

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
August 28, 2014

The State Building Commission Executive Subcommittee met this day at 1:00 p.m. in House Hearing Room 29, Legislative Plaza, Nashville, Tennessee. Commissioner Larry Martin called the meeting to order at 1:04 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
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

MEETING PARTICIPANTS

Peter Heimbach, State Architect
Dick Tracy, Tennessee Board of Regents
Ann McGauran, Department of General Services
Ron Colter, Department of General Services
J. J. Perdue, Department of Environment and Conservation
Joy Harris, Treasurer's Office

CONSENT AGENDA

Approved the following real property transactions that 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: Tennessee Board of Regents – Putnam County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- C. Agency: Tennessee Board of Regents – Knox County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- D. Agency: Tennessee Board of Regents – Dickson County
Transaction: Disposal of property
Provision: Waiver of advertisement and appraisals

- E. Agency: Tennessee Board of Regents – Shelby County
Transaction: Lease agreement

- F. Agency: Tennessee Board of Regents – Sumner County
Transaction: Lease agreement

- G. Agency: Department of Intellectual & Developmental Disabilities – Fayette County
Transaction: Disposal in fee
Provision: Waiver of one appraisal

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

- I. Agency: Department of Environment and Conservation – Overton County
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

- J. Agency: Tennessee Wildlife Resources Agency – Henderson County
Transaction: Acquisition in fee
Provision: Utilize third party with waiver of advertisement and one appraisal

- K. Agency: Tennessee Wildlife Resources Agency – Crockett County
Transaction: Acquisition in fee
Provision: Utilize third party with waiver of advertisement and one appraisal
- L. Agency: Tennessee Wildlife Resources Agency – Madison County
Transaction: Acquisition in fee
Provision: Utilize third party with waiver of advertisement and one appraisal
- M. Agency: Tennessee Wildlife Resources Agency – Chester County
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

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 – 822 North Whitney Avenue

Project Description: This project provides for the demolition of the building at 822 North Whitney Avenue, in Cookeville, Tennessee in accordance with the TTU Master Plan.

SBC Number: 166/011-16-2014

Total Project Budget: \$10,000.00

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

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

Minutes: 08/28/2014 ESC Approved 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 – 835 North Whitney Avenue

Project Description: This project provides for the demolition of the buildings at 835 North Whitney Avenue in Cookeville, Tennessee in accordance with the TTU Master Plan.

SBC Number: 166/011-17-2014

Total Project Budget: \$40,000.00

Source of Funding: \$40,000.00 Plant (Non-Auxiliary) (A)

Comment: The buildings are less than 50 years old and do not require review by the TN Historical Commission.

Minutes: 08/28/2014 ESC Approved project, budget, scope and source of funding.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology – Knoxville & Memphis, Tennessee

Requested Action: Approval of a Template Request for Proposal (RFP) for the Tennessee College of Applied Technology (TCAT)

Purpose: Approximately 60,000-64,000 square feet for technical and classroom space

Comment: This Template would only be approved for the new Knoxville and Memphis TCATs described below.

The TCAT-Knoxville has identified a need for space for additional programs and workforce development training in their service areas. The recommended boundaries for the proposed lease space are between I-75 Industrial Park in Clinton and the ALCOA center in Alcoa. This allows the TCAT-Knoxville to serve Anderson, Blount and West Knox counties.

The TCAT-Memphis has identified a need for space for additional programs and workforce development training in their service areas. The recommended boundaries for the proposed lease space are East Memphis, from Highway 64 on the north, Highway 385 on the east, Shelby Drive on the south and Lamar Avenue on the west. This area is home to the highest density of population in Shelby County.

Minutes: 08/28/2014 ESC Approved a Template Request for Proposal (RFP) for the Tennessee College of Applied Technology (TCAT).

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Bledsoe Creek State Park, Gallatin, Sumner County, Tennessee

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

Project Title: New Visitors Center

Project Description: A new visitor's center at the park and demolition of the current visitor's center.

SBC Number: 126/012-01-2012

Total Project Budget: \$895,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$200,000.00	\$ 0.00	\$200,000.00	12/13	CurrFunds-CapImprov	(A)
	600,000.00	0.00	600,000.00	2012	GO Bonds-CapImprov	(A)
	0.00	32,220.25	32,220.25	03/04	CurrFunds-CapImprov	(R)
	0.00	62,779.75	62,779.75	04/05	CurrFunds-CapImprov	(R)
Original Project Budget:	<u>\$800,000.00</u>					
Change in Funding:		\$95,000.00				
Revised Project Budget:			\$895,000.00			

Comment: The project bid over target. Funding is being requested to award the base bid without alternates.

Previous Action:

- 08/20/2012 SBC Approved project
- 09/24/2012 ESC Selected designer (Larry Woods & Assoc.)
- 04/16/2014 SBC Approved Early Design Phase as recommended
- 08/21/2014 SBC Referred to ESC with authority to act

Minutes: 08/28/2014 ESC Approved a revision in scope, project budget and source(s) of funding in order to award a contract.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision in sources of funding

Project Title: Capital Improvements Master Plan

Project Description: Development of a comprehensive statewide capital improvements master plan that encompasses the need for State facilities and programs throughout Tennessee and provide oversight of implementation of the master plan.

SBC Number: 460/000-01-2011

Total Project Budget: \$10,750,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 500,000.00	\$0.00	\$ 500,000.00	11/12	CurrFunds-CapImprov	(A)
	304,374.29	0.00	304,374.29	11/12	FRF Reserve (501.01)	(A)
	2,136,000.00	0.00	2,136,000.00	12/13	DGS OpFund/PrePlan	(A)
	1,000,000.00	0.00	1,000,000.00	12/13	CurrFunds-CapImprov	(A)
	3,014,000.00	0.00	3,014,000.00		FRF Reserve	(A)
	500,000.00	(500,000.00)	0.00	12/13	Legislature Funds	(A)
	0.00	500,000.00	500,000.00	04/05	CurrFunds-CapImprov	(R)
	3,100,000.00	0.00	3,100,000.00		Various Project Fund	(A/O)
	195,625.71	0.00	195,625.71	13/14	DGS OpFund/PrePlan	(A)
Original Project Budget:	\$10,750,000.00					
Change in Funding:		\$0.00				
Revised Project Budget:			\$10,750,000.00			

Comment: Change in source of funding is to accommodate year-end closing only.

Previous Action:

09/08/2011	SBC	Approved project
12/19/2011	ESC	Deferred protest
12/29/2011	ESC	Discussion of protest status
01/23/2012	ESC	Approved award to Jones Lang LaSalle
06/14/2012	SBC	Approved amending contract: revised scope & funding
11/15/2012	SBC	Referred to ESC with authority to act
11/19/2012	ESC	Approved contract amendment
12/13/2012	SBC	Referred revising funding/amending contract to ESC
12/17/2012	ESC	Revised scope, budget amending contract
03/14/2013	SBC	Referred to ESC with authority to act
03/25/2013	ESC	Revised scope & funding to amend contract
06/24/2013	ESC	Report of comprehensive master plan
08/19/2013	ESC	Presentation of master plan
12/12/2013	SBC	Approved revision in source of funding and Amendment 7

Minutes: 08/28/2014 ESC Approved a revision in sources of funding

DEPARTMENT OF GENERAL SERVICES

Lease Amendment

Requested Action: Approval of lease Amendment #4

Location: Davidson County – 227 French Landing, Nashville, TN – Trans. No. 04-07-904A (Koontz)

Purpose: Office space for the Health Care Finance & Administration/Bureau of TennCare.

Original Term: June 1, 2006 – May 31, 2016

Amendment Term: October 1, 2014 - May 31, 2016

Proposed Amount: 77,711 Rentable Square Feet
Average Annual Contract Rent Including:
Utilities & Janitorial Services \$1,250,836.00 @\$16.09 / sf
Average Annual Total Cost: \$1,250,836.00 @\$16.09 / sf

Current Amount: 50,393 Rentable Square Feet
Average Annual Contract Rent including:
Utilities & Janitorial Services \$800,408.82 @\$15.88 / sf
Average Annual Total Cost: \$800,408.82 @\$15.88 / sf

Type: Negotiated lease agreement amendment #4

FRF Rate: \$18.00

Source of Funding: 50% FRF / 50% Federal

Lessor: Heritage Place Properties, LLC

Comment: This lease adds 27,318 sq. ft. of additional space to accommodate 130 positions related to implementation of eligibility determination system and process for TennCare and Coverkids in order to comply with the State's Affordable Care Act Program Plan approved by the Federal Department of Human Health Services. All terms and conditions remain the same on the lease.

Previous Action: 04/25/2005 ESC Approved transaction as recommended
01/23/2006 ESC Approved lease amendment #1
06/25/2007 ESC Approved lease amendment #2
10/21/2013 ESC Approved lease amendment #3

Minutes: 08/28/2014 ESC Approved lease Amendment #4

DEPARTMENT OF GENERAL SERVICES

Lease Amendment

Requested Action: Approval of lease Amendment #1

Location: Shelby County – One Commerce Square, 40 South Main Street, Memphis, TN – Trans. No. 13-01-952 (Hull)

Purpose: Provide leased office space for staff moving out of the Donnelly J. Hill Building.

Original Term: 15 years – April 1, 2014 – June 30, 2029 (estimated pending build-out completion)

Amendment Term: 15 years – June 21, 2014 – September 20, 2029

Proposed Amount: 109,810 Rentable Square Feet
Average Annual Contract Rent Including:
 Utilities & Janitorial Services: \$2,049,329.13 @\$18.66 / sf
Average Annual Total Cost: \$2,049,329.13 @\$18.66 / sf

Current Amount: 104,673 Rentable Square Feet
Average Annual Contract Rent Including:
 Utilities & Janitorial Services \$1,921,435.93 @\$18.66 / sf
Average Annual Total Cost: \$1,921,435.93 @\$18.66 / sf

Type: Amendment #1

FRF Rate: \$18.00

Source of Funding: FRF Operating Funds

Lessor: Memphis Commerce Square Partners, LLC

Comment: This amendment recognizes the actual rentable sq. ft. and adds sq. ft. for OIR (a net increase of 5,137 rentable sq. ft. of space) revises the lease commencement dates, and identifies rent credit and credit for tenant improvement allowances/moving. All other terms and conditions remain the same.

Previous Action: 09/06/2013 ESC Approved lease agreement

Minutes: 08/28/2014 ESC Secretary Hargett asked for an update on the parking situation. Ron Colter was recognized and stated that they currently have a short-term parking arrangement with the Peabody Garage for 44 spaces through November, and that employees do not have to pay for parking. He said they are working on a 400-space commitment with the City's Memphis Light Gas & Water that they plan to bring to the Subcommittee next month. Subcommittee approved lease Amendment #1 as presented.

DEPARTMENT OF GENERAL SERVICES

Report Item:

Pursuant to State Building Commission Policy and Procedures, Item 8.01 (J) Report Item as approved on September 19, 2011.

Report received for all acquisition and disposals of interest in real property, closed in the previous quarter, that have been previously approved by the Executive Subcommittee, the following information shall be reported back to the Executive Sub Committee by STREAM on a quarterly basis (April 1, 2014 – June 1, 2014)

1. Resulting appraisal value(s)
2. Final purchase or sales price
3. Amount(s) and source of funding used or received
4. 3rd Party Costs

DEPARTMENT OF GENERAL SERVICES

Special Land Item

Subcommittee approved a request for reimbursement of waived Real Estate Management Fees from the General Fund as recommended by the Commissioner of Finance and Administration for the following transactions for fiscal year 2013-2014.

Transaction No.	Reason for Waiver	REM Fee
13-06-041	Bonds	\$10,000
13-06-040	Bonds	\$10,000
13-06-038	Bonds	\$10,000
13-06-046	Bonds	\$10,000
TOTAL		\$40,000

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on August 4, 2014.

Designer Selections

- 1) Report received of a designer name change from "Oliver-Rhodes & Associates, Inc." to "Oliver Little Gipson Engineering, Inc." 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.

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| <ol style="list-style-type: none">1) Motlow State Community College
(Campus Roof Replacement)
Total Project Budget: \$740,000
SBC Project No. 166/021-07-2014
Designer: ADKISSON ASSOCIATES ARCHITECTS2) Motlow State Community College
(McMinnville Campus Road & Parking Upgrade)
Total Project Budget: \$460,000
SBC Project No. 166/021-05-2014
Designer: LOSE & ASSOCIATES3) Motlow State Community College
(Simon Hall Building Interior Renovation)
Total Project Budget: \$1,230,000
SBC Project No. 166/021-08-2014
Designer: STREET DIXON RICK4) Tennessee Technological University
(Soccer Field and Practice Field Lighting)
Total Project Budget: \$670,000
SBC Project No. 166/011-15-2014
Designer: MAFFETT LOFTIS ENGINEERING | <ol style="list-style-type: none">5) Tennessee Technological University
(Hooper Eblen Seating and Handrail Updates)
Total Project Budget: \$2,240,000
SBC Project No. 166/011-11-2014
Designer: GILBERT MCLAUGHLIN CASELLA6) Tennessee State University
(New Farm Buildings)
Total Project Budget: \$1,325,000
SBC Project No. 166/001-02-2014
Designer: ADKISSON ASSOCIATES ARCHITECTS7) Mid Cumberland Regional Health Office
(Roof Replacement)
Total Project Budget: \$230,000
SBC Project No. 408/002-01-2014
Designer: M. SHANKS ARCHITECTS8) Tennessee School for the Blind
(Building 1-A Fire Suppression)
Total Project Budget: \$1,040,000
SBC Project No. 168/005-01-2014
Designer: I C THOMASSON ASSOCIATES |
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| <p>9) Public Safety Interoperable Communication System
(Jackson Shop Renovation)
Total Project Budget: \$320,000
SBC Project No. 502/001-01-2011
Designer: GOODWYN MILLS & CAWOOD</p> | <p>13) Tennessee State Capitol
(Motlow Tunnel Repairs)
Total Project Budget: \$6,999,000
SBC Project No. 529/005-02-2014
Designer: JOHNSON + ASSOCIATES</p> |
| <p>10) Comprehensive Facilities Assessments & Master Planning
(Consultant Services)
SBC Project No. 460/000-03-2014
Middle: TETRA TECH INC
West: GOODWYN MILLS & CAWOOD
East: CH2M HILL
East: AECOM TECHNICAL SERVICES</p> | <p>14) Northwest Correctional Complex
(Kitchen and Vocational Repairs)
Total Project Budget: \$2,750,000
SBC Project No. 142/016-01-2014
Designer: EVANS TAYLOR FOSTER CHILDRESS</p> |
| <p>11) Moccasin Bend Mental Health Institute
(Unit 6 Dayroom Addition)
Total Project Budget: \$300,000
SBC Project No. 344/009-01-2014
Designer: TWH ARCHITECTS</p> | <p>15) University of Tennessee Martin
(Steam Lines Upgrade)
Total Project Budget: \$4,100,000
SBC Project No. 540/011-01-2014
Designer: PICKERING FIRM</p> |
| <p>12) Department of Transportation – Region 3
(Chiller Replacement)
Total Project Budget: \$580,000
SBC Project No. 243/020-01-2014
Designer: KURZYNSKE & ASSOCIATES</p> | <p>16) University of Tennessee Knoxville
(Arena Renovations and Repairs)
Total Project Budget: \$15,000,000
SBC Project No. 540/009-06-2014
Designer: STUDIO FOUR DESIGN</p> |
| | <p>17) University of Tennessee Chattanooga
(West Campus Housing)
Total Project Budget: \$59,000,000
SBC Project No. 540/005-01-2014
Designer: DERTHICK HENLEY WILKERSON</p> |

Other Business

- 1) Peter Heimbach stated that the Nashville District Energy Service has recognized Joy Harris for her term of service with the DES Board. He said he had a plaque to give to her and wanted to thank her, on behalf of the DES, for her service. The Subcommittee thanked Joy Harris for her service.

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There being no other business, the meeting adjourned at 1:15 p.m.

TENNESSEE BOARD OF REGENTSLand Transaction

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

Description: Putnam County – 0.11+/- acres – 822 North Whitney Avenue, Cookeville, TN – Transaction No. 14-07-007 (Maholland)

Purpose: Acquisition in Fee to acquire property and improvements consisting of a 1,091 sq. ft. building. This property is in Tennessee Technological University's 2013 Master Plan. The property will be used for a future new building and related parking.

Estimated Sale Price: Fair Market Value

Source of Funding: Plant (Auxiliary-General) (A)

Owner(s): Mark Dale and Phillip Thomas Watts

Comment: Date of last Transfer: December 06, 2011
Purchase Price: NA
Property Assessor's Value: \$76,900
Improvements Square Foot: 1,091

Minutes: 08/28/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

Land Transaction

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

Description: Putnam County – 0.5+/- acres – 835 North Whitney Avenue, Cookeville, TN – Transaction No. 14-07-020 (Maholland)

Purpose: Acquisition in Fee to acquire property and improvements consisting of four 1,920 sq. ft. buildings. This property is in Tennessee Technological University's 2013 Master Plan. The property will be used for a future new building and related parking.

Estimated Sale Price: Fair Market Value

Source of Funding: Plant (Non-Auxiliary) (A)

Owner(s): Peggy, Kristi and Leslie "Buddy" King

Comment: Date of last Transfer: February 08, 1999
Purchase Price: \$55,000 (unimproved)
Property Assessor's Value: \$493,300
Improvements Square Foot: 7,680

Minutes: 08/28/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSLand Transaction

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

Description: Knox County – 7.5+/- acres – 10925 Hardin Valley Road, Knoxville, TN – Transaction No. 14-07-006 (Maholland)

Purpose: Acquisition in Fee to acquire vacant property. This property is in Pellissippi State Community College's 2013 Master Plan. The property will be used for a future student parking.

Estimated Sale Price: Fair Market Value

Source of Funding: Plant (Non-Auxiliary) (A)

Owner(s): Leamon & Anita Bridges

Comment: Date of last Transfer: June 28, 1963
Purchase Price: Unknown
Property Assessor's Value: \$414,100 (15.75 acres)
Improvements Square Foot: NA

Minutes: 08/28/2014 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval of disposal with waiver of advertisement and appraisals

Description: Dickson County – 0.33+/- acres –740 Highway 46, Dickson, TN – Trans. No. 14-07-030 (Baugh)

Purpose: Disposal of property to Dickson County for expansion of convenience recycling center

Estimated Sale Price: No Cost - Mutual Benefit

Grantee: Dickson County

Comment: Date of last Transfer: September 28, 1988
Purchase Price: Gift
Previous Owner: Dickson County
Property Assessor’s Value: NA
Improvements Square Foot: NA

Property originally given to the State by Dickson County. Disposal of property will not adversely affect the remainder of the TCAT Dickson campus. TCAT will use the convenience recycling center for their recycling needs.

Minutes: 08/28/2014 ESC Approved disposal with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTSLease Agreement

Requested Action: Approval of one-year lease agreement

Location: Shelby County – Directors Row, Building 6, Memphis, TN – Trans. No. 14-07-901 (Baltz)

Purpose: To provide short- term office and classroom space for Southwest Tennessee Community College (STCC) Whitehaven Center

Term: October 1, 2014 thru September 30, 2015

Proposed Amount:

<u>29,812 Square Feet</u>		
Annual Contract Rental Cost		
Including Utility & Janitorial Cost	\$317,040.00	\$10.63 / sf
Total Annual Effective Cost	<u>\$317,040.00</u>	<u>\$10.63 / sf</u>

Current Amount:

<u>29,812 Square Feet</u>		
Annual Contract Rental Cost		
Including Utility & Janitorial Cost	\$317,040.00	\$10.63 / sf
Total Annual Effective Cost	<u>\$317,040.00</u>	<u>\$10.63 / sf</u>

Type: Lease Agreement

FRF Rate: \$18.00 (reference only)

Source of Funding: Campus Plant Funds

Lessor: Director Commons, LLC

Comment: Advertisement is not required pursuant to TCA 12-2-114 (b)(1). This lease will allow STCC to remain in its current space, with no increase in the rental rate, until renovations to a State-owned facility can be completed permitting STCC to relocate this campus out of leased space.

Minutes: 08/28/2014 ESC Approved one-year lease agreement.

TENNESSEE BOARD OF REGENTSLease Agreement

Requested Action: Approval of lease agreement

Location: Sumner County – 604 S. Broadway, Portland, TN– Trans. No. 14-08-902 (Baltz)

Purpose: To provide office and classroom space for the Tennessee College of Applied Technology-Nashville

Term: October 1, 2014 thru December 31, 2018 with option to extend three 4-year terms

Proposed Amount:

<u>40,479 Square Feet</u>		
Annual Rental Cost	\$ 0.00	\$.00 / sf
Est. Annual Utility Cost	70,838.25	1.75 / sf
Est. Annual Janitorial Cost	44,526.90	1.10 / sf
Total Annual Effective Cost	<u>\$115,365.16</u>	<u>\$2.85 / sf</u>

Type: Lease Agreement

FRF Rate: \$18.00 (reference only)

Source of Funding: Campus Plant Funds

Lessor: Sumner County Board of Education

Comment: There is no TBR post-secondary institution in the Portland area and a demonstrated need for TCAT programs. The building is a former Career and Technical High School which Sumner County and the City of Portland will renovate to make ready for use as a TCAT. The institution will be responsible for the costs of all maintenance, repairs and replacements provided the State is not obligated to spend more than \$500,000 in a one year period.

Minutes: 08/28/2014 ESC Approved lease agreement.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIESLand Transaction

Requested Action:	Approval of disposal in fee with waiver of one appraisal
Description:	Fayette County – 1.95+/-acres – 4955 Donelson Dr., Hickory Withe, TN – Trans. No. 14-07-035 (Baugh)
Purpose:	Disposal in fee to sell excess property and a 1,284 sf residence, no longer needed to build a new Intermediate Care Facility (ICF) home.
Estimated Price:	Fair Market Value, not less than the original cost to the State
Comment:	<p>DIDD has fulfilled its needs for construction of ICF homes 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.</p> <p>Date of last transfer: July 2, 2008 Original Cost to the State: \$72,000 Previous Owner: Jamie & Betty Surratt Property Assessor's Value: \$56,100 Improvements Square Footage: 1,284</p>
Minutes:	08/28/2014 ESC Approved disposal in fee with waiver of one appraisal.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIESLand Transaction

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

Description: Shelby County – 3.5+/-acres – Tracy Rd., Atoka, TN – Trans. No. 14-07-036 (Baugh)

Purpose: Disposal in fee to sell excess property no longer needed to build a new Intermediate Care Facility (ICF) home.

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

Comment: DIDD has fulfilled its needs for construction of ICF homes 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 17, 2009
Original Cost to the State: \$75,000
Previous Owner: Robert & Mary Conrad
Property Assessor's Value: \$34,900 (1.8 acres)
Improvements Square Footage: N/A

Date of last transfer: May 17, 2009
Original Cost to the State: \$75,000
Previous Owner: Robert & Mary Conrad
Property Assessor's Value: \$34,600 (1.7 acres)
Improvements Square Footage: N/A

Minutes: 08/28/2014 ESC Approved disposal in fee with waiver of one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

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

Description: Overton County – 190 ft. – Standing Stone State Park, Hilham, TN – Trans. No. 14-07-033 (Maxwell)

Purpose: Disposal by easement to provide separate electric service to the park residence.

Estimated Price: No Cost - Mutual Benefit

Source of Funding: TDEC State Parks Operational Budget (REM fees) (A)

Grantee: Upper Cumberland Electric Membership Cooperative

Comment: The current ranger's residence electrical service is by Upper Cumberland Electric Membership Corporation through the water treatment plant.

Date of last transfer: May 2, 2014
Original Cost to the State: N/A
Previous Owner: N/A
Property Assessor's Value: N/A (9,294 acres)
Improvements Square Footage: N/A

Minutes: 08/28/2014 ESC Approved disposal by easement with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE AND 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 to utilize third party for this transaction with waiver of advertisement and one appraisal

Description: Henderson County – 176+/-acres – Darden Rd., Lexington, TN – Trans. No. 14-07-027 (Berry)

Purpose: Acquisition in fee for the purchase of property that borders Beech River Wetland.

Estimated Price: Fair Market Value

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

Owner(s): Miller Lumber Company

Comment: The Conservation Fund (TCF) is the requested third party. Third party costs are estimated to be \$18,390. A third party is being used because of the need to close more quickly than would be possible under the State process in order to secure the land before other interested parties purchase. No additional operating costs are associated with this acquisition.

This property is on the wetlands priority list.

Date of last transfer: N/A
Purchase Price: N/A
Property Assessor's Value: \$121,400
Improvements Square Footage: N/A

Minutes: 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 and to utilize third party for this transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE AND 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 to utilize third party for this transaction with waiver of advertisement and one appraisal
Description:	Crockett County – 125+/-acres – Lanier Rd., Alamo, TN – Trans. No. 14-07-028 (Berry)
Purpose:	Acquisition in fee for the purchase of property that borders Horns Bluff Refuge.
Estimated Price:	Fair Market Value
Source of Funding:	14/15 Wetlands Acquisition Fund (A)
Owner(s):	Miller Lumber Company
Comment:	<p>The Conservation Fund (TCF) is the requested third party. Third party costs are estimated to be \$17,825. A third party is being used because of the need to close more quickly than would be possible under the State process in order to secure the land before other interested parties purchase. No additional operating costs are associated with this acquisition.</p> <p>This property is on the wetlands priority list.</p> <p>Date of last transfer: August 17, 1953 Purchase Price: N/A Property Assessor's Value: \$25,000 Improvements Square Footage: N/A</p>
Minutes:	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 and to utilize third party for this transaction with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE AND 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 to utilize third party for this transaction with waiver of advertisement and one appraisal

Description: Madison County – 413.30+/-acres – I 40 – Trans. No. 14-07-025 (Berry)

Purpose: Acquisition in fee for the purchase of property that borders South Fork Waterfowl Refuge.

Estimated Price: Fair Market Value

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

Owner(s): Miller Lumber Company

Comment: The Conservation Fund (TCF) is the requested third party. Third party costs are estimated to be \$24,025. A third party is being used because of the need to close more quickly than would be possible under the State process in order to secure the land before other interested parties purchase. No additional operating costs are associated with this acquisition.

This property is on the wetlands priority list.

Date of last transfer: July 31, 1942

Purchase Price: N/A

Property Assessor's Value: \$461,400

Improvements Square Footage: N/A

Minutes: 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 and to utilize third party for this 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 with waiver of advertisement and one appraisal

Description: Chester County – 388+/-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 Wetland Acquisition Fund (A)

Owner(s): Jerry Fowler

Comment: The purchase of this property will protect and preserve wetlands while providing continuity of habitat, hunting and other recreation near Forked Deer River. No additional management costs are associated with this transaction.

This property is on the wetlands priority list.

Date of last transfer: June 11, 2013
 Purchase Price: \$53,750
 Property Assessor's Value: \$56,000 (215 acres)
 Improvements Square Footage: N/A

Date of last transfer: October 18, 2013
 Purchase Price: \$21,105
 Property Assessor's Value: \$91,800 (172.75 acres)
 Improvements Square Footage: N/A

Minutes: 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.

Approved:



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