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
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 (O)

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.

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 (O)

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.

**Statewide**

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval to award three contracts to the best evaluated proposers for leasing brokerage services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>Leasing Brokerage Services</td>
</tr>
<tr>
<td>Project Description:</td>
<td>To assist with third-party leasing of office space throughout the State.</td>
</tr>
<tr>
<td>SBC Number:</td>
<td>460/000-01-2017</td>
</tr>
<tr>
<td>Total Project Budget:</td>
<td>$900,000.00</td>
</tr>
<tr>
<td>Source of Funding:</td>
<td>$900,000.00 FRF Op Funds (501.03) (A)</td>
</tr>
<tr>
<td>Comment:</td>
<td>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:</td>
</tr>
<tr>
<td></td>
<td>East: Knox Office Realty, LLC</td>
</tr>
<tr>
<td></td>
<td>Middle: CBRE, Inc.</td>
</tr>
<tr>
<td></td>
<td>West: CBRE, Inc.</td>
</tr>
<tr>
<td>SSC Report:</td>
<td>07/17/2017 ESC Steve Lusk summarized the transaction, questions were asked about the schedule and the results of the procurement.</td>
</tr>
<tr>
<td>Previous Action:</td>
<td>04/13/2017 SBC Referred RFP to ESC</td>
</tr>
<tr>
<td></td>
<td>04/24/2017 ESC Approved issuing three RFPs for leasing Brokerage Services</td>
</tr>
<tr>
<td></td>
<td>07/13/2017 SBC Approved project budget funding. Referred Award to ESC</td>
</tr>
<tr>
<td>Minutes:</td>
<td>07/27/2017 ESC Approved awarding three contracts to the best evaluated proposers for leasing brokerage services.</td>
</tr>
</tbody>
</table>
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
    - Estimated Annual Utility Cost: 12,591.25
    - Estimated Annual Janitorial Cost: 7,914.50
    - Total Annual Effective Cost: $101,089.75

- 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
    - Estimated Utilities Cost: 14,175.00
    - Estimated Janitorial Cost: 8,910.00
    - Total Annual Effective Cost: $110,985.00

- 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.
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).
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:

   - **State Procurement Agency:** Tennessee Board of Regents
   - **User Agency:** Tennessee State University
   - **Location:** Davidson County
   - **Project Title:** Balcony Repairs
   - **SBC Project No.:** 166/001-01-2017
   - **Total Project Budget:** $33,048
   - **Designer:** 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:

   - **Project:** Consultants
   - **SBC Number:** 529/000-08-2012
   - **Designer:** EOA Architects, PLLC
   - **Approval Date:** October 24, 2016
   - **Comment:** 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.

   - **Transaction:** 15-00-01
   - **Location:** Tennessee Board of Regents, Davidson County – One Bridgestone Park, Nashville, TN
   - **Landlord:** 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.

<table>
<thead>
<tr>
<th>#</th>
<th>Location</th>
<th>Project Details</th>
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</thead>
</table>
| 1 | Statewide (ADA Compliance – East)      | Total Project Budget: $800,000  
SBC Project No.: 166/000-01-2016  
Designer: DESIGN INNOVATION ARCHITECTS |
| 2 | Statewide (ADA Compliance – Middle)    | Total Project Budget: $800,000  
SBC Project No.: 166/000-01-2016  
Designer: DKRS ARCHITECTS/ENGINEERS PLLC |
| 3 | Statewide (ADA Compliance – West)      | Total Project Budget: $800,000  
SBC Project No.: 166/000-01-2016  
Designer: VAUGHAN ASSOCIATES ARCHITECTS |
| 4 | Statewide (East Tennessee Architectural Consultant) | Total Project Budget: Not Applicable  
SBC Project No.: 166/000-03-2017  
Designer: ADAMS CRAFT HERZ WALKER |
| 5 | Statewide (Middle Tennessee Architectural Consultant) | Total Project Budget: Not Applicable  
SBC Project No.: 166/000-03-2017  
Designer: BAUER ASKEW ARCHITECTURE |
| 6 | Statewide (Interior Design Consultant) | Total Project Budget: Not Applicable  
SBC Project No.: 166/000-03-2017  
Designer: GOULD TURNER GROUP |
| 7 | Statewide (Middle Tennessee Engineering Consultant) | Total Project Budget: Not Applicable  
SBC Project No.: 166/000-03-2017  
Designer: IC THOMASSON ASSOCIATES INC |
| 8 | Tennessee State University (Gateway Entrance) | Total Project Budget: $350,000  
SBC Project No.: 166/001-02-2017  
Designer: GILBERT MCLAUGHLIN CASELLA ARCH / HODGSON DOUGLAS LANDSCAPE ARCH |
| 9 | East Tennessee State University (College of Medicine Multi-Bldg HVAC & Controls Upgrades) | Total Project Budget: $1,600,000  
SBC Project No.: 166/005-06-2017  
Designer: FACILITY SYSTEMS CONSULTANTS |
| 10 | East Tennessee State University (Safety & Structural Repairs) | Total Project Budget: $2,500,000  
SBC Project No.: 166/005-07-2017  
Designer: COPE ARCHITECTURE |
| 11 | East Tennessee State University (Valleybrook Bldg Systems Replacement) | Total Project Budget: $3,000,000  
SBC Project No.: 166/005-08-2017  
Designer: ENGINEERING SERVICES GROUP INC |
| 12 | University of Memphis (HVAC Replacements and Upgrades) | Total Project Budget: $10,500,000  
SBC Project No.: 166/007-05-2017  
Designer: OGCB INC |
| 13 | Middle Tennessee State University (Facilities Storage Shed) | Total Project Budget: $138,155  
SBC Project No.: 166/009-01-2017  
Designer: RODNEY WILSON CONSULTING |
<table>
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<tr>
<th>Project Number</th>
<th>Institution</th>
<th>Description</th>
<th>Total Project Budget</th>
<th>SBC Project No.</th>
<th>Designer</th>
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</thead>
<tbody>
<tr>
<td>14) 158/009-06-2017</td>
<td>Middle Tennessee State University</td>
<td>Alarm System Updates</td>
<td>$2,820,000</td>
<td>166/009-06-2017</td>
<td>WIN ENGINEERING LLC</td>
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<td>15) 158/009-07-2017</td>
<td>Middle Tennessee State University</td>
<td>Elevator Modernization</td>
<td>$700,000</td>
<td>166/009-07-2017</td>
<td>MCFARLIN HUITT PANVINI INC</td>
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<td>16) 158/009-08-2017</td>
<td>Middle Tennessee State University</td>
<td>Keathley Univ Center Mechanical &amp; HVAC Updates</td>
<td>$1,750,000</td>
<td>166/009-08-2017</td>
<td>SMITH SECKMAN REID INC</td>
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<td>17) 158/009-09-2017</td>
<td>Middle Tennessee State University</td>
<td>Piping and Manhole Replacement</td>
<td>$1,900,000</td>
<td>166/009-09-2017</td>
<td>KURZYNSKE &amp; ASSOCIATES INC.</td>
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<td>18) 158/013-01-2017</td>
<td>Cleveland State Community College</td>
<td>Central Plant Modernization</td>
<td>$750,000</td>
<td>166/013-01-2017</td>
<td>WEST WELCH REED ENGINEERS INC</td>
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<td>19) 158/017-03-2017</td>
<td>Dyersburg State Community College</td>
<td>Elevator Modernization</td>
<td>$360,000</td>
<td>166/017-03-2017</td>
<td>CANUP ENGINEERING INC</td>
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<tr>
<td>20) 158/019-01-2017</td>
<td>Jackson State Community College</td>
<td>Nelms Classroom HVAC Updates</td>
<td>$610,000</td>
<td>166/019-01-2017</td>
<td>ALLEN &amp; HOSHALL INC</td>
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<tr>
<td>21) 158/019-02-2017</td>
<td>Jackson State Community College</td>
<td>Science Building Roof Replacement</td>
<td>$570,000</td>
<td>166/019-02-2017</td>
<td>BRAGANZA DESIGN/GROUP</td>
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<tr>
<td>23) 158/023-01-2017</td>
<td>Walters State Community College</td>
<td>Several Buildings Roof Replacements</td>
<td>$650,000</td>
<td>166/023-01-2017</td>
<td>SHAW &amp; SHANKS ARCHITECTS PC</td>
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<td>24) 158/025-03-2017</td>
<td>Volunteer State Community College</td>
<td>Campus Underground Utility Upgrades</td>
<td>$250,000</td>
<td>166/025-03-2017</td>
<td>EASTERN ENGINEERING INC</td>
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<td>25) 158/033-01-2017</td>
<td>Southwest State Community College</td>
<td>Mechanical Systems Updates</td>
<td>$1,550,000</td>
<td>166/033-01-2017</td>
<td>HNA ENGINEERING PLLC</td>
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<td>26) 158/034-01-2017</td>
<td>Nashville State Community College</td>
<td>Access Control and Locking Updates</td>
<td>$750,000</td>
<td>166/034-01-2017</td>
<td>IC THOMASSON ASSOCIATES</td>
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<tr>
<td>27) 158/034-02-2017</td>
<td>Nashville State Community College</td>
<td>Sidewalk and Lighting Improvements</td>
<td>$750,000</td>
<td>166/034-02-2017</td>
<td>STANTEC CONSULTING SERVICES INC</td>
</tr>
<tr>
<td>28) 158/048-01-2017</td>
<td>Various Facilities Statewide</td>
<td>Water Tank Repairs</td>
<td>$1,110,000</td>
<td>126/000-01-2017</td>
<td>HETHCOAT &amp; DAVIS INC</td>
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<tr>
<td>29) 158/048-02-2017</td>
<td>Harrison Bay State Park</td>
<td>Fuel Pier Upgrade</td>
<td>$1,370,000</td>
<td>126/048-02-2017</td>
<td>MARCH ADAMS &amp; ASSOCIATES INC</td>
</tr>
</tbody>
</table>
30) **Rocky Fork State Park**  
(Visitor Center)  
Total Project Budget: $4,290,000  
SBC Project No. 126/088-02-2017  
Designer: REEY & 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 ARCHITECTURE

32) **Tourney 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 & HOSHAL 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
<table>
<thead>
<tr>
<th>Project No.</th>
<th>Project Name</th>
<th>Location</th>
<th>Project Description</th>
<th>Total Project Budget</th>
<th>Designer</th>
</tr>
</thead>
<tbody>
<tr>
<td>344/009-01-2017</td>
<td>Moccasin Bend Mental Health Institute (Infrastructure Improvements)</td>
<td>Moccasin Bend</td>
<td>Total Project Budget: $2,600,000</td>
<td>SBC Project No.</td>
<td>CTI ENGINEERS INC</td>
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<tr>
<td>344/022-01-2017</td>
<td>Ellington Agriculture Center (New Regional Intervention Program)</td>
<td>Ellington</td>
<td>Total Project Budget: $4,600,000</td>
<td>SBC Project No.</td>
<td>BAUER ASKEW ARCHITECTURE PLLC</td>
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<tr>
<td>344/010-02-2017</td>
<td>Chattanooga Readiness Center (Building Renovation)</td>
<td>Chattanooga</td>
<td>Total Project Budget: $5,420,000</td>
<td>SBC Project No.</td>
<td>HEFFERLIN + KRONENBERG</td>
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<tr>
<td>344/009-02-2017</td>
<td>Lafayette Readiness Center (Re-roof and Facility Update)</td>
<td>Lafayette</td>
<td>Total Project Budget: $640,000</td>
<td>SBC Project No.</td>
<td>UPLAND DESIGN GROUP INC</td>
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<tr>
<td>344/024-01-2017</td>
<td>Lenoir City Readiness Center (Re-roof and Facility Update)</td>
<td>Lenoir City</td>
<td>Total Project Budget: $750,000</td>
<td>SBC Project No.</td>
<td>COMMUNITY TECTONICS ARCH</td>
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<tr>
<td>344/029-01-2017</td>
<td>Joint Forces Headquarters (Re-roof and Facility Update)</td>
<td>Joint Forces</td>
<td>Total Project Budget: $500,000</td>
<td>SBC Project No.</td>
<td>JOHNSON + ASSOCIATES ARCH</td>
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<tr>
<td>344/009-03-2017</td>
<td>Springfield Readiness Center (Re-roof &amp; Facility Update)</td>
<td>Springfield</td>
<td>Total Project Budget: $900,000</td>
<td>SBC Project No.</td>
<td>DESIGN HOUSE 1411 LLC</td>
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<tr>
<td>344/030-01-2017</td>
<td>R. S. Gass Laboratory (Generator Replacement)</td>
<td>R. S. Gass</td>
<td>Total Project Budget: $760,000</td>
<td>SBC Project No.</td>
<td>EDMONDS ENGINEERING INC</td>
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<tr>
<td>344/023-01-2017</td>
<td>Mid-Cumberland Regional Health Office (Parking Lot)</td>
<td>Mid-Cumberland</td>
<td>Total Project Budget: $190,000</td>
<td>SBC Project No.</td>
<td>THOMAS &amp; HUTTON ENGINEERING CO</td>
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<td>344/022-01-2017</td>
<td>Northeast Regional Health Office (HVAC Upgrades)</td>
<td>Northeast</td>
<td>Total Project Budget: $570,000</td>
<td>SBC Project No.</td>
<td>IC THOMASSON ASSOCIATES INC</td>
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<tr>
<td>344/010-02-2017</td>
<td>THP District 1 Headquarters (New Facility)</td>
<td>THP District</td>
<td>Total Project Budget: $8,500,000</td>
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<td>COMMUNITY TECTONICS ARCH</td>
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<td>344/009-03-2017</td>
<td>Various Facilities (Parking and Site Repairs)</td>
<td>Various Facilities</td>
<td>Total Project Budget: $4,120,000</td>
<td>SBC Project No.</td>
<td>HURST-ROSCHIE INC</td>
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<tr>
<td>344/009-04-2017</td>
<td>Various Facilities (Generator Replacement)</td>
<td>Various Facilities</td>
<td>Total Project Budget: $2,890,000</td>
<td>SBC Project No.</td>
<td>KURZYNSKE &amp; ASSOCIATES</td>
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<td>344/009-05-2017</td>
<td>Various Facilities (Exterior Maintenance and Repairs)</td>
<td>Various Facilities</td>
<td>Total Project Budget: $6,580,000</td>
<td>SBC Project No.</td>
<td>EOA ARCHITECTS</td>
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<td>344/009-06-2017</td>
<td>William R. Snodgrass Tennessee Tower (30th Floor Upgrades)</td>
<td>William R. Snodgrass</td>
<td>Total Project Budget: $1,000,000</td>
<td>SBC Project No.</td>
<td>GOODWYN MILLS &amp; CAWOOD INC</td>
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<tr>
<td>344/009-07-2017</td>
<td>William R. Snodgrass Tennessee Tower (Switchgear)</td>
<td>William R. Snodgrass</td>
<td>Total Project Budget: $2,030,000</td>
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<td>IC THOMASSON ASSOCIATES INC</td>
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<tr>
<td></td>
<td>Fire Services &amp; Codes Enforcement Academy</td>
<td>Tennessee Law Enforcement Training Academy</td>
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<td></td>
<td>(New Conference Center)</td>
<td>(HVAC Upgrades)</td>
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<td>Total Project Budget: $5,710,000</td>
<td>Total Project Budget: $570,000</td>
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<td>SBC Project No. 700/001-01-2017</td>
<td>SBC Project No. 700/002-01-2017</td>
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<td></td>
<td>Designer: KENNON CALHOUN WORKSHOP</td>
<td>Designer: EDMONDS ENGINEERING INC</td>
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**Other Business**

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

* * * * * * *
A.

**TENNESSEE BOARD OF REGENTS**

**Disposal – Fee**

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

**Transaction Description:**
- **Location:** Northeast State Community College
  Washington County – 1.28 +/- acres – 120 Dillon Court, Johnson City, TN
- **Estimated Sale Price:** Fair Market Value

**Comment:** 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

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

**Minutes:**
- **07/27/2017** ESC Approved disposal in fee with waiver of one appraisal.
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.
## Disposal – Reversion Interest

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

**Transaction Description:**
- **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.
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:
- 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 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. 17-06-008-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.
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:
- 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:

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