

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
July 27, 2017

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The State Building Commission Executive Subcommittee met this day at 9:00 a.m. in Nashville Room of the Tennessee Tower, Nashville, Tennessee, with the following members and Departments present. Commissioner Martin called the meeting to order at 9:04 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

David Lillard, State Treasurer  
Tre Hargett, Secretary of State  
Larry Martin, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Department of Environment & Conservation
- Department of General Services
- State Building Commission

PRESENTER

Bill Avant  
John Hull  
Ann McGauran

CONSENT AGENDA

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

- A. Agency: Tennessee Board of Regents – Washington County  
Transaction: Disposal – Fee  
Provision(s): Waiver of one appraisal
  
- B. Agency: Tennessee Board of Regents – Sevier County  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a
  
- C. Agency: Department of Mental Health and Substance Abuse – Hamilton  
Transaction: Disposal – Reversion Interest  
Provision(s): Waiver of advertisement and appraisals
  
- D. Agency: Department of Environment and Conservation – Fayette County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- E. Agency: Department of Environment and Conservation – Van Buren County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- F. Agency: Department of General Services  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and appraisals

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Radnor Lake State Park, Nashville, Davidson County, Tennessee

**Requested Action:** Approval to accept gift-in-place demolition with plans and specifications approved by State Architect

**Project Title:** Demolition – 852 Forest Hills Drive, Nashville

**Project Description:** This project provides for the demolition of 852 Forest Hills Drive in Nashville, Tennessee.

**SBC Number:** 126/098-01-2017

**Total Project Budget:** \$40,000.00

**Source of Funding:** \$40,000.00            Gift-in-Place        (0)

**Comment:** This structure will be demolished by Friends of Radnor Lake. The property was acquired in Transaction No. 17-04-007-DM. This building is **less than 50 years old** and does not require THC review.

**SSC Report:** 07/17/2017        Taylor Passons summarized the transaction.

**Minutes:** 07/27/2017        ESC        Approved accepting gift-in-place demolition with plans and specifications approved by State Architect.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Savage Gulf Natural Area, Altamont, Grundy County, Tennessee

**Requested Action:** Approval to accept gift-in-place demolition with plans and specifications approved by State Architect

**Project Title:** Demolition – State Route 56, Altamont, TN

**Project Description:** This project provides for the demolition of improvements located on State Route 56 in Altamont, Tennessee.

**SBC Number:** 126/116-01-2017

**Total Project Budget:** \$5,000.00

**Source of Funding:** \$5,000.00                      Gift-in-Place                      (0)

**Comment:** This structure will be demolished by the Friends of South Cumberland. The property was acquired in Transaction no. 16-02-002. This building is **less than 50 years old** and does not require THC review.

**SSC Report:** 07/17/2017                      Taylor Passons summarized the transaction.

**Minutes:** 07/27/2017                      ESC                      Approved accepting gift-in-place demolition with plans and specifications approved by State Architect.

DEPARTMENT OF GENERAL SERVICES

Statewide

**Requested Action:** Approval to award three contracts to the best evaluated proposers for leasing brokerage services

**Project Title:** Leasing Brokerage Services

**Project Description:** To assist with third-party leasing of office space throughout the State.

**SBC Number:** 460/000-01-2017

**Total Project Budget:** \$900,000.00

**Source of Funding:** \$900,000.00 FRF Op Funds (501.03) (A)

**Comment:** The protest period will expire on July 21, 2017. Two proposals were received on June 20, 2017 for each Grand Division. The best evaluated proposers are:

East: Knox Office Realty, LLC  
Middle: CBRE, Inc.  
West: CBRE, Inc.

<b>SSC Report:</b>	07/17/2017	ESC	Steve Lusk summarized the transaction, questions were asked about the schedule and the results of the procurement.
<b>Previous Action:</b>	04/13/2017	SBC	Referred RFP to ESC
	04/24/2017	ESC	Approved issuing three RFPs for leasing Brokerage Services
	07/13/2017	SBC	Approved project budget funding. Referred Award to ESC
<b>Minutes:</b>	07/27/2017	ESC	Approved awarding three contracts to the best evaluated proposers for leasing brokerage services.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 16-05-915-TK

• **Proposed Lease**

- **Location:** Robertson County – 812 South Brown Street, Springfield, TN
- **Landlord:** Pedigo Equities, LP
- **Term:** 10 years
- **Area / Costs:** 7,195 Square Feet

Annual Contract Rent:	\$ 80,584.00	\$11.20/sf
Estimated Annual Utility Cost	12,591.25	1.75/sf
Estimated Annual Janitorial Cost	7,914.50	1.10/sf
Total Annual Effective Cost	\$101,089.75	\$14.05/sf

• **Current Lease**

- **Location:** Robertson County – 812 South Brown Street, Springfield, TN
- **Landlord:** Pedigo Equities, LP
- **Term:** (10 years) January 1, 2000 to December 31, 2009 - Holdover
- **Area / Costs:** 8,100 Square Feet

Annual Contract Rent	\$ 87,900.00	\$10.85/sf
Estimated Utilities Cost	14,175.00	1.75/sf
Estimated Janitorial Cost	8,910.00	1.10/sf
Total Annual Effective Cost	\$110,985.00	\$13.70/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** LPR on template
- **FRF Rate:** \$18.00

**Comment:** This lease will provide office space for Department of Children's Services, and the reduction in space needs is a result of implementation of Alternative Workplace Solutions at this location.

Two proposals were received from two proposers.

The tenant may terminate this lease at any time by giving written notice to the landlord at least 90 days prior to the date the termination becomes effective, with payment of a termination fee.

**SSC Report:** 07/17/2017 Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for recommendation agenda.

**Minutes:** 07/27/2017 ESC Approved a lease.

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.

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 Subcommittee by STREAM on a quarterly basis (April 1, 2017 – June 30, 2017).

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on June 26, 2017.

Designer Selections

- 1) REPORT of the following designer selection(s) as delegated to the State Architect for projects below the major maintenance threshold:

<b>State Procurement Agency:</b>	Tennessee Board of Regents
<b>User Agency:</b>	Tennessee State University
<b>Location:</b>	Davidson County
<b>Project Title:</b>	Balcony Repairs
<b>SBC Project No.</b>	166/001-01-2017
<b>Total Project Budget:</b>	\$33,048
<b>Designer:</b>	Melvin Gill & Associates, Architects

- 2) REPORT of the following on SBC Policy 4.01D – Standard Form of Agreement Between Owner and Designer not executed within 180 days:

<b>Project:</b>	Consultants
<b>SBC Number:</b>	529/000-08-2012
<b>Designer:</b>	EOA Architects, PLLC
<b>Approval Date:</b>	October 24, 2016
<b>Comment:</b>	At the October 24, 2016 EOA Architects PLLC was selected to be the second of two Architectural Consultants for Middle Tennessee for SBC Project 529/000-08-2012. The execution of the contract was delayed as the workload did not warrant the use of two architectural consultants until June 2017 when the programming efforts for the FY 19 Capital Budget Request began. The execution of this contract also balances the anticipated workload across two consultants instead of one moving forward.

- 3) REPORT of non-substantive changes to the form of a previously approved lease. The changes have been reviewed by the Office of the State Architect and the Office of the Attorney General.

<b>Transaction:</b>	15-00-01
<b>Location:</b>	Tennessee Board of Regents, Davidson County – One Bridgestone Park, Nashville, TN
<b>Landlord:</b>	Des-Tech (TN) Limited Partnership



4) 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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| <p>1) <b>Statewide</b><br/>(ADA Compliance – East)<br/>Total Project Budget: \$800,000<br/>SBC Project No. 166/000-01-2016<br/>Designer: <b>DESIGN INNOVATION ARCHITECTS</b></p>                       | <p>8) <b>Tennessee State University</b><br/>(Gateway Entrance)<br/>Total Project Budget: \$350,000<br/>SBC Project No. 166/001-02-2017<br/>Designer: <b>GILBERT MCLAUGHLIN CASELLA ARCH /<br/>HODGSON DOUGLAS LANDSCAPE ARCH</b></p>           |
| <p>2) <b>Statewide</b><br/>(ADA Compliance – Middle)<br/>Total Project Budget: \$800,000<br/>SBC Project No. 166/000-01-2016<br/>Designer: <b>DKRS ARCHITECTS/ENGINEERS PLLC</b></p>                   | <p>9) <b>East Tennessee State University</b><br/>(College of Medicine Multi-Bldg HVAC &amp; Controls Upgrades)<br/>Total Project Budget: \$1,600,000<br/>SBC Project No. 166/005-06-2017<br/>Designer: <b>FACILITY SYSTEMS CONSULTANTS</b></p> |
| <p>3) <b>Statewide</b><br/>(ADA Compliance – West)<br/>Total Project Budget: \$800,000<br/>SBC Project No. 166/000-01-2016<br/>Designer: <b>VAUGHAN ASSOCIATES ARCHITECTS</b></p>                      | <p>10) <b>East Tennessee State University</b><br/>(Safety &amp; Structural Repairs)<br/>Total Project Budget: \$2,500,000<br/>SBC Project No. 166/005-07-2017<br/>Designer: <b>COPE ARCHITECTURE</b></p>                                       |
| <p>4) <b>Statewide</b><br/>(East Tennessee Architectural Consultant)<br/>Total Project Budget: Not Applicable<br/>SBC Project No. 166/000-03-2017<br/>Designer: <b>ADAMS CRAFT HERZ WALKER</b></p>     | <p>11) <b>East Tennessee State University</b><br/>(Valleybrook Bldg Systems Replacement)<br/>Total Project Budget: \$3,000,000<br/>SBC Project No. 166/005-08-2017<br/>Designer: <b>ENGINEERING SERVICES GROUP INC</b></p>                     |
| <p>5) <b>Statewide</b><br/>(Middle Tennessee Architectural Consultant)<br/>Total Project Budget: Not Applicable<br/>SBC Project No. 166/000-03-2017<br/>Designer: <b>BAUER ASKEW ARCHITECTURE</b></p>  | <p>12) <b>University of Memphis</b><br/>(HVAC Replacements and Upgrades)<br/>Total Project Budget: \$10,500,000<br/>SBC Project No. 166/007-05-2017<br/>Designer: <b>OGCB INC</b></p>  |
| <p>6) <b>Statewide</b><br/>(Interior Design Consultant)<br/>Total Project Budget: Not Applicable<br/>SBC Project No. 166/000-03-2017<br/>Designer: <b>GOULD TURNER GROUP</b></p>                       | <p>13) <b>Middle Tennessee State University</b><br/>(Facilities Storage Shed)<br/>Total Project Budget: \$138,155<br/>SBC Project No. 166/009-01-2017<br/>Designer: <b>RODNEY WILSON CONSULTING</b></p>  |
| <p>7) <b>Statewide</b><br/>(Middle Tennessee Engineering Consultant)<br/>Total Project Budget: Not Applicable<br/>SBC Project No. 166/000-03-2017<br/>Designer: <b>IC THOMASSON ASSOCIATES INC</b></p> |  |

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| <p>14) <b>Middle Tennessee State University</b><br/>(Alarm System Updates)<br/>Total Project Budget: \$2,820,000<br/>SBC Project No. 166/009-06-2017<br/>Designer: <b>WIN ENGINEERING LLC</b></p>                                  | <p>22) <b>Motlow State Community College</b><br/>(Underground Utility Line Replacement)<br/>Total Project Budget: \$1,160,000<br/>SBC Project No. 166/021-03-2017<br/>Designer: <b>KURZYNSKE &amp; ASSOCIATES</b></p>     |
| <p>15) <b>Middle Tennessee State University</b><br/>(Elevator Modernization)<br/>Total Project Budget: \$700,000<br/>SBC Project No. 166/009-07-2017<br/>Designer: <b>MCFARLIN HUITT PANVINI INC</b></p>                           | <p>23) <b>Walters State Community College</b><br/>(Several Buildings Roof Replacements)<br/>Total Project Budget: \$650,000<br/>SBC Project No. 166/023-01-2017<br/>Designer: <b>SHAW &amp; SHANKS ARCHITECTS PC</b></p>  |
| <p>16) <b>Middle Tennessee State University</b><br/>(Keathley Univ Center Mechanical &amp; HVAC Updates)<br/>Total Project Budget: \$1,750,000<br/>SBC Project No. 166/009-08-2017<br/>Designer: <b>SMITH SECKMAN REID INC</b></p> | <p>24) <b>Volunteer State Community College</b><br/>(Campus Underground Utility Upgrades)<br/>Total Project Budget: \$250,000<br/>SBC Project No. 166/025-03-2017<br/>Designer: <b>EASTERN ENGINEERING INC</b></p>        |
| <p>17) <b>Middle Tennessee State University</b><br/>(Piping and Manhole Replacement)<br/>Total Project Budget: \$1,900,000<br/>SBC Project No. 166/009-09-2017<br/>Designer: <b>KURZYNSKE &amp; ASSOCIATES INC.</b></p>            | <p>25) <b>Southwest State Community College</b><br/>(Mechanical Systems Updates)<br/>Total Project Budget: \$1,550,000<br/>SBC Project No. 166/033-01-2017<br/>Designer: <b>HNA ENGINEERING PLLC</b></p>                  |
| <p>18) <b>Cleveland State Community College</b><br/>(Central Plant Modernization)<br/>Total Project Budget: \$750,000<br/>SBC Project No. 166/013-01-2017<br/>Designer: <b>WEST WELCH REED ENGINEERS INC</b></p>                   | <p>26) <b>Nashville State Community College</b><br/>(Access Control and Locking Updates)<br/>Total Project Budget: \$750,000<br/>SBC Project No. 166/034-01-2017<br/>Designer: <b>IC THOMASSON ASSOCIATES</b></p>         |
| <p>19) <b>Dyersburg State Community College</b><br/>(Elevator Modernization)<br/>Total Project Budget: \$360,000<br/>SBC Project No. 166/017-03-2017<br/>Designer: <b>CANUP ENGINEERING INC</b></p>                                | <p>27) <b>Nashville State Community College</b><br/>(Sidewalk and Lighting Improvements)<br/>Total Project Budget: \$750,000<br/>SBC Project No. 166/034-02-2017<br/>Designer: <b>STANTEC CONSULTING SERVICES INC</b></p> |
| <p>20) <b>Jackson State Community College</b><br/>(Nelms Classroom HVAC Updates)<br/>Total Project Budget: \$610,000<br/>SBC Project No. 166/019-01-2017<br/>Designer: <b>ALLEN &amp; HOSHALL INC</b></p>                          | <p>28) <b>Various Facilities Statewide</b><br/>(Water Tank Repairs)<br/>Total Project Budget: \$1,110,000<br/>SBC Project No. 126/000-01-2017<br/>Designer: <b>HETHCOAT &amp; DAVIS INC</b></p>                           |
| <p>21) <b>Jackson State Community College</b><br/>(Science Building Roof Replacement)<br/>Total Project Budget: \$570,000<br/>SBC Project No. 166/019-02-2017<br/>Designer: <b>BRAGANZA DESIGN/GROUP</b></p>                       | <p>29) <b>Harrison Bay State Park</b><br/>(Fuel Pier Upgrade)<br/>Total Project Budget: \$1,370,000<br/>SBC Project No. 126/048-01-2017<br/>Designer: <b>MARCH ADAMS &amp; ASSOCIATES INC</b></p>                         |

- 30) **Rocky Fork State Park**  
(Visitor Center)  
Total Project Budget: \$4,290,000  
SBC Project No. 126/088-02-2017  
Designer: REEDY & SYKES ARCHITECTURE & DESIGN
- 31) **Meeman-Shelby Forest State Park**  
(Group Camp)  
Total Project Budget: \$2,000,000  
SBC Project No. 126/089-01-2017  
Designer: SPARKMAN & ASSOCIATES ARCH
- 32) **Turney Center Industrial Complex**  
(Electrical Infrastructure Upgrades)  
Total Project Budget: \$2,000,000  
SBC Project No. 142/005-01-2017  
Designer: MICHAEL BRADY INC
- 33) **Lois M. DeBerry Special Needs Facility**  
(Life Safety Upgrades)  
Total Project Budget: \$2,000,000  
SBC Project No. 142/011-01-2017  
Designer: EDMONDS ENGINEERING INC
- 34) **Bledsoe County Correctional Complex**  
(Sallyport Upgrades)  
Total Project Budget: \$2,500,000  
SBC Project No. 142/013-01-2017  
Designer: ADAM CRAFT HERZ WALKER INC
- 35) **Northwest Correctional Complex**  
(Kitchen and Vocational Repairs)  
Total Project Budget: \$4,500,000  
SBC Project No. 142/016-01-2017  
Designer: TLM ASSOCIATES INC
- 36) **Northwest Correctional Complex**  
(Life Safety Upgrades)  
Total Project Budget: \$3,500,000  
SBC Project No. 142/016-02-2017  
Designer: ALLEN & HOSHALL INC
- 37) **South Central Correctional Facility**  
(Life Safety Upgrades)  
Total Project Budget: \$3,000,000  
SBC Project No. 142/018-01-2017  
Designer: SMITH SECKMAN REID INC
- 38) **West Tennessee State Penitentiary**  
(High Mast Lighting Replacement)  
Total Project Budget: \$3,000,000  
SBC Project No. 142/022-01-2017  
Designer: SMITH SECKMAN REID INC
- 39) **West Tennessee State Penitentiary**  
(Electrical Infrastructure Upgrades)  
Total Project Budget: \$6,000,000  
SBC Project No. 142/022-02-2017  
Designer: SMITH SECKMAN REID INC
- 40) **Carter House State Historic Site**  
(New Visitor Center)  
Total Project Budget: \$3,120,000  
SBC Project No. 160/008-01-2017  
Designer: STREET DIXON RICK ORCUTT WINSLOW
- 41) **Ducktown Basin Museum State Historic Site**  
(Burra Burra Mine Historic Restoration)  
Total Project Budget: \$2,160,000  
SBC Project No. 160/009-01-2017  
Designer: COGENT STUDIO LLC
- 42) **Cragfont State Historic Site**  
(Barn and Sinkhole Repairs)  
Total Project Budget: \$650,000  
SBC Project No. 160/012-01-2017  
Designer: MOODY NOLAN INC
- 43) **Tennessee School for the Blind**  
(Centralized Operations Building)  
Total Project Budget: \$4,870,000  
SBC Project No. 168/005-01-2017  
Designer: KLINE SWINNEY ASSOCIATES
- 44) **Region 2 Middle-Central Office**  
(Roof Replacement)  
Total Project Budget: \$660,000  
SBC Project No. 220/018-01-2017  
Designer: DKRS ARCHITECTS/ENGINEERS PLLC
- 45) **Region 4 – Upper East (Rogersville)**  
(Construction Work Base & Equipment Shop)  
Total Project Budget: \$550,000  
SBC Project No. 220/020-01-2017  
Designer: ARCHITECTS WEEKS AMBROSE MCDONALD

- 46) **Moccasin Bend Mental Health Institute**  
 (Infrastructure Improvements)  
 Total Project Budget: \$2,600,000  
 SBC Project No. 344/009-01-2017  
 Designer: CTI ENGINEERS INC
- 47) **Ellington Agriculture Center**  
 (New Regional Intervention Program)  
 Total Project Budget: \$4,600,000  
 SBC Project No. 344/022-01-2017  
 Designer: BAUER ASKEW ARCHITECTURE PLLC
- 48) **Chattanooga Readiness Center**  
 (Building Renovation)  
 Total Project Budget: \$5,420,000  
 SBC Project No. 361/010-02-2017  
 Designer: HEFFERLIN + KRONENBERG
- 49) **Lafayette Readiness Center**  
 (Re-roof and Facility Update)  
 Total Project Budget: \$640,000  
 SBC Project No. 361/048-01-2017  
 Designer: UPLAND DESIGN GROUP INC
- 50) **Lenoir City Readiness Center**  
 (Re-roof and Facility Update)  
 Total Project Budget: \$750,000  
 SBC Project No. 361/051-01-2017  
 Designer: COMMUNITY TECTONICS ARCH
- 51) **Joint Forces Headquarters**  
 (Re-roof and Facility Update)  
 Total Project Budget: \$500,000  
 SBC Project No. 361/067-01-2017  
 Designer: JOHNSON + ASSOCIATES ARCH
- 52) **Springfield Readiness Center**  
 (Re-roof & Facility Update)  
 Total Project Budget: \$900,000  
 SBC Project No. 361/088-01-2017  
 Designer: DESIGN HOUSE 1411 LLC
- 53) **R. S. Gass Laboratory**  
 (Generator Replacement)  
 Total Project Budget: \$760,000  
 SBC Project No. 406/003-01-2017  
 Designer: EDMONDS ENGINEERING INC
- 54) **Mid-Cumberland Regional Health Office**  
 (Parking Lot)  
 Total Project Budget: \$190,000  
 SBC Project No. 408/002-01-2017  
 Designer: THOMAS & HUTTON ENGINEERING CO
- 55) **Northeast Regional Health Office**  
 (HVAC Upgrades)  
 Total Project Budget: \$570,000  
 SBC Project No. 408/011-01-2017  
 Designer: IC THOMASSON ASSOCIATES INC
- 56) **THP District 1 Headquarters**  
 (New Facility)  
 Total Project Budget: \$8,500,000  
 SBC Project No. 502/009-01-2017  
 Designer: COMMUNITY TECTONICS ARCH
- 57) **Various Facilities**  
 (Parking and Site Repairs)  
 Total Project Budget: \$4,120,000  
 SBC Project No. 529/000-04-2017  
 Designer: HURST-ROSCHE INC
- 58) **Various Facilities**  
 (Generator Replacement)  
 Total Project Budget: \$2,890,000  
 SBC Project No. 529/000-05-2017  
 Designer: KURZYNSKE & ASSOCIATES
- 59) **Various Facilities**  
 (Exterior Maintenance and Repairs)  
 Total Project Budget: \$6,580,000  
 SBC Project No. 529/000-06-2017  
 Designer: EOA ARCHITECTS
- 60) **William R. Snodgrass Tennessee Tower**  
 (30<sup>th</sup> Floor Upgrades)  
 Total Project Budget: \$1,000,000  
 SBC Project No. 529/079-02-2017  
 Designer: GOODWYN MILLS & CAWOOD INC
- 61) **William R. Snodgrass Tennessee Tower**  
 (Switchgear)  
 Total Project Budget: \$2,030,000  
 SBC Project No. 529/079-03-2017  
 Designer: IC THOMASSON ASSOCIATES INC

62) **Fire Services & Codes Enforcement Academy**  
(New Conference Center)  
Total Project Budget: \$5,710,000  
SBC Project No. 700/001-01-2017  
Designer: **KENNON CALHOUN WORKSHOP**

63) **Tennessee Law Enforcement Training Academy**  
(HVAC Upgrades)  
Total Project Budget: \$570,000  
SBC Project No. 700/002-01-2017  
Designer: **EDMONDS ENGINEERING INC**

**Other Business**

There being no further business, the meeting adjourned at 9:17 a.m.

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TENNESSEE BOARD OF REGENTSDisposal – Fee

<b>Requested Action:</b>	<b>Approval of disposal in fee with waiver of one appraisal</b>	
<b>Transaction Description:</b>	Transaction No. 17-06-006	
• <b>Location:</b>	Northeast State Community College Washington County – 1.28+/-acres – 120 Dillon Court, Johnson City, TN	
• <b>Estimated Sale Price:</b>	Fair Market Value	
<b>Comment:</b>	With the opening of the Johnson City campus which provides more access to public transportation, the enrollment has dropped at this location.	
	Date of Last Transfer:	November 1, 2007
	Previous Owner:	Estate of John and Sheri Tittle
	Original Cost to State:	\$923,467.00
	Square Footage Improvements:	8,145
<b>SSC Report:</b>	07/17/2017	Dick Tracy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	07/27/2017	ESC Approved disposal in fee with waiver of one appraisal.

TENNESSEE BOARD OF REGENTS

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 05-17-001

- **Proposed Lease**

- **Location:** East Tennessee State University  
2025 Red Bank Road, Sevierville, TN
- **Landlord:** Sevier County and the City of Sevierville
- **Term:** March 1, 2017 thru February 28, 2027
- **Area / Costs:** 21,455 Square Feet

Average Annual Contract Rent	\$21,237.65	\$1.00
Estimated Annual Utility Cost	15,000.00	1.75
Estimated Annual Janitorial Cost	26,000.00	1.10
Total Annual Effective Cost	\$62,237.65	\$3.85

- **Source of Funding:** Campus Plant Funds (Non-Auxiliary)
- **Procurement Method:** RFP on template
- **FRF Rate:** \$18.00

**Comment:** The lease agreement has been revised since the previous approval. The lease now requires that the State pay all outstanding rent (the unamortized tenant improvement cost) under the lease in the event of termination by the State for cause, convenience and lack of funds.

**Previous Action:** 02/27/2017 Approved the lease

**SSC Report:** 07/17/2017 Dick Tracy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 07/27/2017 ESC Approved a lease.

DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSEDisposal – Reversion Interest

**Requested Action:** Approval of disposal of reversion interest with waiver of advertisement and appraisals

**Transaction Description:** Transaction No. 17-06-009-DM  
 • **Location:** Hamilton County – 40' x 150' – 1042 East Third Street, Chattanooga, TN  
 • **Estimated Sales Price:** No Cost  
 • **Grantee:** Jimmy L. & Molly R. Seal

**Comment:** This request is to release a reversion interest that was inadvertently left on a certain piece of property. In 1999, the Department of Mental Health conveyed property to The Fortwood Center (Fortwood). A reversion was placed in the deed that stated title would revert back to the State if the property ever stopped being used for mental health purposes or if the property was sold and the proceeds from the sale were not applied to the purchase of new property to be used for mental health purposes. In 2011, Fortwood entered into a land swap with the Seals to improve the value of both properties. Fortwood swapped lot 30 in exchange for the Seals' lot 32. Inadvertently, the State's reversion interest on lot 30 was not released at that time. At this time, the Seals are trying to sell their property, which includes lot 30, but are unable to do so due to the reversion interest that remains on lot 30. The Seals and the State desire to remove this reversion interest and allow the Seals to sell their property.

Date of Last Transfer: August 20, 1999  
 Previous Owner: The State of Tennessee  
 Original Cost to State: \$0  
 Square Footage Improvements: 15,008 sf

**SSC Report:** 07/17/2017 Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 07/27/2017 ESC Approved disposal of reversion interest with waiver of advertisement and appraisals.



DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

**Requested Action:** Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 17-06-007-DM

- **Location:** Ghost River State Natural Area (GRSNA)  
Fayette County – 28.51 +/- acres – King Drive, Moscow, TN
- **Owner(s):** Wolf River Conservancy, Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 State Lands Acquisition Fund (A)  
Heritage Conservation Trust Fund (O)

**Comment:** Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This parcel is adjacent to the 2,220 acres GRSNA. This acquisition will enlarge the protected land area along the Wolf River, add a much needed northern buffer to the river, and prevent clear-cut logging and subdivision of the property for residential or other uses.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	June 2, 2016
Purchase Price:	\$142,550.00
Property Assessor's Value:	\$73,500.00
Square Footage Improvements:	N/A

**SSC Report:** 07/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 07/27/2017 ESC Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

**Requested Action:** Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 17-06-008-DM  
 • **Location:** Fall Creek Falls State Park  
 Van Buren County – 12 +/- acres – Mooneyham Lonewood Road, Spencer, TN  
 • **Owner(s):** Friends of Fall Creek Falls State Park, Inc.  
 • **Estimated Purchase Price:** Fair Market Value  
 • **Source of Funding:** 16/17 State Lands Acquisition Fund (A)

**Comment:** Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This parcel is an inholding within Fall Creek Falls State Park.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: May 24, 2001  
 Purchase Price: \$10.00  
 Property Assessor's Value: \$24,500.00  
 Square Footage Improvements: N/A

**SSC Report:** 07/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 07/27/2017 ESC Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Fee (Purchase)

**Requested Action:** Approval to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and appraisals

**Transaction Description:** Transaction No. 17-06-003-MB  
 • **Location:** State Library and Archives  
 Davidson County – 0.41 +/- acres – 205 Alley and portion of Junior Gilliam Way, Nashville, TN  
 • **Owner(s):** City of Nashville  
 • **Estimated Purchase Price:** Cost of Abandonment  
 • **Source of Funding:** 13/14 Current Funds-Capital Improvement (A)

**Comment:** This acquisition will allow the complete assemblage of the properties associated with the Bicentennial Mall for construction of the new State Library and Archives. Funds will be provided through SBC Project # 529/043-01-2005.

Date of Last Transfer: N/A  
 Purchase Price: N/A  
 Property Assessor's Value: N/A  
 Square Footage Improvements: N/A

**SSC Report:** 07/17/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 07/27/2017 ESC Approved exercising an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and appraisals.

Approved:



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