

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
December 17, 2012

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Chairman Emkes called the meeting to order at 10:33 a.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
Vice-Chairman Tre Hargett, Secretary of State
David Lillard, State Treasurer
Justin Wilson, Comptroller of the Treasury

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Peter Heimbach, Department of General Services
Joy Harris, Treasurer's Office
Melinda Parton, Comptroller's Office
Bruce Davis, Legislative Budget Office
Jonathan Rummel, Secretary of State's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jurgen Bailey, Department of General Services
Robbi Stivers, University of Tennessee
Dick Tracy, Tennessee Board of Regents
Larry Stephens, Michael Brady Inc
Chloe Shafer, Department of General Services
Heather Iverson, Department of General Services
Steve Berry, Department of General Services
Steve Cates, Department of General Services
Gordon Martin, Tennessee Wildlife Resources Agency
Tami Robison, Department of General Services
Crystal Collins, THEC
Russell Riebeling, Maynard-Select
Mark Cherpack, Department of Finance and Administration
Bob Qualey, Department of General Services
Bill Avant, Department of Environment and Conservation
Matt Stennett, Middle TN Natural Gas
Joe Green, Middle TN Natural Gas
Diane Uhler, Tennessee Board of Regents

CONSENT AGENDA

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

- A. Agency: **University of Tennessee - Blount County**
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

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

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

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

- E. Agency: **Tennessee Board of Regents – Rutherford County**
Transaction: Disposal in fee
Provision: Waiver of advertisement and appraisals

- F. Agency: **Tennessee Wildlife Resource Agency – Anderson County**
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

- G. Agency: **Tennessee Wildlife Resource Agency – Anderson County**
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

- H. Agency: **Department of Environment and Conservation – Davidson County**
Transaction: Acquisition in fee
Provision: Waiver of one appraisal

- I. Agency: **Department of Environment and Conservation – Williamson County**
Transaction: Acquisition by conservation easement
Provision: Waiver of advertisement and appraisals

- J. Agency: **Department of Environment and Conservation – Williamson County**
Transaction: Acquisition by conservation easement
Provision: Waiver of advertisement and appraisals

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga and Space Institute

Requested Action: Approval to cancel the contract with the existing designer (Planning Associates) for Chattanooga and Space Institute campuses, and proceeding with process to select a new designer

Project Title: Accessibility Improvements

Project Description: ADA Improvements

SBC Number: 540/000-01-1997

Total Project Budget: \$2,345,900.00

Source of Funding:	<u>Original</u>
95 G.O. Bonds CM (A)	100,300.00
96 G.O. Bonds CM (A)	301,200.00
97 G.O. Bonds CM (A)	150,600.00
98 G.O. Bonds CM (A)	150,600.00
99 G.O. Bonds CM (A)	149,800.00
99/00 Current Funds CM (A)	800.00
00 G.O. Bonds CM (A)	150,600.00
02/03 Current Funds CM (A)	150,600.00
Unallocated Fund	75,300.00
04/05 Current Funds CM (A)	150,600.00
05/06 Current Funds CM (A)	150,600.00
06/07 Current Funds CM (A)	150,600.00
07/08 Current Funds CM (A)	150,600.00
08/09 Current Funds CM (A)	120,500.00
09/10 Current Funds CM (A)	120,500.00
10/11 Current Funds CM (A)	165,700.00
11/12 Current Funds CM (A)	107,000.00
Total	<u>2,345,900.00</u>

Comment: The original designer (Planning Associates) is closing operations by December 31, 2012 due to health reasons and they have requested to be taken off of the project. A new designer will be recommended to the Executive Subcommittee.

Previous Action: 01/09/1997 SBC Approved project & designer (Planning Associates)
1997-2011 SBC Approved revision in funding (multiple years)

Minutes: 12/17/2012 ESC Approved cancellation of contract with Planning Associates and proceeding with process to select a new designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval to cancel the contract with the existing designer (Planning Associates) and proceeding with process to select a new designer

Project Title: Fire Alarm & Sprinkler Improvements

Project Description: To install sprinklers & addressable fire alarms in Lockmiller & Johnson-Obear Apartments

SBC Number: 540/005-04-2011

Total Project Budget: \$1,200,000.00

Source of Funding: \$1,200,000.00 11/12 Plant (Auxiliary- Housing) (A)

Comment: The original designer is closing operations by December 31, 2012 due to health reasons. They have requested to be taken off of the project.

Previous Action: 12/09/2011 SBC Approved project
12/19/2011 ESC Approved selection of Planning Associates

Minutes: 12/17/2012 ESC Approved cancellation of contract with Planning Associates and selection of Armando Basarrate & Associates to complete the project.

UNIVERSITY OF TENNESSEE

Lease Amendment

Requested Action: Approval of lease amendment

Location: Shelby & Madison Counties – 777 Washington Avenue / 50 & 51 North Dunlap, Memphis, TN, 77 Stonebridge, Jackson, TN – Trans. No. 10-12-900 (Baltz)

Purpose: To reflect renovations and relocations at (a) 50 N. Dunlap, Le Bonheur Children’s Hospital Foundation Research Tower, (b) 51 N. Dunlap, Le Bonheur Outpatient Center (OPC), and (c) additional clinics at 77 Stonebridge in Jackson, TN.

Term: January 1, 2013 - December 31, 2015 (3 yrs.)

Proposed Amount: 54,065 Square Feet
Annual Contract Rent Incl. Utilities
& Janitorial Cost: \$763,804.70 @\$14.13 / sf
Total Annual Effective Cost: \$763,804.70 @\$14.13 / sf

Current Amount: 32,902 Square Feet
Annual Contract Rent Incl. Utilities
& Janitorial Cost: \$637,967.69 @\$19.38 / sf
Total Annual Effective Cost: \$637,967.69 @\$19.38 / sf

Type: Amendment #1

FRF Rate: \$18.00 (for reference)

Source of Funding: 100% Other (O)

Comment: UT Le Bonheur Pediatric Specialists (ULPS) is a separate corporation backed by the University and Le Bonheur Children’s Hospital. It will fund its cost of operation through revenues charged for services rendered and is backed by the affiliation with the partnership parties. The University is not obligated under the terms of the lease.

Lessor: Methodist Healthcare – Memphis Hospital

Previous Action: 12/22/2010 Approved as presented.

SSC Report: 12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 12/17/2012 Approved lease amendment

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Middle Tennessee Conference Center

Project Description: Renovate facility

SBC Number: 166/009-06-2007

Revised Project Budget: \$1,280,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	<u>1,000,000.00</u>	<u>280,000.00</u>	<u>1,280,000.00</u>	Campus Plant Fund (non-auxiliary) (A)
Original Project Budget:	1,000,000.00			
Change in Funding:		\$280,000.00		
Revised Project Budget:			\$1,280,000.00	

Comment: Three bids were received on November 20, 2012. Additional funds are to award bid to Kerry G. Campbell, Inc. for \$976,480.00 for base bid + alternate 1. The campus will purchase furnishings and AV equipment locally.

Previous Action: 09/13/2007 SBC Approved project designer (Adkisson Harrison Associates)
01/25/2010 SBC Change designer name (Adkisson & Associates Architects)
10/13/2011 SBC Approved allocation of funds & use Alt. Delivery Method
12/13/2012 SBC Referred to ESC with authority to act

Minutes: 12/17/2012 ESC Approved a revision in scope, project budget, and source(s) of funding

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee

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

Project Title: Greenville Sewer Corrections

Project Description: Correct sewer system

SBC Number: 166/023-02-2011

Revised Project Budget: \$928,285.62

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 90,000.00	\$ 0.00	\$ 90,000.00	11/12	Current Funds-CapMaint	(A)
	650,000.00	0.00	650,000.00	2011	G.O. Bonds-CapMaint	(A)
	0.00	188,285.62	188,285.62	08/09	Current Funds-CapMaint	(R)
Original Project Budget:	\$740,000.00					
Change in Funding:	\$188,285.62					
Revised Project Budget:	\$928,285.62					

Comment: Three bids were received on November 14, 2012. Additional funds are to award base bid to Johnson & Galyon, Inc. for \$747,000. Funds are from two completed projects at WSCC; Business and Technology Center Roof Replacement (166/023-02-2008) and College Center Roof Replacement (166/023-01-2006).

Previous Action: 07/14/2011 SBC Approved project
 07/25/2011 ESC Select designer (Facility Systems Consultants)
 12/13/2012 SBC Referred to ESC with authority to act

Minutes: 12/17/2012 ESC Approved a revision in project budget and source(s) of funding

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

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

Description: McNairy County – 20+/- acres – 810 Lilly Taylor Rd., Pocahontas, TN
Trans. No. 12-11-018 (Jackson)

Purpose: Acquisition in fee to convey property to the State and owner reserves a life estate. Property contains an improvement of 1,152 sq ft. TWRA wants to preserve the mature cypress trees on the property.

Estimated Cost: Gift

Source of Funding: 12/13 TWRA Operating Funds (REM Fees) (A)

Owner(s): Peggy Jo Tucker

Comment: Purchased by Owner: March 7, 1986
Purchase Price: N/A
Property Assessor's Value: \$47,400
Improvement Square Footage: 1,152

SSC Report: 12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 12/17/2012 Comptroller Wilson asked if the cypress trees had been determined environmentally significant. Gordon Martin, TWRA, responded that they were significant to this tract of land. Treasurer Lillard asked what the plan was for the tract of land and was told it would be used for "recreational purposes". Treasurer Lillard questioned the wisdom of acquiring such a small, isolated tract and asked if it was the Agency's desire to hold it in perpetuity to save the trees. Mr. Martin responded that the intent was to keep the property permanently. Treasurer Lillard made a motion to defer the request stating he would like to obtain additional information and details from the Agency's Executive Director. The motion was properly seconded and passed without objection.

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

Requested Action:	Approval of disposal by easement with waiver of advertisement and one appraisal
Description:	VanBuren County – 5.323+/- acres – Mooneyham City, TN – Trans. No. 12-11-016 (Jackson)
Purpose:	Disposal by easement for a proposal of a gas line-item that will cross a tract of land in Big Bottom Wildlife Management Area. It will be a 10 ft. wide permanent easement (5.323+/- acres) with a 30 ft. wide temporary construction easement and (15.969+/- acres) permanent gas line-item easement.
Estimated Sale Price:	Fair Market Value
Grantee:	Middle Tennessee Natural Gas (MTNG)
Comment:	A 30 ft wide temporary construction easement and a 10 ft. permanent gas line-item easement. The requesting party will pay all cost of this transaction, as well as the Fair Market Value of the gas line-item easement. The easement will be conveyed subject to specified restrictions. This is also a companion transaction to a Department of Environment and Conservation request to convey 1.761 acres, 30 ft temporary construction and .587 acres of a 10 ft permanent gas line-item easement on their jurisdiction.
SSC Report:	12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.
Minutes:	12/17/2012 Comptroller Wilson asked if putting in the gas line would have an adverse effect on the wildlife, and was told it would not. Subcommittee approved disposal by easement with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

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

Description: VanBuren County – 0.587+/-acres – Trans. No. 12-11-014 (Jackson)

Purpose: Disposal by easement for proposal of a gas line-item that will cross a tract of land in Fall Creek Falls State Park. It will be a 10 ft. wide permanent easement (0.587+/-acres) with a 30 ft. wide temporary construction easement (1.761+/-acres)

Estimated Sale Price: Fair Market Value

Grantee: Middle Tennessee Natural Gas (MTNG)

Comment: A 30 ft wide temporary construction easement and a 10 ft. permanent gas line-item easement. The requesting party will pay all cost of this transaction, as well as the Fair Market Value of the gas line-item easement. The easement will be conveyed subject to specified restrictions. This is also a companion transaction to Tennessee Wildlife Resource Agency request to convey 15.969+/- acres, 30 ft temporary construction and 5.323+/- acres of a 10 ft permanent gas line-item easement on their jurisdiction.

SSC Report: 12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 12/17/2012 Approved disposal by easement with waiver of advertisement and one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Tims Ford State Park, Winchester, Franklin County, Tennessee

Requested Action: Approval to cancel the contract with the existing designer (Planning Associates) and processing with process to select a new designer

Project Title: Campground Upgrades

Project Description: Provide upgrades to Fairview Devil Step campground to include 90 campsites consisting of new borders, leveling sites, making sites pull through, water and electrical, new dump station and construction of a new bathhouse.

SBC Number: 126/092-01-2011

Total Project Budget: \$1,870,000.00

Source of Funding: \$1,870,000.00 11/12 Current Funds Capital Improv (A)

Comment: The original designer is closing operations by December 31, 2012, due to health reasons. They have requested to be taken off the project. Project is ready for bidding.

Previous Action: 09/08/2011 SBC Approved project & previous designer
08/24/2009 SBC Cancelled previous project (SBC# 126/092-01-2007)

Minutes: 12/17/2012 ESC Approved cancellation of contract with Planning Associates and selection of Armando Basarrate & Associates to complete the project.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

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

Description: Unicoi County – 2,000+/-acres – Rocky Fork Wilderness area, Erwin, TN Trans. No. 12-11-008 (Baugh)

Purpose: Acceptance of Gift for a proposed new state park in Unicoi County as announced by Governor Haslam and Senator Alexander.

Estimated Sale Price: Gift

Source of Funding: State Lands Acquisition Fund Reserves (Admin Fees) (A/R)

Owner(s): The Conservation Fund and United States Forest Service (Federal)

Comment: Purchased by owner: September 26, 2011
Purchase Price: \$22,980,436 for 7708 acres
Property Assessor's value: \$8,298,000
Improvements: None

SSC Report: 12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 12/17/2012 Approved obtaining title work, survey, phase 1 environmental assessment and accept as gift, with waiver of advertisement and appraisals

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a revision to the project budget, scope and source(s) of funding and to amend the contract

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: \$6,650,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 500,000.00	\$ 0	\$ 500,000.00	11/12	CurrFunds CapImprov	(A)
	500,000.00	0	500,000.00	11/12	FRF Reserves (501.01)	(A)
	2,514,000.00	0	2,514,000.00		FRF Reserves	(A)
	986,000.00	1,150,000.00	2,136,000.00	12/13	DGS OpFunds/Pre Plan	(A)
	0	1,000,000.00	1,000,000.00	12/13	CurrFunds CapImprov	(A)
Original Project Budget:	\$4,500,000.00					
Change in Funding:		\$2,150,000.00				
Revised Project Budget:			\$6,650,000.00			

Comment: Amendment # 3 adds DGS operating funds for preplanning. Amendment # 4 adds FY 12/13 line-item funding for the capital improvements master plan, phase 2 and removes the Facilities Management items as per SBC request on 06/14/2012

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 Lange 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 to ESC with authority to act

Minutes: 12/17/2012 ESC Approved a revision to the project budget, scope and source(s) of funding and to amend the contract as follows: Amendment # 3 adds DGS operating funds for preplanning. Amendment # 4 adds FY 12/13 line-item funding for the capital improvements master plan, phase 2 and removes the Facilities Management items as per SBC request on 06/14/2012.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on November 19, 2012.

Designer Selections

- 1) The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that 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.

1) **Labor and Workforce Development**
(New Career Center)
Total Project Budget: \$9,700,000.00
Current Funding: \$ 300,000.00
SBC Project No. 300/000-01-2012
Designer: **ARCHIMANIA**

2) **Panther Creek State Park**
(ADA Rehabilitation)
Total Project Budget: \$365,000.00
SBC Project No. 126/072-02-2012
Designer: **BLANKENSHIP & PARTNERS**

3) **Chickasaw State Park**
(ADA Rehabilitation)
Total Project Budget: \$600,000.00
SBC Project No. 126/021-02-2012
Designer: **ROSS WITT PLLC**

4) **Morgan County Correctional Complex**
(Kitchen & Shower Floor Replacement)
Total Project Budget: \$400,000.00
SBC Project No. 142/028-01-2003
Designer: **UPLAND DESIGN GROUP**

5) **Tims Ford State Park**
(Campground Upgrades)
Total Project Budget: \$1,870,000.00
SBC Project No. 126/092-01-2011
Designer: **ARMANDO BASARRATE & ASSOC**
(due to cancellation of original contract with Planning Associates)

6) **University of Tennessee Chattanooga**
(Fire Alarm & Sprinkler Improvements)
Total Project Budget: \$1,200,000.00
SBC Project No. 540/005-04-2011
Designer: **ARMANDO BASARRATE & ASSOC**
(due to cancellation of original contract with Planning Associates)

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There being no further business, the meeting adjourned at 10:45 a.m.

THE UNIVERSITY OF TENNESSEELand Transaction

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

Description: Blount County – 1.4+/- acres – Ellejoy Rd., Walland, TN – Trans. No. 12-11-009 (Baugh)

Purpose: Disposal by easement for two (2) permanent utility easements to Tuckaleechee Utility District (TUD)

Estimated Sale Price: No Cost – Mutual Benefits

Source of Funding: \$500.00 12/13 UT Operating Funds (REM Fees) (A)

Grantee: Tuckaleechee Utility District

Owner(s): State of Tennessee

Comment: Two (2) permanent utility easements for construction of two (2) new water lines to exclusively serve the University of Tennessee Institute of Agriculture (UTIA) Dairy Farm. The easement will authorize TUD to enter upon, operate and maintain utilities located within the areas defined by the easements.

SSC Report: 12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 12/17/2012. Approved disposal by easement with waiver of advertisement and appraisals

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of one appraisal
Description:	Madison County – 2.7+/-acres – 75 College Park Cove, Jackson, TN – Trans. No. 12-11-003 (Maholland)
Purpose:	Acquisition in fee to acquire property adjacent to Jackson State Community (JSCC) College. The property and a 25,000 sf building will be used for relocation of JSCC physical plant operations building. This property is in the JSCC <u>2000 Master Plan</u> and is currently being revised.
Estimated Sale Price:	Fair Market Value
Source of Funding:	Campus Plant Funds (non-auxiliary) (A)
Owner(s):	Eric Sills (Sill Enterprises)
Comment:	Purchased by Owner: October, 2007 Purchase Price: \$475,000 Property Assessor's Value: \$496,100 Improvements Square Footage: 25,000
SSC Report:	12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	12/17/2012. Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of 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 interest, not to exceed appraised value with waiver of one appraisal

Description: Madison County – 7.08+/-acres – 80 College Park Cove, Jackson, TN – Trans. No.12-11-004 (Maholland)

Purpose: Acquisition in fee to acquire a vacant parcel adjacent to Jackson State Community College (JSCC). The land will be used for parking and green space for the campus. This property is in the JSCC 2000 Master Plan, and currently being revised.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Owner(s): Harold E. Crocker

Comment: Purchased by Owner: Property was bequeathed to owner-Quitclaim 1/20/2011
Purchase Price: N/A
Property Assessor's Value: \$25,000
Listing Price: \$280,000

SSC Report: 12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 12/17/2012. Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of 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 interest, not to exceed appraised value with waiver of advertisement and one appraisal
Description:	Rutherford County -0.31+/-acres - 2721 Middle TN Blvd., Murfreesboro, TN – Trans. No.12-11-012 (Woodard)
Purpose:	Acquisition in fee to acquire property for Middle Tennessee State University (MTSU). This property is in the MTSU <u>2007 Master Plan</u> .
Estimated Sale Price:	Fair Market Value
Source of Funding:	Campus Plant Funds – Auxiliary (Rental income) (A)
Owner(s):	Family Worship Center
Comment:	Purchased by Owner: December 12, 2008 Purchase Price: \$231,550 Property Assessor's Value: \$90,300 (building) \$80,800 (triplex) Improvements Square Footage: 1,180 sf (building) 1,173 sf (triplex)
SSC Report:	12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	12/17/2012. 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

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action: Approval of disposal in fee and associated easements with waiver of advertisements and appraisals

Description: Rutherford County – 5.86+/-acres in fee and associated easements for the construction and widening of Middle Tennessee Boulevard from Main to Greenland in the City of Murfreesboro, TN (Bailey)

Purpose: Disposal in fee and easements for road construction for the MT Boulevard Widening per SBC project no. 166/009-02-2006.

Grantor Unto State: Multiple Owners

Estimated Sale Price: No Cost – Public Benefit

Grantee: City of Murfreesboro

Comment: Land is being donated to the city of Murfreesboro in order to match a Federal grant to complete this road improvement project.

Transaction No. 12-11-013 (Tract 1)
 Transaction No. 12-11-020 (Tract 6)
 Transaction No. 12-11-021 (Tract 7)
 Transaction No. 12-11-022 (Tract 11)
 Transaction No. 12-11-023 (Tract 12)
 Transaction No. 12-11-024 (Tract 13)
 Transaction No. 12-11-025 (Tract 16)
 Transaction No. 12-11-026 (Tract 24)
 Transaction No. 12-11-027 (Tract 27)
 Transaction No. 12-11-028 (Tract 29)
 Transaction No. 12-11-029 (Tract 30)
 Transaction No. 12-11-030 (Tract 33)
 Transaction No. 12-11-031 (Tract 34)
 Transaction No. 12-11-032 (Tract 35)

SSC Report: 12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 12/17/2012. Approved disposal in fee and associated easements with waiver of advertisements and appraisals

TENNESSEE WILDLIFE RESOURCE AGENCYLand Transaction

Requested Action:	Approval of disposal by easement with waiver of advertisement and appraisals
Description:	Anderson County – 1.5+/- acres – Near Burge Mountain – Trans. No. 12-11-019 (Jackson)
Purpose:	Disposal by easement for a gas well, pipeline and access as needed on Sundquist Wildlife Management Area. Well sites AH-1018
Source of Funding:	\$500 (Real Estate Management fee) Knox Energy
Grantee:	Knox Energy CNX Gas Company LLC
Comment:	The State owns the surface rights and Knox Energy owns the mineral rights. Well site AH-1018. Per the agreement, total acreage below 4.77+/- acres is \$500 REM fee.
SSC Report:	12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	12/17/2012. Approved disposal by easement with waiver of advertisement and appraisals

TENNESSEE WILDLIFE RESOURCE AGENCYLand Transaction

Requested Action:	Approval of disposal by easement with waiver of advertisement and appraisals
Description:	Anderson County – 1.5+/- acres – Near Burge Mountain – Trans. No. 12-11-017 (Jackson)
Purpose:	Disposal by easement for a gas well, pipeline and access as needed on Sundquist Wildlife Management Area. Well sites AH- 1020
Source of Funding:	\$500 (Real Estate Management fee) Knox Energy
Grantee:	Knox Energy CNX Gas Company LLC
Comment:	The State owns the surface rights and Knox Energy owns the mineral rights. Well site AH-1020. Per the agreement, total acreage below 4.77+/- acres is \$500 REM fee.
SSC Report:	12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	12/17/2012. Approved disposal by easement with waiver of advertisement and appraisals

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

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

Description: Davidson County – 40.0+/-acres – Radnor Lake tract – Trans. No. 12-11-005 (Jackson)

Purpose: Acquisition in fee to acquire acreage adjoining Radnor Lake State Natural Area, that is still primarily in agriculture use. If developed, there would be enormous negative impact on the natural area’s wildlife which frequently migrates on and off the natural area onto the farm.

Estimated Sale Price: Fair Market Value

Source of Funding:	2,000,000.00	12/13	State Land Acquisition Fund (A)
	1,000,000.00	12/13	Current Funds Capital Improvements (A)
	70,000.00		Gift (Administrative Cost) (O)

Owner(s): Calvin Houghland/The Land Trust for Tennessee

Comment: Land Acquisition Funding Board has approved this purchase. Land Trust for Tennessee is being requested to act as third party for this transaction. The land will be subdivided to purchase all of the land except for the improvement and associated minor land area.

Purchased by owner: January 2, 2001
 Purchase Price: \$2,050,000
 Property Assessor’s value: \$340,283
 Improvements Square Feet: 1,395 sf

SSC Report: 12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 12/17/2012. Approved obtaining obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

Requested Action: Approval to acquire a Conservation Easement and to obtain title work and survey, with waiver of advertisement and appraisals

Description: Williamson County – 0.45+/-acres – 1404 Columbia Ave., Franklin, TN – Trans. No. 12-11-006 (Jackson)

Purpose: Acquisition by Conservation Easement for Tennessee Historical Commission (THC) to hold in perpetuity.

Estimated Sale Price: No Cost

Source of Funding: Civil War Trust (CWT) (REM Fees) (O)

Owner(s): Richard Dooley and Jamie Dooley

Comment: CWT is the current owner of the property and will grant conservation easement to the State and transfer the property to the city.

Purchased by Owner: November 27, 2006
Purchase Price: \$159,600
Tax Assessor's Value: \$100,000
Improvement Square Footage: N/A

SSC Report: 12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 12/17/2012. Approved acquiring a Conservation Easement and to obtain title work and survey, with waiver of advertisement and appraisals

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

Requested Action: Approval to acquire a Conservation Easement and to obtain title work and survey, with waiver of advertisement and appraisals

Description: Williamson County – 0.21+/-acres – 108 Cleburne St. Franklin, TN – Trans. No. 12-11-007 (Baugh)

Purpose: Acquisition by Conservation Easement for Tennessee Historical Commission (THC) to hold in perpetuity.

Estimated Sale Price: No Cost

Source of Funding: Civil War Trust (CWT) (REM Fees) (O)

Owner(s): Mark and Joy Neel

Comment: CWT is the current owner of the property and will grant conservation easement to the State and transfer the property to the city.

Purchased by owner: December 10, 2004
Purchase Price: \$135,000
Tax Assessor's value: \$160,400
Improvement Square Footage: 792 sf

SSC Report: 12/10/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 12/17/2012. Approved acquiring a Conservation Easement and to obtain title work and survey, with waiver of advertisement and appraisals

Approved:

Mark A. Emkes, Commissioner
Department of Finance and Administration