11-22-2010 for an estimated \$75,500. He said the Fair Market Value/Appraisal is \$94,704, a \$19,204 difference, and they have reviewed the appraisal and request the property for \$94,704.

Gordon Martin stated that they are constantly reviewing sites along the Wolf River but due to the times constraints of the Federal NAWCA grant, which is due to expire in March 2012, they feel it would be detrimental to pursue new sites at this time because of the uncertainty of finding willing sellers with the amount of acreage needed to fulfill the NAWCA requirements and risk the loss of the \$1 million dollars NAWCA grant. Staff referred to Subcommittee for discussion.

SC Action:            06/22/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

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LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, WAIVER OF ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:           **Fayette County – 83.89 +/- acres – Knox Tract, Piperton, TN – Trans. No. 10-10-007 (Jackson)**

Purpose:                Acquisition in fee to acquire (1) wetland tract that will become part of Wolf River WMA. These tracts have been identified and are part of the Wolf River North American Wetland Conservation Act Grant.

Source of Funding:    TWRA Wetland Acquisition Funds

Estimated Cost:       \$75,500 estimated price

Owner(s):             Wolf River Conservancy / Keith Kirkland

SSC Report:

11/15/10. Jurgen Bailey summarized the transaction. Gordon Martin stated that these transactions had been approved by SBC to be acquired by Gift (approved by SBC on 7/23/2007); however the Wolf River Conservancy has recently changed management and has decided to sell them to the state instead. This tract is critical acreages to the State because it will meet the requirements of the North American Wetland Conservation Act Grant whereby the state will receive \$1 million dollars in Federal Funds upon completion of this acquisition. Staff referred to Sub Committee with recommendation.

SC Action:

11/22/10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.



## BOARD OF PROBATION & PAROLE

### Lease Agreement

Requested Action: **Approval of lease agreement**

Location: Sumner County – Tulip Poplar Drive, Gallatin, TN – Trans. No. 09-04-911 (Smith)

Purpose: To provide office space for 19 staff.

Term: July 1, 2012 thru June 30, 2022 (10 yrs.)

Proposed Amount:	<u>4,950 Square Feet</u>		
	Annual Contract Rent:	\$76,900.00	@\$15.54 / sf
	Est. Annual Utility Cost:	\$ 8,662.50	@\$ 1.75 / sf
	Est. Annual Janitorial Cost:	<u>\$ 5,445.00</u>	<u>@\$ 1.10 / sf</u>
	Total Annual Effective Cost:	\$91,007.50	@\$18.39 / sf

Current Amount:	<u>4,120 Square Feet</u>		
	Annual Contract Rent Incl. Utility Cost:	\$47,899.80	@\$11.63 / sf
	Est. Annual Janitorial Cost:	<u>\$ 4,532.00</u>	<u>@\$ 1.10 / sf</u>
	Total Annual Effective Cost:	\$52,431.80	@\$12.73 / sf

Type: New lease – advertised – received two (2) proposals from two (2) proposers. Lowest proposer is Jerrold Pedigo.

Advertising Range: Within the city of Gallatin

FRF Rate: \$18.00

Source of Funding: 100% State Funds

Lessor: Pedigo - Gallatin Trust

Comment: The proposed lease is for ten (10) years and is a build to suit facility. State cancellation clause is 180-days after the 5<sup>th</sup> year or the lack of funding. Increase of space is due to additional staff from 17 to 19.

SSC Report: 06/13/2011. Melanie Buchanan summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Melanie Buchanan presented the transaction. Subcommittee approved the request as presented.

## DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT

### Lease Agreement

Requested Action: **Approval of lease agreement**

Location: Warren County – 804 Sparta Street, McMinnville, TN – Trans. No. 10-02-906 (Smith)

Purpose: To provide office space for 10 staff.

Term: January 1, 2012 thru December 31, 2021 (10 yrs.)

Proposed Amount: 4,222 Square Feet

Annual Contract Rent:	\$45,000.00	@\$10.66 / sf
Est. Annual Utility Cost:	\$ 7,388.50	@\$ 1.75 / sf
Est. Annual Janitorial Cost:	<u>\$ 4,644.20</u>	<u>@\$ 1.10 / sf</u>
Total Annual Effective Cost:	\$57,032.70	@\$13.51 / sf

Current Amount: 3,644 Square Feet

Annual Contract Rent Incl. Utility Cost:	\$23,138.70	@\$ 6.35 / sf
Est. Annual Janitorial Cost:	<u>\$ 4,008.40</u>	<u>@\$ 1.10 / sf</u>
Total Annual Effective Cost:	\$27,147.10	@ \$ 7.45 / sf

Type: New lease – advertised – received six (6) proposals from four (4) proposers. Second lowest proposer is Waymon Hale. Lowest proposer J & B Properties was on the outskirts of town closer to Morrison.

Advertising Range: Within the city of McMinnville

FRF Rate: \$14.00

Source of Funding: 100% Federal Funds

Lessor: Waymon H. Hale

Comment: The proposed lease is for ten (10) years and is a build to suit facility. State cancellation clause is 180-days after the 5<sup>th</sup> year or the lack of funding. Increase of space is due to new requirements since the last space analysis was done in March 2005.

SSC Report: 06/13/2011. Melanie Buchanan summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Melanie Buchanan presented the transaction. Commissioner Emkes questioned the FRF rate being different, and was told it was due to the location. Treasurer Lillard expressed concern over the build to suit costs. He said that since the space was only for a few people, he would move to approve the request, but asked Staff to look at in the future. Comptroller Wilson agreed with the Treasurer, then seconded the motion, which passed without objection.

## DEPARTMENT OF TRANSPORTATION

### Land Transaction

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

Description: Shelby County – Welcome Center, Memphis, TN – Trans. No. 11-05-007 (Baugh)

Purpose: Disposal by lease Amendment #2 of existing lease with the City of Memphis releasing .30 +/- acres of lease property to the City to allow for the Bass Pro Shop Initiative.

Date of Original Conveyance: March 3, 1993

Term: Permanent

Source of Funding: Mutual Benefits

Lessor: City of Memphis

Lessee: State of Tennessee

Comment: Release of leased property back to the City of Memphis

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Comptroller Wilson asked if this was part of the Tourist Development Zone, and that he would follow up on that later. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Lease Agreement**

Requested Action: **Approval of lease agreement**

Location: Putnam County – 1221 Burgess Fall Road, Cookeville, TN – Trans. No. 08-03-901 (Smith)

Purpose: To provide office space for 45 staff for the Cookeville Field Office

Term: July 1, 2012 thru June 30, 2022 (10 yrs)

Proposed Amount: 14,549 Square Feet

Annual Contract Rent Incl. Utility Cost:	\$133,056.00	@\$ 9.15 / sf
Est. Annual Janitorial Cost:	<u>\$ 16,003.90</u>	<u>@\$ 1.10 / sf</u>
Total Annual Effective Cost:	\$149,059.90	@\$10.25 / sf

Current Amount: 9,142 Square Feet

Annual Contract Rent:	\$64,000.00	@\$ 7.00 / sf
Est. Annual Utility Cost:	\$15,998.50	@\$ 1.75 / sf
Est. Annual Janitorial Cost:	<u>\$10,056.20</u>	<u>@\$ 1.10 / sf</u>
Total Annual Effective Cost:	\$90,054.70	@\$ 9.75 / sf

Type: New lease – advertised – received two (2) proposals from two (2) proposers. Lowest proposal is the current lessor, The G. O. L. D. Company.

Advertising Range: Within the city of Cookeville

FRF Rate: \$18.00

Source of Funding: FY 2012 ratios  
Air Pollution Control: State 10.1%, Other 89.9% (EPF\*)  
Water Pollution Control: State 60%, Other 40% (EPF)  
Solid Waste Management: State 22.9%, Other 77.1% (EPF)  
Water Supply: State 36%, Other 64% (EPF)  
Groundwater Protection: State 100%  
Underground Storage Tanks: State 100%  
\* Environmental Protection Fund (Various Fees)

Lessor: The G.O.L.D. Company, current lessor

Comment: The proposed lease is for ten (10) years and is renovate to suit facility plus lessor is to do addition of 5,407 sf to the existing building. State cancellation clause is 180-days after the 5<sup>th</sup> year or the lack of funding. Increase of space is due to new additional staff from 38 to 45.

**Department of Environment and Conservation – continued:**

SSC Report: 06/13/2011. Melanie Buchanan summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Melanie Buchanan presented the transaction. Subcommittee approved the request after Comptroller Wilson's comment that this has their ongoing concern about build to suit.

## DEPARTMENT OF ENVIRONMENT & CONSERVATION

### Land Transaction

Requested Action: **Approval of disposal with waiver of one (1) appraisal**

Description: Franklin County -0.780+/- acres – Hopkins Point, Winchester, TN – Trans. No. 11-05-013 (McLeod)

Purpose: Disposal in fee to sell the property to the public.

Original Cost to State: N/A

Date of Original Conveyance: June 2000

Grantor Unto State: TN Elk River Resources Management (TERRM)

Estimated Sale Price: Fair Market Value

Source of Funding: Tennessee Elk River Resources Management Reserve Fund

Grantee: Highest bidder

Comment: Land was owned by Tennessee Elk River Development Agency and developed into a subdivision at Hopkins Point.

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Commissioner Emkes asked if they periodically review these properties. Following a brief history by the agency, Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Land Transaction

Requested Action: **Requesting survey approval only**

Description: Franklin County – 5.5 +/- acres – Winchester, TN – Trans. No. 11-05-015 (McLeod)

Purpose: Disposal in fee to sell the property to the public. The parcel will be divided into four parcels to sell better.

Original Cost to State: N/A

Date of Original Conveyance: June 2000

Grantor Unto State: TN Elk River Resources Management (TERRM)

Estimated Sale Price: Fair Market Value

Source of Funding: Tennessee Elk River Resources Management Reserve Fund

Grantee: Highest bidder

Comment: The Tennessee Elk River Development Agency office is vacated so this land is being surplus and sold. Will bring back for further approvals later.

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Commissioner Emkes asked what percentage they expected to enhance the value. Mr. Bailey stated he couldn't say, but said it would improve the value as well as create more competition. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Land Transaction**

Requested Action: **Approval of disposal with waiver of one (1) appraisal**

Description: Franklin County – 0.58+/- acres – Ravine Drive, Winchester, TN – Trans. No. 11-05-016 (McLeod)

Purpose: Disposal in fee to sell the property to the public.

Original Cost to State: N/A

Date of Original Conveyance: June 2000

Grantor Unto State: TN Elk River Resources Management (TERRM)

Estimated Sale Price: Fair Market Value

Source of Funding: Tennessee Elk River Resources Management Reserve Fund

Grantee: Highest bidder

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.



DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Land Transaction**

Requested Action: **Approval of disposal with waiver of one (1) appraisal**

Description: Franklin County – 1.54 +/- acres – Hopkins Point, Winchester, TN – Trans. No. 11-05-018 (Baugh)

Purpose: Disposal in fee to sell the property to the public.

Original Cost to State: N/A

Date of Original Conveyance: June 2000

Grantor Unto State: TN Elk River Resources Management (TERRM)

Estimated Sale Price: Fair Market Value

Source of Funding: Tennessee Elk River Resources Management Reserve Fund

Grantee: Highest bidder

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

## DEPARTMENT OF ENVIRONMENT & CONSERVATION

### Land Transaction

Requested Action: **Approval of disposal with waiver of advertisement and one (1) appraisal**

Description: Moore County – less than a acre – 480 Lost Creek Road, Lynchburg, TN – Trans. No. 11-05-014 (McLeod)

Purpose: Disposal in fee to resolve a settlement and encroachment on State property.

Original Cost to State: N/A

Date of Original Conveyance: June 2000

Grantor Unto State: TN Elk River Resources Management (TERRM)

Estimated Sale Price: Fair Market Value

Source of Funding: Tennessee Elk River Resources Management Reserve Fund

Grantee: Lost Creek Market Inc.

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Land Transaction**

Requested Action: **Approval of disposal with waiver of advertisement and one (1) appraisal**

Description: Moore County – 0.24+/- acres – 258 Osborne Road, Lynchburg, TN – Trans. No. 11-05-017 (Baugh)

Purpose: Disposal in fee to resolve a settlement and encroachment on State property.

Original Cost to State: N/A

Date of Original Conveyance: June 2000

Grantor Unto State: TN Elk River Resources Management (TERRM)

Estimated Sale Price: Fair Market Value

Source of Funding: Tennessee Elk River Resources Management Reserve Fund

Grantee: Ginger O. Mashe

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

## DEPARTMENT OF ENVIRONMENT & CONSERVATION

### Land Transaction

Requested Action: **Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver of one (1) appraisal**

Description: Jackson County – 211 +/- acres – Cummins Falls Tract, Gainesboro, TN – Trans. No. 11-05-019 (Jackson)

Purpose: Acquisition in fee to acquire Cummins Falls which is one of the finest waterfalls in Tennessee. A Cookeville resident Dr. Glenn Hall purchased the land and has agreed to give the TN Parks and Greenways Foundation one year to buy the land from him.

Estimated Sale Price: Fair Market Value or Less

Source of Funding: \$550,000 - State Land Acquisition Funds  
\$435,000 - Land & Water Conservation Fund  
\$349,127 - TN Parks & Greenway Foundation (25 acres)  
\$100,000 - TWRA Federal Grant  
\$ 50,000 - The Nature Conservancy

Owner(s): Dr. Glenn Hall  
TN Parks & Greenway Foundation

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Request was made by agency to have TN Parks and Greenway to acquire the property on behalf of the State. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Comptroller Wilson made a motion to defer the item until the next meeting. The motion was seconded and passed without objection.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Land Transaction**

Requested Action: **Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver of appraisals**

Description: Williamson County – 1.00 +/- acres – Holt House – Battle of Franklin, Franklin, TN – Trans. No. 11-05-020 (Jackson)

Purpose: Acquisition by gift for conservation easement until the property is donated to TDEC.

Estimated Cost: \$5,000 for Administrative fee

Source of Funding: State Land Acquisition Funds

Owner(s): Civil War Trust

Comment: Property is recognized as the epicenter of the Battle of Franklin. The Historical Commission has approved accepting the conservation easement. This conservation easement is a requirement by the FEDS so the Civil War Trust can be reimbursed for all of its expenses in acquiring this property.

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION

**Special Land Item:**

Approval for Reimbursement of Waived Real Estate Management Fees from the General Fund as recommended by the Commissioner of Finance and Administration the following transactions for fiscal year 2010-2011.

<u>Transaction Number</u>	<u>Reason for Waiver</u>	<u>REM FEE</u>
10-10-002	G.O. Bonds	\$10,000.00
10-09-004	G.O. Bonds	\$10,000.00
10-07-012	G.O. Bonds	\$1,000.00
10-07-011	G.O. Bonds	\$10,000.00
10-07-014	G.O. Bonds	\$8,250.00
10-07-015	G.O. Bonds	\$2,000.00
09-08-001	G.O. Bonds	\$500.00
10-02-016	G.O. Bonds	\$5,100.00
09-01-006	G.O. Bonds	\$9,250.00
10-06-011	G.O. Bonds	\$10,000.00
10-04-010	G.O. Bonds	\$6,700.00
09-05-019	G.O. Bonds	\$7,800.00
09-11-032	G.O. Bonds	\$7,900.00
10-04-011	G.O. Bonds	\$7,400.00
09-08-001	G.O. Bonds	\$500.00
08-09-008	G.O. Bonds	\$2,620.00
04-01-018	G.O. Bonds	\$10,000.00
04-01-015	G.O. Bonds	\$10,000.00
09-11-031	G.O. Bonds	\$7,100.00
08-12-004	G.O. Bonds	\$3,750.00
09-09-016	G.O. Bonds	\$7,500.00
09-06-004	G.O. Bonds	\$4,500.00
09-09-016	G.O. Bonds	\$7,500.00
08-11-001	G.O. Bonds	\$3,250.00

TOTAL: \_\_\_\_\_ **\$152,620.00**

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

## DEPARTMENT OF FINANCE & ADMINISTRATION

### Land Transaction

Requested Action: **Approval to obtain survey and environmental assessment and appraisals to sell property at Fair Market Value**

Description: Davidson County – 8.64+/- acres – 2200-2400 Charlotte Avenue, Nashville, TN – Trans. No. 11-05-006 (Baugh)

Purpose: Disposal in fee to sell the surplus property

Original Cost to State: \$167,250

Date of Original Conveyance: 1936 / 1965

Grantor Unto State: Multiple Grantors

Estimated Sale Price: Fair Market Value

Grantee: Successful proposer(s)

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06/22/2011. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

Approved the Minutes of the Executive Subcommittee meeting held on May 23, 2011.

### Designer Selections

Approved the following designer selections for projects approved by the State Building Commission:

- |  |  |
|--|--|
| <p>1) <b>Percy Priest WMA</b><br/>(Storage Bldg Demo/Waterline Install)<br/>Estimated Project Cost: \$226,000.00<br/>SBC Project No. 220/018-01-2011<br/>Designer: <b>GRIGGS &amp; MALONEY</b></p>                     | <p>7) <b>Fayetteville Readiness Center</b><br/>(Roof &amp; Related Exterior Repairs)<br/>Estimated Project Cost: \$140,000.00<br/>SBC Project No. 361/028-01-2011<br/>Designer: <b>TLP ARCHITECTS</b></p>            |
| <p>2) <b>Cumberland River Aquatic Center</b><br/>(Mussel/Endangered Species Prop Bldg)<br/>Estimated Project Cost: \$365,000.00<br/>SBC Project No. 220/018-02-2011<br/>Designer: <b>MAYO ARCHITECTURE</b></p>         | <p>8) <b>Rockwood Readiness Center</b><br/>(HVAC &amp; Energy Controls Replacement)<br/>Estimated Project Cost: \$1,180,000.00<br/>SBC Project No. 361/078-01-2011<br/>Designer: <b>WEST WELCH REED</b></p>          |
| <p>3) <b>Department of Correction</b><br/>(Engineering Consultant 2)<br/>Estimated Project Cost: \$35,000.00<br/>SBC Project No. 140/001-01-2011<br/>Designer: <b>NEVILLE ENGINEERING</b></p>                          | <p>9) <b>James R. Mapp Building</b><br/>(Structural Repair)<br/>Estimated Project Cost: \$350,000.00<br/>SBC Project No. 460/005-01-2011<br/>Designer: <b>ENVIRONMENTAL &amp; CIVIL<br/>ENGINEERING SERVICES</b></p> |
| <p>4) <b>Riverbend Maximum Security Facility</b><br/>(Underground Loop / Water Heater Repl)<br/>Estimated Project Cost: \$5,650,000.00<br/>SBC Project No. 142/020-01-2011<br/>Designer: <b>SMITH SECKMAN REID</b></p> | <p>10) <b>Donnelly J. Hill State Office Building</b><br/>(Boiler Replacement)<br/>Estimated Project Cost: \$370,000.00<br/>SBC Project No. 460/003-01-2011<br/>Designer: <b>PICKERING FIRM INC</b></p>               |
| <p>5) <b>Johnson City AFRC</b><br/>(Reroof &amp; Related Building Repairs)<br/>Estimated Project Cost: \$1,100,000.00<br/>SBC Project No. 361/043-01-2011<br/>Designer: <b>SHAW &amp; SHANKS</b></p>                   | <p>11) <b>James K. Polk Building</b><br/>(Jackson Hall Roof Replacement)<br/>Estimated Project Cost: \$300,000.00<br/>SBC Project No. 529/075-03-2011<br/>Designer: <b>GOBBELL HAYS PARTNERS</b></p>                 |
| <p>6) <b>Trenton Readiness Center</b><br/>(Reroof &amp; Related Interior Repairs)<br/>Estimated Project Cost: \$660,000.00<br/>SBC Project No. 361/092-01-2011<br/>Designer: <b>CLARK DIXON ARCHITECTS</b></p>         |  |



- 12) **Austin Peay State University**  
(Math & Computer Science Bldg)  
Estimated Project Cost: \$5,700,000.00  
SBC Project No. 166/003-01-2011  
Designer: **RUFUS JOHNSON ASSOC**
  
- 13) **Cumberland Mountain State Park**  
(Foot Bridge Replacement)  
Estimated Project Cost: \$325,000.00  
SBC Project No. 126/030-01-2011  
Designer: **BENDER & ASSOCIATES**
  
- 14) **James K. Polk Building**  
(Curtain Wall Repair)  
Estimated Project Cost: \$5,800,000.00  
SBC Project No. 529/075-02-2011  
Designer: **RICHARD RINKS & ASSOC**

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There being no further business, the meeting adjourned at 1:52 p.m.

UNIVERSITY OF TENNESSEE**Lease Agreement**

Requested Action: **Approval of lease agreement and waiver of advertisement**

Location: Shelby County – 600 Jefferson Avenue, Memphis, TN – Trans. No. 11-06-900 (Baltz)

Purpose: To provide office, classroom and training space for the Tennessee Health Science Center

Term: July 1, 2011 thru June 30, 2012 (1 yr) option to renew annually for four (4) years up to a total five (5) years.

Proposed Amount: 8,596 Square Feet  
 Annual Contract Rent Incl. Utility & Janitorial Cost: \$124,642.00 @\$14.50 / sf  
 Total Annual Effective Cost: \$124,642.00 @\$14.50 / sf

Current Amount: 17,192 Square Feet  
 Annual Contract Rent Incl. Utility & Janitorial Cost: \$240,688.00 @\$14.00 / sf  
 Total Annual Effective Cost: \$240,688.00 @\$14.00 / sf

Type: New lease – negotiated

Advertising Range: none

FRF Rate: \$18.00

Source of Funding: State appropriated funds

Lessor: The Urban Child Institute (TUCI)

Comment: Renewable year-to-year and same rate for five (5) years or until funding is exhausted. The lease rate of \$14.50 per square foot is calculated solely on the operating costs and expense of the property. If the actual cost exceeds \$14.50 per square foot annually, the University will pay the difference and if actual cost is less than \$14.50 per square foot, the difference will be refunded. Lease has a 90 day cancellation clause for termination by either party.

SSC Report: 06/13/2011. Melanie Buchanan summarized the transaction. Staff referred to Subcommittee for Consent Agenda.

SC Action: 06/22/2011. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: **Approval to obtain title work, survey and exercise option to accept as gift and waiver of appraisals**

Description: Washington County – 1.0 +/- acres – 1405 Narrow Lane, Johnson City, TN – Trans. No. 11-05-005 (Maholland)

Purpose: Acquisition in fee by gift. This property is adjacent to the existing golf practice field at ETSU and will serve as a buffer for the practice field and adjacent parcels. This property is in ETSU's Master Plan.

Estimated Sale Price: Gift

Source of Funding: Gift

Owner(s): Samuel Lyle Preston

Comment: Waiver of appraisals  
Tax assessor's value is \$20,700  
Property acquired by owner March 26, 2010 for undisclosed amount  
Vacant land

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06/22/2011. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS**Land Transaction**

Requested Action: **Approval to obtain title work, survey and exercise option to accept as gift and waiver of appraisals**

Description: Knox County – 0.569 +/- acre tract – Myrtle Street, Knoxville, TN – Trans. No. 11-05-010 (Maholland)

Purpose: Acquisition in fee by gift for approval to accept a 10 ft. strip of property between two properties that have already been acquired by Pellissippi Community College. Property in the Master Plan.

Estimated Sale Price: Gift

Source of Funding: Gift

Owner(s): Knoxville Community Development Corp. (KCDC)

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06/22/2011. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTSMiddle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:** Approval of a project

**Project Title:** Greenland Avenue Demolitions

**Project Description:** Demolish residential structures at 1812 and 1818 Greenland Avenue

**SBC Number:** 166/009-03-2011

**Estimated Project Cost:** \$86,000.00

**Source of Funding:** \$86,000.00 Campus Plant Funds (A)

**Comment:** The site of these two adjacent properties is a part of the Master Plan and is for the proposed relocation of the women's soccer field that is being relocated in order to provide additional surface parking east of the women's softball field.

The TN Historical Commission has reviewed and finds that the proposed project will not adversely affect any significant cultural resources controlled by the State of Tennessee.

**SCC Action:** 06-13-2011. Staff referred to Consent Agenda.

**SC Action:** 06/22/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF TRANSPORTATION**Land Transaction**

Requested Action: **Approval of disposal and waiver one (1) appraisal**

Description: Fayette County – 1.776 +/- acres – State Route 15 (US64), Oakland, TN – Trans. No. 11-05-008 (Woodard)

Purpose: Disposal in fee of excess property

Original Cost to State: \$140,133 (only portion of the right of way)

Date of Original Conveyance: October 24, 1990

Grantor Unto State: Lawrence Griffin; Wallace & Linda Montague; Tommie J. & Annie B. Johnson

Estimated Sale Price: Fair Market Value

Grantee: Multiple interested parties

Comment: Property will be advertised and sold to highest bidder. Original land owners were contacted and have decided that they have no interest in acquiring the surplus Right of Way.

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06/22/2011. Subcommittee approved the transaction as presented.

DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT

**Further approval requested:**

The agency is requesting approval to accept the bid amount of \$168,750 which is the highest bid. The fair market value is \$186,000. Funds go back to the Reed Act Federal Funds for future project for the agency.

SSC Report: 06/13/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06/22/2011. Subcommittee approved the transaction as presented.

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**LAND ITEM**

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description: **Carroll County – 19870 E. Main Street, Huntingdon, TN – Trans. No. 09-12-002 (Maholland)**

Purpose: Disposal in fee to sell existing building

Original Cost to State: \$14,400

Date of Original Conveyance: May 1963

Grantor Unto State: John L. Wilder & Mabel B. Wilder

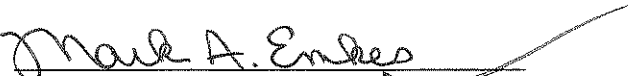
Estimated Sale Price: Fair Market Value

Comment: LWF is building a new career center

SSC Report: 1-19-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 01-25-10. Subcommittee approved the request as presented.

Approved:

  
Mark A. Emkes, Commissioner  
Department of Finance and Administration