MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
July 23, 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 10:30 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
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Peter Heimbach, Department of General Services
Jonathan Rummel, Secretary of State’s Office
Joy Harris, Treasurer’s Office
Melinda Parton, Comptroller’s Office
Bruce Davis, Legislative Budget Office
Janie Porter, Attorney General’s Office
Genie Whitesell, Attorney General’s Office
Jurgen Bailey, Department of General Services
Steve Berry, Department of General Services
Rich Cardwell, Office of the State Architect
John Carr, Department of Finance and Administration
Chloe Shafer, Department of General Services
Scott Boelscher, THEC
Crystal Collins, THEC
Kim Adkins, Codell Construction
Diane Uhler, Tennessee Board of Regents
Dick Tracy, Tennessee Board of Regents
Ed Jones, TN Bureau of Investigation
Lynelle Jensen, Department of General Services
Robbi Stivers, University of Tennessee
Gordon Martin, Tennessee Wildlife Resources Agency
LTC Andrew Milligan, Military Department
Bob Qualey, Department of General Services
J.J. Perdue, Department of Environment and Conservation
Larry Stephens, Michael Brady Inc.
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CONSENT AGENDA

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

A. Agency: University of Tennessee – Knox County
   Transaction: Disposal by easement
   Provision: Waiver of appraisals and advertisement

B. Agency: University of Tennessee – Knox County
   Transaction: Disposal by easement
   Provision: Waiver of advertisement & appraisals

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

D. Agency: Tennessee Board of Regents – Knox County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement & one appraisal

E. Agency: Tennessee Board of Regents – Knox County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement & one appraisal

F. Agency: Comptroller of Treasury – Rutherford County
   Transaction: Lease agreement

G. Agency: Tennessee Wildlife Resources Agency – Morgan County
   Transaction: Acquisition in fee
   Provision: Waiver of appraisals & advertisement

H. Agency: Tennessee Wildlife Resources Agency – Hawkins County
   Transaction: Acquisition in fee
   Provision: Waiver of one appraisal & advertisement

I. Agency: Department of Intellectual Development Disabilities –Davidson County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement, one appraisal and REM fee

J. Agency: Department of Environment & Conservation – Cumberland County
   Transaction: Acquisition in fee
   Provision: Waiver of one appraisal & advertisement
K. Agency: Department of Environment & Conservation – Bledsoe County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement & one appraisal

L. Agency: Department of Environment & Conservation – Rhea County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement & one appraisal

M. Agency: Department of Environment & Conservation – Marshall County  
Transaction: Disposal by easement  
Provision: Waiver of advertisement & appraisals

N. Agency: Department of Environment & Conservation – Hamilton County  
Transaction: Disposal by easement  
Provision: Waiver of advertisement & one appraisal

O. Agency: Department of Environment & Conservation – Stewart County  
Transaction: Disposal by easement  
Provision: Waiver of advertisement & appraisals

P. Agency: Department of Environment & Conservation – Stewart County  
Transaction: Disposal by easement  
Provision: Waiver of advertisement & appraisals
TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Demolition – 3443 Dance Avenue

Project Description: Demolish residence house

SBC Number: 166/032-02-2012

Total Project Budget: $12,000

Source of Funding: $12,000 Plant Funds (Non-Auxiliary) (A)

Comment: The Tennessee Historical Commission has stated that this project will not adversely affect this State-owned resource and no further action is necessary.

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 07/23/2012 ESC Approved project, budget, scope and source(s) of funding
# TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of project, budget, scope and source(s) of funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>Demolition – 3447 Dance Avenue</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Demolish residence house</td>
</tr>
<tr>
<td>SBC Number:</td>
<td>166/032-04-2012</td>
</tr>
<tr>
<td>Total Project Budget:</td>
<td>$12,000</td>
</tr>
<tr>
<td>Source of Funding:</td>
<td>$12,000 Plant Funds (Non-Auxiliary) (A)</td>
</tr>
<tr>
<td>Comment:</td>
<td>The Tennessee Historical Commission has stated that this project will not adversely affect this State-owned resource and no further action is necessary.</td>
</tr>
<tr>
<td>SSC Report:</td>
<td>07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.</td>
</tr>
<tr>
<td>Minutes:</td>
<td>07/23/2012 ESC Approved project, budget, scope and source(s) of funding</td>
</tr>
</tbody>
</table>
TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: Demolition – 712 Liberty Street

Project Description: Demolish residence house

SBC Number: 166/032-03-2012

Total Project Budget: $12,000

Source of Funding: $12,000 Plant Funds (Non-Auxiliary) (A)

Comment: The Tennessee Historical Commission has stated that this project will not adversely affect this State-owned resource and no further action is necessary.

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 07/23/2012 ESC Approved project, budget, scope and source(s) of funding
## Project Details

**University of Memphis, Memphis, Shelby County, Tennessee**

**Requested Action:** Approval of a project, budget, scope and source(s) of funding and proceeding with the process to select a designer

**Project Title:** Carney-Johnston Dormitory Renovation

**Project Description:** Renovate facility

**SBC Number:** 166/007-06-2012

**Total Project Budget:** $3,000,000.00

**Source of Funding:**
- $3,000,000.00 TSSBA (rent) (A)

**Comment:** This is an FY 2012/2013 **disclosed** project to renovate dormitory on the Lambuth campus in Madison County.

**Previous Action:** 07/12/2012 SBC Referred to Executive Subcommittee with authority to act.

**SSC Report:** 07/16/2012. Dick Tracy summarized the transaction. Staff referred to Executive Subcommittee for discussion.

**Minutes:** 07/23/2012 ESC Comptroller Wilson confirmed that the request met funding requirements. Subcommittee approved the project, budget, scope, source(s) of funding and proceeding with process to select a designer.
TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a project, budget, scope and source(s) of funding and proceeding with the process to select a designer

Project Title: Housing Sprinkler Upgrades

Project Description: Install sprinkler, fire alarm, and related systems

SBC Number: 166/007-07-2012

Total Project Budget: $3,000,000.00

Source of Funding: $3,000,000.00 TSSBA (rent) (A)

Comment: This is an FY 2012/2013 disclosed project to upgrade the fire safety in the Carpenter Housing Complex and the Graduate Student Family Housing facilities.

Previous Action: 07/12/2012 SBC Referred to Executive Subcommittee with authority to act.

SSC Report: 07/16/2012. Dick Tracy summarized the transaction. Staff referred to Executive Subcommittee for discussion.

Minutes: 07/23/2012 ESC Comptroller Wilson confirmed that the request met funding requirements. Subcommittee approved the project, budget, scope, source(s) of funding and proceeding with process to select a designer.
Lease Agreement

Requested Action: Approval of lease agreement and waiver of advertisement

Location: Hamilton County – 6040 Century Oaks Drive, Chattanooga, TN – Trans. No. 08-08-902 (Smith)

Purpose: Regional Field Office

Term: November 1, 2012 thru October 31, 2022 (10 yrs.)

Proposed Amount: 10,300 rentable sf
Annual rental cost including utilities and janitorial services: $180,550.00 @ $17.53 / sf
Total Annual Cost: $180,550.00 @ $17.53 / sf

Current Amount: 6,224 rentable sf
Moving out of McCallie State Office Bldg & warehouse $112,032.00 @ $18.00 / sf

Type: New lease - negotiated

FRF Rate: $18.00

Source of Funding: 57% State funds (A)
22% Federal funds (F)
21% Other funds (O)

Lessor: SBL Properties, LLC

Comment: The proposed building is renovate to suit and includes all cost of construction, program plan change orders, utilities and janitorial services. This is a special need facility that requires a location outside of the downtown area. The lease has a ninety (90) day cancellation after the 5th year and standard cancellation clauses for removal of funding and relocation to State owned space.

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Edward Jones, TBI stated the purpose why they need to be in their own space due to undercover agents and confiscating items that needs to be locked up. Staff referred to Executive Subcommittee with recommendation.

Minutes: 07/23/2012. ESC Treasurer Lillard asked why the lease did not contain a termination for convenience of the State clause, and Peter Heimbach responded that it was a build-to-suit. Subcommittee approved the lease agreement and waiver of advertisement.
Land Transaction

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

Description: Campbell County – 11,250 +/- acres – North Cumberland WMA, TN – Trans. No. 12-06-018 (Jackson)

Purpose: Disposal by easement to enter into a Shared Use Agreement and Easement Agreement with TIACME LLC.

Estimated Sale Price: Administrative fees

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

Grantee: TIACME LLC

Comment: TIACME LLC owns the mineral rights and the State owns the surface rights.

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 07/23/2012 ESC Approved disposal by easement with waiver of advertisement and appraisals.
DEPARTMENT OF GENERAL SERVICES

Land Transaction

Requested Action: Approval of acquisition by lease with waiver of advertisement and appraisals

Description: Davidson County – 4.1 +/- acres – 1022 Charlotte Avenue, Nashville, TN-Trans. No. 12-06-003 (JB)

Purpose: Acquisition by lease for contractor parking and associated uses for the T3 project.

Term: One (1) year lease with option to extend for an additional year (120 day cancellation provision)

Type: New Lease – negotiated

Funding: $146,300 12/13 Miscellaneous. Appropriation – Office Space (A)

Comment: Funding for this transaction will be from the temporary office space line-item funded in Miscellaneous Appropriation. Funds will be transferred to 501.03 FRF facilities Management to pay for this lease.

Lessor: North Charlotte Avenue Holdings, LLC

SSC Report: 06/18/2012. Peter Heimbach summarized the transaction. Staff requested Commissioner Justification letter as per SBC Policy 7.01 E and referred to Executive Subcommittee for discussion.

SC Report: 06/25/2012. The Department deferred a request to approve acquisition by lease with waiver of advertisement and appraisals.

SSC Report: 07/16/2012. Steve Berry summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 07/23/2012 ESC Comptroller Wilson commented that this lease would be used for parking for all the T3 projects and asked if they had looked at other sites. Peter Heimbach responded that this site was the only one that suited the needs of the project. Subcommittee approved acquisition by lease with waiver of advertisement and appraisals.
Land Transaction

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

For all acquisitions 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 by STREAM on a quarterly basis (April 1, 2012-June 30, 2012).

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

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction and distributed the report. Staff referred to Executive Subcommittee with recommendation.

# STATE BUILDING COMMISSION

## Minutes of Executive Subcommittee Meeting

1) Approved the Minutes of the Executive Subcommittee meeting held on June 25, 2012, and as amended on May 23, 2012.

## Designer Selections

The following designer selections represent projects approved by the State Building Commission and as recommended by the State Procurement Agencies. Secretary Hargett stated that they used the normal criteria in determining final selections including current work capacity, quality of work from the past, and maintaining the geographical balance.

<table>
<thead>
<tr>
<th></th>
<th>Designer Selection</th>
<th>Total Project Budget</th>
<th>SBC Project No.</th>
<th>Designer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Austin Peay State University (Library Mechanical Systems Updates)</td>
<td>$2,300,000.00</td>
<td>166/003-03-2012</td>
<td>GENESIS ENGINEERING</td>
</tr>
<tr>
<td>2</td>
<td>East Tennessee State University (Clinical Education Bldg Electrical Updates)</td>
<td>$500,000.00</td>
<td>166/005-02-2012</td>
<td>WEST WELCH REED</td>
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<tr>
<td>3</td>
<td>Middle Tennessee State University (Murphy Center HVAC Updates)</td>
<td>$1,620,000.00</td>
<td>166/009-02-2012</td>
<td>SMITH SECKMAN REID</td>
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<tr>
<td>4</td>
<td>Middle Tennessee State University (Walker Library Roof Replacement)</td>
<td>$1,050,000.00</td>
<td>166/009-03-2012</td>
<td>GOULD TURNER GROUP</td>
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<tr>
<td>5</td>
<td>Tennessee State University (Electrical Distribution Updates)</td>
<td>$1,250,000.00</td>
<td>166/001-01-2012</td>
<td>KURZYN  &amp; ASSOCIATES</td>
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<tr>
<td>6</td>
<td>University of Memphis (Various Buildings HVAC Updates)</td>
<td>$3,000,000.00</td>
<td>166/007-04-2012</td>
<td>OGCB INC</td>
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<td>7</td>
<td>University of Memphis (Underground Utility Updates)</td>
<td>$3,000,000.00</td>
<td>166/007-05-2012</td>
<td>ALLEN &amp; HOSHALL</td>
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<td>8</td>
<td>Columbia State Community College (Several Buildings Exterior Repairs)</td>
<td>$300,000.00</td>
<td>166/015-02-2012</td>
<td>STREET DIXON RICK</td>
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<tr>
<td>9</td>
<td>Dyersburg State Community College (Gibson County / Maintenance Roof Replacement)</td>
<td>$360,000.00</td>
<td>166/017-01-2012</td>
<td>ASKEW HARGRAVES HARCOURT</td>
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<td>10</td>
<td>Nashville State Community College (Campus Security Updates and Repairs)</td>
<td>$340,000.00</td>
<td>166/034-02-2012</td>
<td>IC THOMASSON</td>
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<tr>
<td>11</td>
<td>Northeast State Community College (Gray Campus Roof Replacement)</td>
<td>$120,000.00</td>
<td>166/038-02-2012</td>
<td>MCGAHEY ASSOCIATES</td>
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<tr>
<td>12</td>
<td>Pellissippi State Community College (Campus Settlement Repairs)</td>
<td>$500,000.00</td>
<td>166/032-05-2012</td>
<td>ROSS FOWLER</td>
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<tr>
<td>13) Volunteer State Community College</td>
<td>21) University of Tennessee Chattanooga</td>
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<tr>
<td>(Mattox Building HVAC Updates)</td>
<td>(Grote Hall Roof Replacement)</td>
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<td>SBC Project No. 540/005-07-2012</td>
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<tr>
<td>Designer: KURZYNSE &amp; ASSOCIATES</td>
<td>Designer: FRANKLIN ASSOCIATES ARCHITECTS</td>
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<thead>
<tr>
<th>14) Walters State Community College</th>
<th>22) University of Tennessee Martin</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Library Roof Replacement)</td>
<td>(Golf Team Practice Facility)</td>
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<td>Total Project Budget: $590,000.00</td>
<td>Total Project Budget: $360,000.00</td>
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<td>SBC Project No. 166/023-01-2012</td>
<td>SBC Project No. 540/011-03-2012</td>
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<td>Designer: SHAW &amp; SHANKS</td>
<td>Designer: FLEMING ASSOCIATES ARCHITECTS</td>
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<thead>
<tr>
<th>15) East Tennessee State University</th>
<th>23) University of Tennessee Martin</th>
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<tbody>
<tr>
<td>(Memorial Center Renovations)</td>
<td>(Reroof Several Buildings Phase 3)</td>
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<tr>
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<td>SBC Project No. 166/005-04-2012</td>
<td>SBC Project No. 540/011-05-2012</td>
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<tr>
<td>Designer: BEESON LUSK STREET</td>
<td>Designer: HAIZLIP STUDIO</td>
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<thead>
<tr>
<th>16) Middle Tennessee State University</th>
<th>24) University of Tennessee Knoxville</th>
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<tbody>
<tr>
<td>(Keathley University Center Renovation)</td>
<td>(Masonry Repairs Phase 5)</td>
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<td>Total Project Budget: $3,000,000.00</td>
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<td>Designer: JOHNSON JOHNSON CRABTREE</td>
<td>Designer: CH2M HILL</td>
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<tr>
<th>17) Tennessee State University</th>
<th>25) University of Tennessee Knoxville</th>
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<tr>
<td>(Hankal Hall Upgrades)</td>
<td>(Roof Repair &amp; Replacement)</td>
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<tr>
<td>Designer: MCFARLIN HUITT PANVINI</td>
<td>Designer: WEEKS AMBROSE MCDONALD</td>
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<thead>
<tr>
<th>18) East Tennessee State University</th>
<th>26) University of Tennessee Knoxville</th>
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<tbody>
<tr>
<td>(Memorial Center Roof Replacement)</td>
<td>(Stokely Athletic Building Demolition)</td>
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<tr>
<td>Total Project Budget: $4,000,000.00</td>
<td>Total Project Budget: $5,500,000.00</td>
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<tr>
<td>SBC Project No. 166/005-05-2012</td>
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<td>Designer: THE LEWIS GROUP</td>
<td>Designer: RED CHAIR ARCHITECTS</td>
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<tr>
<th>19) University of Tennessee Institute of Agri</th>
<th>27) University of Tennessee Knoxville</th>
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<tbody>
<tr>
<td>(Clyde Austin 4-H Center Renovations)</td>
<td>(Dougherty Renovations)</td>
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<td>Designer: MICHAEL BRADY INC</td>
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<thead>
<tr>
<th>20) University of Tennessee Chattanooga</th>
<th>28) TN Law Enforcement Training Academy</th>
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<tbody>
<tr>
<td>(Campus Safety &amp; Security Improvements)</td>
<td>(Generator Installation)</td>
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<td>Designer: SSOE INC</td>
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<td>Project</td>
<td>Description</td>
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<tr>
<td><strong>29)</strong></td>
<td>Greene Valley Developmental Center</td>
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<td><strong>30)</strong></td>
<td>Woodland Hills Youth Development Center</td>
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<td><strong>31)</strong></td>
<td>Wilder Youth Development Center</td>
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<td><strong>32)</strong></td>
<td>TN School for the Blind</td>
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<td><strong>33)</strong></td>
<td>TN School for the Blind</td>
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<td><strong>34)</strong></td>
<td>Stones River Hunter Education Center</td>
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<td><strong>35)</strong></td>
<td>Winchester Readiness Center</td>
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<td><strong>36)</strong></td>
<td>Cleveland Readiness Center</td>
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<td><strong>37)</strong></td>
<td>Shelbyville Readiness Center</td>
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<td><strong>38)</strong></td>
<td>Brownsville Readiness Center</td>
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<td><strong>39)</strong></td>
<td>Union City Readiness Center</td>
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<tr>
<td><strong>40)</strong></td>
<td>Hawthorne Hill State Historic Site</td>
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<tr>
<td><strong>41)</strong></td>
<td>Montgomery Bell State Park</td>
</tr>
<tr>
<td><strong>42)</strong></td>
<td>Standing Stone State Park</td>
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<tr>
<td><strong>43)</strong></td>
<td>Rock Island State Park</td>
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<tr>
<td><strong>44)</strong></td>
<td>Roan Mountain State Park</td>
</tr>
</tbody>
</table>
45) **Henry Horton State Park**  
(Campground Upgrades)  
Total Project Budget: $1,090,000.00  
SBC Project No. 126/051-01-2012  
Designer: **CTI ENGINEERS**

46) **Davy Crockett Birthplace State Park**  
(Upgrade Campground)  
Total Project Budget: $1,100,000.00  
SBC Project No. 126/034-01-2012  
Designer: **REEDY & SYKES**

47) **Edgar Evins State Park**  
(Campground Upgrades)  
Total Project Budget: $1,600,000.00  
SBC Project No. 126/018-01-2012  
Designer: **UPLAND DESIGN GROUP**

48) **Harrison Bay State Park**  
(Campground Upgrades Phase 1)  
Total Project Budget: $2,250,000.00  
SBC Project No. 126/048-01-2012  
Designer: **CTI ENGINEERS**

49) **Panther Creek State Park**  
(Campground Upgrades)  
Total Project Budget: $1,000,000.00  
SBC Project No. 126/072-01-2012  
Designer: **BLANKENSHIP & PARTNERS**

50) **Cumberland Mountain State Park**  
(Campsite Electrical Upgrade)  
Total Project Budget: $920,000.00  
SBC Project No. 126/030-01-2012  
Designer: **VREELAND ENGINEER**

51) **Fall Creek Falls State Park**  
(Upgrade Landside Cabins)  
Total Project Budget: $690,000.00  
SBC Project No. 126/036-03-2012  
Designer: **MICHAEL BRADY, INC.**

52) **Pickwick Landing State Park**  
(Irrigation Systems and Restrooms)  
Total Project Budget: $2,630,000.00  
SBC Project No. 126/079-02-2012  
Designer: **STANTEC CONSULTING SVS**

53) **STREAM Statewide**  
(Architectural Consultant)  
Total Project Budget: $100,000  
SBC Project No. 529/000-08-2012  
Designer: **HART FREELAND ROBERTS**

54) **STREAM Statewide**  
(MPE Engineering Consultant #3 – Large Firm)  
Total Project Budget: $100,000  
SBC Project No. 529/078-01-2012  
Designer: **BARGE WAGGONER SUMNER CANNON**

55) **Andrew Johnson Tower**  
(Roof Replacement)  
Total Project Budget: $870,000  
SBC Project No. 529/079-03-2012  
Designer: **GOBBELL HAYS PARTNERS**

56) **William R Snodgrass TN Tower**  
(Reflective Window Film)  
Total Project Budget: $610,000  
SBC Project No. 529/079-03-2012  
Designer: **GILBERT MCLAUGHLIN CASELLA**

57) **Office of the State Architect**  
(Building Information Modeling Consultant)  
Total Project Budget: $100,000.00  
SBC Project No. 900/000-01-2012  
Designer: **KRISTINE FALLON ASSOCIATES**

58) **Office of the State Architect**  
(Building Signage Consultant)  
Total Project Budget: $50,000.00  
SBC Project No. 900/000-01-2012  
Designer: **SIGN MANAGEMENT CONSULTANTS**

* * * * * * *

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

Land Transaction

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

Description: Knox County – 2.88 +/- acres – Third Creek Rd, Knoxville, TN – Trans. No. 12-06-014 (Baugh)

Purpose: Disposal by easement to the Knoxville Utilities Board (KUB) for construction of a new electrical line within the boundaries of an existing sanitary sewer & gas line. The new line will accommodate expanded loads and provide beneficial system redundancy to the Cherokee Farm Campus and UTMRCH.

Estimated Sale Price: Mutual Benefits

Grantee: Knoxville Utilities Board

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/23/2012 ESC Approved disposal by easement with waiver of advertisement and appraisals
### LAND TRANSACTION

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

**Description:** Knox County – 1.085 +/- acres – Andy Holt Ave., Knoxville, TN – Trans. No. 12-06-015 (Baugh)  

**Purpose:** Disposal by easement by the University of Tennessee to convey to the Knoxville Utilities Board (KUB) a utility easement necessary for the construction of a proposed water line, sanitary sewer & any other associated utilities to serve the new University Center.  

**Estimated Sale Price:** Mutual Benefits  

**Grantee:** Knoxville Utilities Board  

**SSC Report:** 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.  

**Minutes:** 07/23/2012 ESC Approved disposal by easement with waiver of advertisement and appraisals
C.

**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 advertisement and one appraisal

**Description:** Knox County – 0.14 +/- acres – 3443 Dance Ave., Knoxville, TN – Trans. No. 12-06-001 (Woodard)

**Purpose:** Acquisition in fee to acquire the property for the benefit of Pellissippi State Community College. The property is in PSCC’s Master Plan and is adjacent to their Division Street campus. The property is needed for current and future student parking.

**Estimated Cost:** Fair Market Value

**Source of Funding:** Campus Plant Funds, (auxiliary/access fees) (A)

**Owner(s):** Charles V. Richardson

**Comments:** Purchased by Owner: 5/2/1990
Purchase Price: $21,000
Property Assessor’s Value: $26,900

**SSC Report:** 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 07/23/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
D.

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 advertisement and one appraisal

Description: Knox County – 0.14 +/- acres – 3447 Dance Ave., Knoxville, TN – Trans. No. 12-06-022 (Woodard)

Purpose: Acquisition in fee to acquire the property for the benefit of Pellissippi State Community College. The property is in PSCC’s Master Plan and is adjacent to their Division Street campus. The property is needed for current and future student parking.

Estimated Cost: Fair Market Value

Source of Funding: Campus Plant Funds, (auxiliary/access fees) (A)

Owner(s): Sara T. McBride

Comments: Purchased by Owner: 6/2/2002
Purchase Price: $35,000
Property Assessor’s Value: $40,200

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/23/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
E. 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 advertisement and one appraisal

Description: Knox County – .29 +/- acres – 712 Liberty Street, Knoxville, TN – Trans. No. 12-06-021 (Woodard)

Purpose: Acquisition in fee to acquire the property for the benefit of Pellissippi State Community College. The property is in PSCC’s Master Plan and is adjacent to their Division Street campus. The property is needed for current and future student parking.

Estimated Cost: Fair Market Value

Source of Funding: Plant Funds (Auxiliary-Access Fees) (A)

Owner(s): Sara T. McBride

Comments: Purchased by Owner: 8/10/2007
Purchase Price: $83,500
Property Assessor’s Value: $88,300
Improvement Square Footage: N/A

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/23/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
COMPTROLLER OF THE TREASURY

Lease Agreement

Requested Action: Approval of lease agreement with the lowest proposal being rejected by the agency; the second lowest proposal was accepted

Location: Rutherford County – Mark Allen Lane, Murfreesboro, TN – Trans. No. 11-09-903 (Smith)

Purpose: Office & training area to consolidate the Division of Property Assessment

Term: February 1, 2013 thru January 31, 2023 (10 yrs.)

Proposed Amount:

- 4,969 rentable sf
- Annual rent cost: $69,900.00 @ $14.07 / sf
- Annual utilities cost: $8,695.75 @ $1.75 / sf
- Annual janitorial cost: $5,465.90 @ $1.10 / sf
- Total annual cost: $84,061.65 @ $16.92 / sf

Current Amount:

- 5,896 rentable sf
- Annual rental cost incl. utilities: $51,600.00 @ $8.75 / sf
- Annual cost for janitorial services: $6,485.60 @ $1.10 / sf
- Total Annual Cost: $58,085.60 @ $9.85 / sf

Type: New lease – advertised – received five (5) proposals from four (4) proposers.

Advertising Range: Within the city limits of Murfreesboro but within the specific location boundaries that follow: East of State 840; South of NW Broad St./US99/Bradyville Pike with easy access to I-24 East.

FRF Rate: $18.00

Source of Funding: 100% State Funds (A)

Lessor: 2010 – A Pedigo Trust

Comment: The proposed building is a built to suit. The lease has a ninety (90) day cancellation after the 5th year and standard cancellation clauses for removal of funding and relocation to State owned space.

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/23/2012 ESC Approved lease agreement with the lowest proposal being rejected by the agency; the second lowest proposal was accepted
TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and appraisals

Description: Morgan County – 47.50 +/- acres – Reister Tract – Deermont Road & Camp Austin Road, Wartburg, TN – Trans. No. 12-06-016 (Jackson)

Purpose: Acquisition in fee by gift to acquire the land owned by Mr. Reister to allow extensive fishing frontage along Emory River.

Estimated Sale Price: Gift

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

Owner(s): David Reister etux Willa F. Reister

Comment: Purchased by Owner: 5/11/1992
Purchase Price: N/A
Property Assessor’s Value: $83,100

TWRA operating funds will be used to pay for administrative costs.

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/23/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and appraisals
**TENNESSEE WILDLIFE RESOURCES AGENCY**

**Land Transaction**

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

**Description:** Hawkins County – 47.50 +/- acres – Pearson's Cave – 203 Kyle Valley Road, Eidson, TN – Trans. No. 12-06-017 (Jackson)

**Purpose:** Acquisition in fee to acquire the land which is being purchased by the Nature Conservancy to protect the additional entrance to Pearson Cave and the endangered bat species giving to State control for all entrances.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 12/13 TWRA Operating Funds (A) 2013 State Wildlife Grant (F)

**Owner(s):** The Nature Conservancy

**Comment:** Purchased by Owner: 8/30/1926 by Carl C. Pearson
Purchase Price: N/A
Property Assessor's Value: $92,900

Federal grant is giving $63,000 to this transaction and operational funds will make up the difference and administrative fees.

**SSC Report:** 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 07/23/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
I.

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

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 advertisement and one appraisal and waiver of REM Fee

Description: Davidson County – 6.45 +/- acres – 3209 Earhart Road, Hermitage, TN – Trans. No. 12-06-007 (Woodard)

Purpose: Acquisition in fee to construct a 4 bedroom home for ICF/MR home

Estimated Sale Price: Fair Market Value

Source of Funding: SBC #346/000-05-2005

Owner(s): David and Deana Pickett

Comment: Purchased by Owner: 4/26/2006
Purchase Price: $212,500
Property Assessor’s Value: $240,400
Improvement Square Footage: 15,000

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/23/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value, with waiver of advertisement, one appraisal and REM Fee
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 advertisement and one appraisal

Description: Cumberland County – 152.2 +/- acres – Justin P. Wilson Cumberland Trail, Crossville, TN – Trans. No. 10-11-014 (McLeod)

Purpose: Acquisition in fee simple to provide for the continuance of Justin P. Wilson Cumberland Trail State Scenic Trail through Cumberland County into Bledsoe and Rhea County.

Estimated Sale Price: Fair Market Value

Source of Funding: TEA-21 TDOT Viewshed Funds – (F)
11/12 State Land Acquisition Funds – (R)

Owner(s): Wendell & Susanne Wilson

Comments: Purchased by Owner: 5/22/1997
Purchase Price: N/A
Property Assessor's Value: $201,600
Improvement Square Footage: N/A

Previous Action: 12/22/2010 ESC Approved as presented (previous approval was for acquisition of 42 acres.)

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/23/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
K.

DEPARTMENT OF ENVIRONMENT & 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 advertisement and one appraisal

Description: Bledsoe County – 421 +/- acres – Justin P. Wilson Cumberland Trail, Pikeville, TN – Trans. No. 12-06-012 (McLeod)

Purpose: Acquisition in fee simple to provide for the continuance of Justin P. Wilson Cumberland Trail State Scenic Trail through Bledsoe and Rhea Counties and connecting the open trail sections on Brady/Hinch Mountain in Cumberland County.

Estimated Sale Price: Fair Market Value

Source of Funding: 11/12 State Land Acquisition Funds – (R)

Owner(s): Community & Southern Bank

Comments: Purchased by Owner: 6/24/2011

Purchase Price: N/A

Property Assessor’s Value: $863 per acre ($363,323.00 total cost)

Improvement Square Footage: N/A

Land Trust of Tennessee is assisting in the transaction per previous ESC action on October 24, 2011.

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/23/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
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 advertisement and one appraisal


Purpose: Acquisition in fee simple to provide for the continuance of Justin P. Wilson Cumberland Trail State Scenic Trail through Cumberland County into Bledsoe and Rhea County.

Estimated Sale Price: Fair Market Value

Source of Funding: 11/12 State Land Acquisition Funds – (R)

Owner(s): Community & Southern Bank

Comments: Purchased by Owner: 6/24/2011
Purchase Price: N/A
Property Assessor’s Value: $1,312 per acre ($817,376.00 total)
Improvement Square Footage: N/A

Land Trust of Tennessee is assisting in the transaction per previous ESC action on October 24, 2011.

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/23/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
# DEPARTMENT OF ENVIRONMENT & CONSERVATION

## Land Transaction

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<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of disposal by easement with waiver of advertisement and appraisals</th>
</tr>
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<tbody>
<tr>
<td>Description:</td>
<td>Marshall County – Henry Horton State Park, TN – Trans. No. 12-06-004 (Jackson)</td>
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<tr>
<td>Purpose:</td>
<td>Disposal by easement for a waterline running parallel to Hwy. 31 A, and asking permission to grant an easement and Bill of Sales for water lines to Marshall County Board of Public Utilities.</td>
</tr>
<tr>
<td>Estimated Sale Price:</td>
<td>Gift</td>
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<tr>
<td>Source of Funding:</td>
<td>11/12 State Land Acquisition Funds (R)</td>
</tr>
<tr>
<td>Grantee:</td>
<td>Marshall County Board of Public Utilities</td>
</tr>
<tr>
<td>Comments:</td>
<td>State Land Acquisition Funds will be used to pay administrative costs and transaction fees.</td>
</tr>
<tr>
<td>SSC Report:</td>
<td>07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.</td>
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<tr>
<td>Minutes:</td>
<td>07/23/2012 ESC Approved disposal by easement with waiver of advertisement and appraisals</td>
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Land Transaction

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

Description: Hamilton County – 0.18 +/- acres – Harrison Bay State Park, TN – Trans. No. 12-06-010 (Jackson)

Purpose: Disposal by easement for access to land locked property.

Estimated Sale Price: Fair Market Value

Source of Funding: Private owner adjacent (O)

Grantee: Shaun L. Vaughn

SSC Report: 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 07/23/2012 ESC Approved survey and disposal by easement with waiver of advertisement and one appraisal
**Land Transaction**

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

**Description:** Stewart County – 62.14 +/- acres – Carson and Bogard Tracts, Fort Donelson Battlefield, TN – Trans. No. 12-06-009 (Baugh)

**Purpose:** Disposal by easement to the Civil War Preservation Trust and the National Park Service. The Conservation Easement is required to be extinguished by the State before it can be gifted.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Civil War Preservation Trust (O)

**Grantee:** Civil War Preservation Trust

**SSC Report:** 07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 07/23/2012 ESC Approved disposal by easement with waiver of advertisement and appraisals
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Approved:

Mark A. Emkes, Commissioner
Department of Finance and Administration