

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
November 24, 2014

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee with the following members and Departments present. Secretary Hargett called the meeting to order at 10:32 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

MEMBERS ABSENT

Larry Martin, Commissioner, Department of Finance and Administration

ORGANIZATION

- Tennessee Board of Regents
- Department of Intellectual & Developmental Disabilities
- Department of Environment and Conservation
- State Building Commission

PRESENTER

Executive Director Dick Tracy
Deputy Commissioner Lance Iverson
Max Fleischer
State Architect 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 – Putnam County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- B. Agency: Department of Agriculture – Franklin County
Transaction: Acquisition of Conservation Easement
Provision: Waiver of advertisement and one appraisal

- C. Agency: Department of Safety and Homeland Security – Obion County
Transaction: Acquisition by Lease
Provision: Waiver of appraisals

- D. Agency: Department of Transportation – McMinn County
Transaction: Acquisition of Stream Mitigation Credits
Provision: Waiver of advertisement and appraisals

- E. Agency: Department of Intellectual & Developmental Disabilities – Shelby County
Transaction: Disposal in Fee
Provision: Waiver of one appraisal

- F. Agency: Department of Environment and Conservation – Morgan County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal

- G. Agency: Department of Environment and Conservation – Polk County
Transaction: Acquisition of Easement
Provision: Waiver of one appraisal

- H. Agency: Tennessee Wildlife Resources Agency – Sumner County
Transaction: Acquisition of Easement
Provision: Waiver of one appraisal

- I. Agency: Tennessee Wildlife Resources Agency – Dyer County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal

- J. Agency: Tennessee Wildlife Resources Agency – Dyer County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal

- K. Agency: Tennessee Wildlife Resources Agency – Chester County
Transaction: Acquisition in Fee
Provision: n/a
- L. Agency: Tennessee Wildlife Resources Agency – Hardin County
Transaction: Acquisition in Fee
Provision: Waiver of advertisement and one appraisal
- M. Agency: Department of General Services – Davidson County
Transaction: Disposal by Easement
Provision: Waiver of appraisals
- N. Agency: Department of General Services – Davidson County
Transaction: Disposal by Easement
Provision: Waiver of appraisals

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Community Health Facility

Project Description: Construct a replacement facility for the School of Audiology and Speech Pathology and the Loewenberg School of Nursing.

SBC Number: 166/007-07-2007

Total Project Budget: \$60,003,484.00

| Source of Funding: | <u>Original</u> | <u>Change</u> | <u>Revised</u> | | | |
|---------------------------------|------------------------|----------------|------------------------|-------|----------------------|-----|
| | \$ 850,000.00 | \$0.00 | \$ 850,000.00 | 07/08 | CurrFunds-CapImprov | (A) |
| | 303,484.00 | 0.00 | 303,484.00 | | Federal Funds (HRSA) | (F) |
| | 40,000,000.00 | 0.00 | 40,000,000.00 | 2013 | GO Bonds-CapImprov | (A) |
| | 4,140,000.00 | 0.00 | 4,140,000.00 | 13/14 | CurrFunds-CapImprov | (A) |
| | 14,710,000.00 | (4,000,000.00) | 10,710,000.00 | | Gifts | (O) |
| | 0.00 | 4,000,000.00 | 4,000,000.00 | | TSSBA (gifts) | (O) |
| Original Project Budget: | \$60,003,484.00 | | | | | |
| Change in Funding: | | \$0.00 | | | | |
| Revised Project Budget: | | | \$60,003,484.00 | | | |

Comment: The change in funding will allow TSSBA bond funding to be paid back from gifts.

Previous Action:

- 07/12/2007 SBC Approved project
- 08/16/2007 ESC Selected designer (Askew Nixon Ferguson Architects, Inc.)
- 11/12/2009 SBC Revised funding
- 05/10/2012 SBC Revised funding
- 10/11/2012 SBC Approved EDP and issuance of RFP for CM/GC
- 01/10/2013 SBC Selected CM/GC (Hoar Construction, LLC)
- 07/11/2013 SBC Approved allocation of funds

Minutes: 11/24/2014 ESC Dick Tracy presented the request. Subcommittee approved a revision in source(s) of funding.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 1991 Pickens Road

Project Description: This project provides for the demolition of the building at 1991 Pickens Road in Clarksville, Tennessee in accordance with APSU's 2013 Master Plan.

SBC Number: 166/003-05-2014

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant (Non-Auxiliary) (A)

Comment: The property was acquired on July 17, 1953. The Tennessee Historical Commission has determined that this project will not adversely affect the State-owned resource of 50+ years and no future action is necessary. The building is a part of the University's farm property and is at the end of its useful life.

Minutes: 11/24/2014 ESC Dick Tracy presented the request. Subcommittee approved the project, budget, scope and source of funding.

TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Demolition – 205 West Eighth Street

Project Description: This project provides for the demolition of the building at 205 West Eighth Street in Cookeville, Tennessee in accordance with TTU's 2014 Master Plan.

SBC Number: 166/011-18-2014

Total Project Budget: \$10,000.00

Source of Funding: \$10,000.00 Plant (Non-Auxiliary) (A)

Comment: The Tennessee Historical Commission has determined that this project will not adversely affect the State-owned resource of 50+ years and no future action is necessary.

Minutes: 11/24/2014 ESC Dick Tracy presented the request. Subcommittee approved the project, budget, scope and source of funding.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

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

Description: Davidson County – .083+/-acres – 3244 Knobview Dr., Nashville, TN – Trans. No. 14-10-010 (Baugh)

Purpose: Disposal in fee of property for which the agency has no use.

Estimated Price: Fair Market Value

Comment: DIDD has fulfilled its need for construction of Intermediate Care Facility homes (ICF) in Middle Tennessee and this property is no longer needed for that purpose. Proceeds of the sale will be deposited into an Intellectual Disabilities Trust Fund (IDTF) pursuant to TCA 12-2-117. The department will use the deposited funds to repay debt incurred from the initial purchase of this property as a part of the overall project for the construction of ICF homes in West Tennessee. All proceeds in excess of the original purchase price of this property will remain in the IDTF.

Fair market value is acceptable due to a vacant structure being located on the property.

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

Date of last transfer: February 18, 2011
Original Cost to the State: \$193,000
Previous Owner: Adam & Christy Twining
Property Assessor's Value: \$194,100
Square Footage Improvements: 2,433

Minutes: 11/24/2014 ESC Lance Iverson presented the request. Subcommittee approved disposal in fee with waiver of one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

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

Description: Franklin County – 3.04+/-acres – North Jefferson St., Winchester, TN – Trans. No. 11-05-015 (Baugh)

Purpose: Disposal in fee to sell property for the current bid received.

Estimated Price: \$150,000

Grantee: Thomas A. Steele

Comment: The property was advertised and no bids at or above appraised value were received. A bid was received based upon the property restrictions. TDEC would like to accept the offer received in the most recent bid. Fifty percent of the proceeds from the sale will go to Tims Ford State Park and the other fifty percent will go to the counties impacted by the development of Tims Ford Reservoir, in accordance with TCA 11-3-110 and an agreement with the counties.

Date of last transfer: June 2000

Original Cost to the State: N/A

Previous Owner: TN Elk River Development Agency (TERDA)

Property Assessor's Value: N/A

Square Footage Improvements: N/A

Previous Action: 06/22/2011 ESC Approved disposal at FMV transaction as presented.

Minutes: 11/24/2014 ESC Max Fleischer presented the request. Comptroller Wilson asked if this was the property transferred to TDEC when TERDA was dissolved and is no longer needed, and was told "yes". Subcommittee approved disposal of property for less than fair market value as determined by appraisal.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on October 20, 2014.

Designer Selections

- 1) Acknowledged report of a designer name change from “Lyman Davidson Dooley” to “Hereford Dooley Architects” on all current State projects.

- 2) 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.

1) **Walters State Community College**
(Site Corrections)
Total Project Budget: \$740,000
SBC Project No. 166/023-01-2014
Designer: **BARGE WAGGONER SUMNER
CANNON**

2) **Nashville State Community College**
(Southeast Center Renovations)
Total Project Budget: \$4,800,000
SBC Project No. 166/034-02-2014
Designer: **JOHNSON JOHNSON CRABTREE**

3) **University of Memphis**
(Student Recreation Facility)
Total Project Budget: \$62,000,000
SBC Project No. 166/007-22-2014
Designer: **THE CRUMP FIRM**

4) **Morgan County Correctional Complex**
(Sewer System Repair)
Total Project Budget: \$2,800,000
SBC Project No. 142/014-01-2014
Designer: **HFR DESIGN**

5) **Charles Bass Correctional Complex**
(Fire Loop Replacement)
Total Project Budget: \$450,000
SBC Project No. 140/020-01-2014
Designer: **LITTLEJOHN ENGINEERING**

6) **Department of Correction – Statewide**
(Building Automation Systems Replacement)
Total Project Budget: \$250,000
SBC Project No. 140/001-02-2014
Designer: **SMITH SECKMAN REID**

7) **Department of Correction – Statewide**
(HVAC Equipment Replacement Phase 1)
Total Project Budget: \$1,300,000
SBC Project No. 140/001-04-2014
Designer: **I C THOMASSON ASSOCIATES**

8) **John S. Wilder Youth Development Center**
(Boiler Replacement)
Total Project Budget: \$600,000
SBC Project No. 144/011-02-2014
Designer: **HNA ENGINEERING**

9) **John S. Wilder Youth Development Center**
(Sprinkler System Upgrade)
Total Project Budget: \$480,000
SBC Project No. 144/011-01-2014
Designer: **A2H INC**

11) **West Tennessee Veterans Cemetery**
(Cemetery Improvements)
Total Project Budget: \$9,477,950
SBC Project No. 682/007-01-2014
Designer: **FISHER ARNOLD INC**

10) **Woodland Hills Youth Development Center**
(Security Upgrades)
Total Project Budget: \$1,810,000
SBC Project No. 144/002-01-2014
Designer: **MCFARLIN HUITT PANVINI**

Other Business

There being no other business, the meeting adjourned at 10:40 a.m.

TENNESSEE BOARD OF REGENTSLand Transaction

| | |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested Action: | Approval to obtain title work, appraisal, survey, environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal |
| Description: | Putnam County – 3.32+/- acres – 205 West Eighth Street, Cookeville, TN – Transaction No.14-10-006 (Maholland) |
| Purpose: | Acquisition in Fee to acquire property and improvements consisting of 400 sq. ft. building. This property is in TTU's <u>2014 Master Plan</u> . The building will be demolished and the property will be used for the building site for the new recreation center. |
| Estimated Sale Price: | Fair Market Value |
| Source of Funding: | Plant (Non-Auxiliary) (A) |
| Owner(s): | Cookeville Communication LLC |
| Comment: | Date of last Transfer: March 30, 2008 Purchase Price: \$167,500 Property Assessor's Value: \$167,500 Square Footage Improvements: 400 |
| Minutes: | 11/24/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal. |

DEPARTMENT OF AGRICULTURELand Transaction

Requested Action: Approval to acquire conservation easement and to obtain title work, survey and environmental assessment with waiver of advertisement and one appraisal

Description: Franklin County – 4,964+/-acres – Rowe Gap Rd., Winchester, TN - Trans. No. 14-09-021 (Maxwell)

Purpose: Acquisition of a conservation easement for the protection of forest resources adjacent to Bear Hollow Mountain Wildlife Management Area & Walls of Jericho State Natural Area.

Estimated Price: Fair Market Value

Source of Funding: 14/15 U.S. Forest Service Legacy Grant (F)
Joette Carter Grant (O)
14/15 State Lands Acquisition Fund (REM fees 25%) (A)

Owner(s) Joette Carter

Comment: The Legacy Grant provides up to \$1.875M and requires a 25% match. The 25% match will be satisfied by a reduction in the purchase price, a donation by the seller, and State funds for the due diligence costs. No additional operating costs are anticipated with this acquisition.

Minutes: 11/24/2014 ESC Approved acquiring conservation easement and obtaining title work, survey and environmental assessment with waiver of advertisement and one appraisal.

DEPARTMENT OF SAFETY AND HOMELAND SECURITY

Land Lease Transaction

Requested Action: Approval to enter into a land lease agreement with waiver of appraisals

Description: Obion County – .128+/-acres – Glass Rd., Hornbeak, TN - Trans. No.14-11-002 (Baugh)

Purpose: Acquisition by lease for a radio tower communication site as part of the Public Safety Interoperable Communication System.

Lessor: City of Hornbeak

Term: 30 years

Rent: Mutual Benefit – No cost

Source of Funding: Department of Safety & Homeland Security Operating Funds

Comment: Part of approved SBC Project No. 502/000-01-2011. The lease is based on the approved template.

Minutes: 11/24/2014 ESC Approved entering into a land lease agreement with waiver of appraisals.

DEPARTMENT OF TRANSPORTATION

Land Transaction

| | |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested Action: | Approval to acquire stream mitigation credits with waiver of advertisement and appraisals |
| Description: | McMinn County – 1,170 stream mitigation credits from the Oostanaula Creek Stream Mitigation Bank, Athens, TN – Trans. No. 14-10-016 (Berry) |
| Purpose: | The acquisition of stream mitigation credits is required to mitigate unavoidable stream impacts associated with the construction of the new Bradley County interchange on SR-311 at Stone Lake extension in Cleveland, TN. |
| Estimated Price: | \$327,600 (\$280 per credit x 1,170 credits) |
| Source of Funding: | State Highway Funds – 20% (A) Federal Funds – 80% (F) |
| Owner(s): | Blue Ridge Waterways, LLC |
| Comment: | The Department of the Army, Corps of Engineers has approved 505 stream mitigation credits for the completed construction of Johnson Branch. An additional 192 credits were approved for the completion of plantings at Johnson Branch. Two tributaries to Oostanaula Creek were also approved for 457 credits from the Stream Mitigation Bank. |
| Minutes: | 11/24/2014 ESC Approved acquiring stream mitigation credits with waiver of advertisement and appraisals. |

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

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

Description: Shelby County – 9.053+/-acres – Brunswick Rd., Arlington, TN – Trans. No. 14-10-009 (Baugh)

Purpose: Disposal in fee of property for which the agency has no use.

Estimated Price: Fair Market Value, not less than the original cost to the State

Comment: DIDD has fulfilled its need for construction of Intermediate Care Facility homes (ICF) in West Tennessee and this property is no longer needed for that purpose. Proceeds of the sale will be deposited into an Intellectual Disabilities Trust Fund (IDTF) pursuant to TCA 12-2-117. The department will use the deposited funds to repay debt incurred from the initial purchase of this property as a part of the overall project for the construction of ICF homes in West Tennessee. All proceeds in excess of the original purchase price of this property will remain in the IDTF.

Date of last transfer: May 7, 2009
 Original Cost to the State: \$91,400
 Previous Owner: Gerald D. Lawson
 Property Assessor's Value: \$94,600
 Square Footage Improvements: N/A

Minutes: 11/24/2014 ESC Approved disposal in fee with waiver of one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

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

Description: Morgan County – 61.80+/-acres – Catoosa Rd., Wartburg, TN – Trans. No. 14-10-018 (Maxwell)

Purpose: Acquisition in fee for property to extend the Justin P. Wilson Cumberland Trail State Scenic Trails 1.0 miles.

Estimated Price: Fair Market Value

Source of Funding: 14/15 State Lands Acquisition Fund (A)

Owner(s): Daniel & Peg Terpstra

Comment: Acquisition of this property provides the safest, most scenic and most economical corridor for continuation of the Cumberland Trail. No additional operating costs are anticipated with this transaction.

Date of last transfer: October 25, 2002
Purchase Price: N/A
Property Assessor's Value: \$142,100
Square Footage Improvements: N/A

Minutes: 11/24/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire interest, not to exceed appraised value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval to acquire easement with waiver of one appraisal

Description: Polk County – 80.4+/-acres – Gee Creek Campground, Benton, TN – Trans. No. 14-10-019 (Maxwell)

Purpose: Acquisition of an easement to continue the operation of Gee Creek Campground for public recreation.

Estimated Price: No cost

Term: 30 years

Source of Funding: 14/15 State Lands Acquisition Fund (REM Fees) (A)

Owner(s): U.S. Government/Tennessee Valley Authority

Comment: TDEC has managed this property for public recreation since the early 1970's. The original easement granted to the State by the U.S. Government through TVA in 1977 expired in 2007. TDEC continued to manage the property since the expiration of the original easement. A new grant of easement for a 30 year term is requested to replace the expired easement This campground is an integral part of Hiwassee and Ocoee State Park.

Minutes: 11/24/2014 ESC Approved acquiring easement with waiver of one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

| | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested Action: | Approval to acquire easement with waiver of one appraisal |
| Description: | Sumner County – 2.8+/-acres of Right-of-Way – Gallatin, TN – Trans. No.14-10-012 (Berry) |
| Purpose: | Acquisition of an easement for the operation of a Hatchery to produce mussels and other endangered aquatic species. |
| Estimated Price: | No cost |
| Source of Funding: | 14/15 Cumberland Aquatic Species Fund (REM fees) (F) |
| Term: | 30 years |
| Grantor: | Tennessee Valley Authority (TVA) |
| Comment: | TVA will grant a 30 year term easement which includes two storage buildings and a Hatchery building near the discharge channel at Gallatin and TWRA will operate the Hatchery. TWRA will enter into an operating agreement with TVA. The new Cumberland River Aquatic Center will replace the Old Hickory Wildlife Management area facility, where current hatchery operations are being conducted. There will be no change in staff or operating expenses associated with the transaction. |
| Minutes: | 11/24/2014 ESC Approved acquiring easement with waiver of one appraisal. |

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

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

Description: Dyer County – 31+/-acres – Forked Deer River, Dyersburg, TN – Trans. No. 14-10-011 (Berry)

Purpose: Acquisition in fee to acquire a tract contiguous to the Tigrett Wildlife Management Area.

Estimated Price: Fair Market Value

Source of Funding: 14/15 Wetlands Acquisition Fund (A)

Owner(s): G.B. Jones and Kathy Shell

Comment: The property, known as the Jones tract, is on the wetlands priority list. No additional operating costs are anticipated with this acquisition.

Date of Last Transfer: July 7, 1958
Purchase Price: N/A
Property Assessor's Value: \$10,400
Square Footage Improvements: N/A

Minutes: 11/24/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire interest, not to exceed appraised value, with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

| | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested Action: | Approval to obtain title work, appraisal, survey, environmental assessment and exercise option to acquire interest, not to exceed appraised value, with waiver of advertisement and one appraisal |
| Description: | Dyer County – 236+/-acres – Spence Spur Rd., Dyersburg, TN – Trans. No. 14-10-015 (Berry) |
| Purpose: | Acquisition in fee to acquire a tract contiguous to the Bogota Wildlife Management Area. |
| Estimated Price: | Fair Market Value |
| Source of Funding: | 14/15 Wetlands Acquisition Fund (A) |
| Owner(s): | Bobby & Lee Ann Sikes |
| Comment: | The property, known as the Sikes tract, is on the wetlands priority list. No additional operating costs are anticipated with this acquisition. Date of Last Transfer: July 7, 1958 Purchase Price: N/A Property Assessor's Value: \$10,400 Square Footage Improvements: N/A |
| Minutes: | 11/24/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire interest, not to exceed appraised value, with waiver of advertisement and one appraisal. |

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

Requested Action: Approval of a revision to previous transaction

Description: Chester County – 33.97+/-acres – State Route 200, Henderson, TN – Trans. No. 14-07-026 (Berry)

Purpose: Acquisition in fee for the purchase of wetland property known as the Fowler tract.

Estimated Price: Fair Market Value

Source of Funding: 14/15 Wetlands Acquisition Fund (A)

Owner(s): Jerry Fowler

Comment: This allows an addition of a third property to the Fowler tract.

Date of Last Transfer: August 11, 2014
Purchase Price: \$50,955
Property Assessor's Value: \$11,200
Square Footage Improvements: N/A

Previous Action: 08/28/2014 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.

Minutes: 11/24/2014 ESC Approved revision to previous transaction.

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

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

Description: Hardin County – 2.15+/-acres – Chalk Rd, Savannah, TN – Trans. No. 14-10-024 (Berry)

Purpose: Acquisition in fee to acquire a tract contiguous to the White Oak Wildlife Management Area.

Estimated Price: Fair Market Value

Source of Funding: 14/15 Wetlands Acquisition Fund (A)

Owner(s): Vern Chumney

Comment: The property, known as the Chumney tract, is on the wetlands priority list. No additional operating costs are anticipated with this acquisition.

Date of Last Transfer: December 2, 1983

Purchase Price: N/A

Property Assessor's Value: \$4,800

Square Footage Improvements: N/A

Minutes: 11/24/2014 ESC Approved obtaining title work, appraisal, survey, environmental assessment and exercise option to acquire interest, not to exceed appraised value, with waiver of advertisement and one appraisal.

DEPARTMENT OF GENERAL SERVICES

Land Transaction

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

Description: Davidson County – 0.06+/-acres for right-of-way and 0.26+/-acres for greenway – Nashville, TN – Trans. No. 14-11-001 (Maxwell)

Purpose: Disposal by easement for improvements to benefit the new State employee parking garage.

Estimated Price: Mutual Benefit

Source of Funding: FRF Reserves (REM fees)

Grantee: Metropolitan Government of Nashville & Davidson County (Metro)

Comment: The two easements are near the site of the new ballpark and garage. One easement is to require Metro, or its assignee, to install and maintain landscaping in the greenway located on the northern portion of the property. This would result in cost savings to the State. The second easement is for a right-of-way along 4th Avenue North to expand the width of the street. This will result in better fire service being provided to the State. Source of funding is from SBC Project # 529/060-02-2013

Minutes: 11/24/2014 ESC Approved disposal by easement with waiver of appraisals.

DEPARTMENT OF GENERAL SERVICESLand Transaction

| | |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Requested Action: | Approval of disposal by easement with waiver of appraisals |
| Description: | Davidson County – 3,464 sf permanent easements (0.08+/-acres) and 3,449 sf temporary construction easements (0.08+/-acres) – Nashville, TN – Trans. No. 14-10-003 (Baugh) |
| Purpose: | Disposal by easement for the Ellington Agriculture Center sewer replacement. |
| Estimated Price: | Mutual Benefit |
| Source of Funding: | Metropolitan Government of Nashville & Davidson County (REM fees) (O) |
| Grantee: | Metropolitan Government of Nashville & Davidson County (Metro) |
| Comment: | Metro requires two permanent easements and two temporary construction easements for the replacement of existing sewer lines serving the Ellington Agriculture Center property. The existing easements will be abandoned. |
| Minutes: | 11/24/2014 ESC Approved disposal by easement with waiver of appraisals. |

Approved:



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