

**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

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

**Project Title:** Demolition – 3447 Dance Avenue

**Project Description:** Demolish residence house

**SBC Number:** 166/032-04-2012

**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

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

## 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:** 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.

TENNESSEE BUREAU OF INVESTIGATION

**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:	<u>\$180,550.00</u>	<u>@ \$17.53 / sf</u>
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 5<sup>th</sup> 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.

## TENNESSEE WILDLIFE RESOURCES AGENCY

### 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.

## DEPARTMENT OF GENERAL SERVICES

### 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.

**Minutes:** 07/23/2012. Subcommittee acknowledged receipt of the report.

## 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.

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| 1) <b>Austin Peay State University</b><br>(Library Mechanical Systems Updates)<br>Total Project Budget: \$2,300,000.00<br>SBC Project No. 166/003-03-2012<br>Designer <b>GENESIS ENGINEERING</b>       | 7) <b>University of Memphis</b><br>(Underground Utility Updates)<br>Total Project Budget: \$3,000,000.00<br>SBC Project No. 166/007-05-2012<br>Designer: <b>ALLEN &amp; HOSHALL</b>                                 |
| 2) <b>East Tennessee State University</b><br>(Clinical Education Bldg Electrical Updates)<br>Total Project Budget: \$500,000.00<br>SBC Project No. 166/005-02-2012<br>Designer: <b>WEST WELCH REED</b> | 8) <b>Columbia State Community College</b><br>(Several Buildings Exterior Repairs)<br>Total Project Budget: \$300,000.00<br>SBC Project No. 166/015-02-2012<br>Designer: <b>STREET DIXON RICK</b>                   |
| 3) <b>Middle Tennessee State University</b><br>(Murphy Center HVAC Updates)<br>Total Project Budget: \$1,620,000.00<br>SBC Project No. 166/009-02-2012<br>Designer: <b>SMITH SECKMAN REID</b>          | 9) <b>Dyersburg State Community College</b><br>(Gibson County / Maintenance Roof Replacement)<br>Total Project Budget: \$360,000.00<br>SBC Project No. 166/017-01-2012<br>Designer: <b>ASKEW HARGRAVES HARCOURT</b> |
| 4) <b>Middle Tennessee State University</b><br>(Walker Library Roof Replacement)<br>Total Project Budget: \$1,050,000.00<br>SBC Project No. 166/009-03-2012<br>Designer <b>GOULD TURNER GROUP</b>      | 10) <b>Nashville State Community College</b><br>(Campus Security Updates and Repairs)<br>Total Project Budget: \$340,000.00<br>SBC Project No. 166/034-02-2012<br>Designer: <b>IC THOMASSON</b>                     |
| 5) <b>Tennessee State University</b><br>(Electrical Distribution Updates)<br>Total Project Budget: \$1,250,000.00<br>SBC Project No. 166/001-01-2012<br>Designer: <b>KURZYNISKE &amp; ASSOCIATES</b>   | 11) <b>Northeast State Community College</b><br>(Gray Campus Roof Replacement)<br>Total Project Budget: \$120,000.00<br>SBC Project No. 166/038-02-2012<br>Designer: <b>MCGAHEY ASSOCIATES</b>                      |
| 6) <b>University of Memphis</b><br>(Various Buildings HVAC Updates)<br>Total Project Budget: \$3,000,000.00<br>SBC Project No. 166/007-04-2012<br>Designer: <b>OGCB INC</b>                            | 12) <b>Pellissippi State Community College</b><br>(Campus Settlement Repairs)<br>Total Project Budget: \$500,000.00<br>SBC Project No. 166/032-05-2012<br>Designer: <b>ROSS FOWLER</b>                              |

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| <p>13) <b>Volunteer State Community College</b><br/>(Mattox Building HVAC Updates)<br/>Total Project Budget: \$500,000.00<br/>SBC Project No. 166/025-02-2012<br/>Designer: <b>KURZYNSKE &amp; ASSOCIATES</b></p> <p>14) <b>Walters State Community College</b><br/>(Library Roof Replacement)<br/>Total Project Budget: \$590,000.00<br/>SBC Project No. 166/023-01-2012<br/>Designer: <b>SHAW &amp; SHANKS</b></p> <p>15) <b>East Tennessee State University</b><br/>(Memorial Center Renovations)<br/>Total Project Budget: \$3,000,000.00<br/>SBC Project No. 166/005-04-2012<br/>Designer: <b>BEESON LUSK STREET</b></p> <p>16) <b>Middle Tennessee State University</b><br/>(Keathley University Center Renovation)<br/>Total Project Budget: \$2,300,000.00<br/>SBC Project No. 166/009-04-2012<br/>Designer: <b>JOHNSON JOHNSON CRABTREE</b></p> <p>17) <b>Tennessee State University</b><br/>(Hankal Hall Upgrades)<br/>Total Project Budget: \$3,647,267.30<br/>SBC Project No. 166/001-02-2012<br/>Designer: <b>MCFARLIN HUITT PANVINI</b></p> <p>18) <b>East Tennessee State University</b><br/>(Memorial Center Roof Replacement)<br/>Total Project Budget: \$4,000,000.00<br/>SBC Project No. 166/005-05-2012<br/>Designer: <b>THE LEWIS GROUP</b></p> <p>19) <b>University of Tennessee Institute of Agri</b><br/>(Clyde Austin 4-H Center Renovations)<br/>Total Project Budget: \$4,500,000.00<br/>SBC Project No. 540/001-05-2012<br/>Designer: <b>DESIGN INNOVATIONS ARCHITECTS</b></p> <p>20) <b>University of Tennessee Chattanooga</b><br/>(Campus Safety &amp; Security Improvements)<br/>Total Project Budget: \$3,700,000.00<br/>SBC Project No. 540/005-08-2012<br/>Designer: <b>CAMPBELL &amp; ASSOCIATES</b></p> | <p>21) <b>University of Tennessee Chattanooga</b><br/>(Grote Hall Roof Replacement)<br/>Total Project Budget: \$1,200,000.00<br/>SBC Project No. 540/005-07-2012<br/>Designer: <b>FRANKLIN ASSOCIATES ARCHITECTS</b></p> <p>22) <b>University of Tennessee Martin</b><br/>(Golf Team Practice Facility)<br/>Total Project Budget: \$360,000.00<br/>SBC Project No. 540/011-03-2012<br/>Designer: <b>FLEMING ASSOCIATES ARCHITECTS</b></p> <p>23) <b>University of Tennessee Martin</b><br/>(Reroof Several Buildings Phase 3)<br/>Total Project Budget: \$3,660,000.00<br/>SBC Project No. 540/011-05-2012<br/>Designer: <b>HAIZLIP STUDIO</b></p> <p>24) <b>University of Tennessee Knoxville</b><br/>(Masonry Repairs Phase 5)<br/>Total Project Budget: \$3,000,000.00<br/>SBC Project No. 540/009-14-2012<br/>Designer: <b>CH2M HILL</b></p> <p>25) <b>University of Tennessee Knoxville</b><br/>(Roof Repair &amp; Replacement)<br/>Total Project Budget: \$4,000,000.00<br/>SBC Project No. 540/009-17-2012<br/>Designer: <b>WEEKS AMBROSE MCDONALD</b></p> <p>26) <b>University of Tennessee Knoxville</b><br/>(Stokely Athletic Building Demolition)<br/>Total Project Budget: \$5,500,000.00<br/>SBC Project No. 540/009-20-2012<br/>Designer: <b>RED CHAIR ARCHITECTS</b></p> <p>27) <b>University of Tennessee Knoxville</b><br/>(Dougherty Renovations)<br/>Total Project Budget: \$1,600,000.00<br/>SBC Project No. 540/009-02-2012<br/>Designer: <b>MICHAEL BRADY INC</b></p> <p>28) <b>TN Law Enforcement Training Academy</b><br/>(Generator Installation)<br/>Total Project Budget: \$400,000.00<br/>SBC Project No. 700/002-01-2012<br/>Designer: <b>SSEO INC</b></p> |
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| <p>29) <b>Greene Valley Developmental Center</b><br/>(Chillers &amp; Switchgear Replacement)<br/>Total Project Budget: \$900,000.00<br/>SBC Project No. 344/007-01-2012<br/>Designer: <b>ENGINEERING SERVICES GROUP</b></p> | <p>37) <b>Shelbyville Readiness Center</b><br/>(Reroof, Interior, Exterior and Structural Repairs)<br/>Total Project Budget: \$770,000.00<br/>SBC Project No. 361/083-01-2012<br/>Designer: <b>ALPHA THREE GROUP</b></p>        |
| <p>30) <b>Woodland Hills Youth Development Center</b><br/>(Generator Installation)<br/>Total Project Budget: \$630,000.00<br/>SBC Project No. 144/002-01-2012<br/>Designer: <b>ALLEN &amp; HOSHALL</b></p>                  | <p>38) <b>Brownsville Readiness Center</b><br/>(Replacement HVAC/Energy Controls Upgrades)<br/>Total Project Budget: \$660,000.00<br/>SBC Project No. 361/006-01-2012<br/>Designer: <b>ALLEN &amp; HOSHALL</b></p>              |
| <p>31) <b>Wilder Youth Development Center</b><br/>(Generator Replacement)<br/>Total Project Budget: \$220,000.00<br/>SBC Project No. 144/011-02-2012<br/>Designer: <b>ALLEN &amp; HOSHALL</b></p>                           | <p>39) <b>Union City Readiness Center</b><br/>(Replacement HVAC / Energy Controls Upgrade)<br/>Total Project Budget: \$780,000.00<br/>SBC Project No. 361/095-01-2012<br/>Designer: <b>PICKERING FIRM</b></p>                   |
| <p>32) <b>TN School for the Blind</b><br/>(Replace Geothermal HVAC)<br/>Total Project Budget: \$2,300,000.00<br/>SBC Project No. 168/005-01-2012<br/>Designer: <b>KLINE SWINNEY ASSOCIATES</b></p>                          | <p>40) <b>Hawthorne Hill State Historic Site</b><br/>(Restoration)<br/>Total Project Budget: \$900,000.00<br/>SBC Project No. 160/011-01-2012<br/>Designer: <b>CENTRIC ARCHITECTURE</b></p>                                     |
| <p>33) <b>TN School for the Blind</b><br/>(Asbestos Removal)<br/>Total Project Budget: \$340,000.00<br/>SBC Project No. 168/005-02-2012<br/>Designer: <b>LYLE COOK MARTIN</b></p>   | <p>41) <b>Montgomery Bell State Park</b><br/>(Lake Woodhaven Dam Repair)<br/>Total Project Budget: \$350,000.00<br/>SBC Project No. 126/054-01-2012<br/>Designer: <b>ENVIRONMENTAL &amp; CIVIL<br/>ENGINEERING SERVICES</b></p> |
| <p>34) <b>Stones River Hunter Education Center</b><br/>(Restroom Facility)<br/>Total Project Budget: \$380,000.00<br/>SBC Project No. 220/018-02-2012<br/>Designer: <b>TLP ARCHITECTS</b></p>                               | <p>42) <b>Standing Stone State Park</b><br/>(Dam Repairs)<br/>Total Project Budget: \$670,000.00<br/>SBC Project No. 126/091-01-2012<br/>Designer: <b>ENVIRONMENTAL &amp; CIVIL<br/>ENGINEERING SERVICES</b></p>                |
| <p>35) <b>Winchester Readiness Center</b><br/>(Reroof and Interior Repairs)<br/>Total Project Budget: \$740,000.00<br/>SBC Project No. 361/097-03-2012<br/>Designer: <b>ALPHA THREE GROUP</b></p>                           | <p>43) <b>Rock Island State Park</b><br/>(Campground Upgrade)<br/>Total Project Budget: \$1,270,000.00<br/>SBC Project No. 126/087-02-2012<br/>Designer: <b>UPLAND DESIGN GROUP</b></p>   |
| <p>36) <b>Cleveland Readiness Center</b><br/>(Reroof, Interior and Exterior Repairs)<br/>Total Project Budget: \$590,000.00<br/>SBC Project No. 361/012-01-2012<br/>Designer: <b>WYSTWYND DESIGN</b></p>                    | <p>44) <b>Roan Mountain State Park</b><br/>(Campground Upgrades)<br/>Total Project Budget: \$1,260,000.00<br/>SBC Project No. 126/086-01-2012<br/>Designer: <b>REEDY &amp; SYKES</b></p>  |



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| <p>45) <b>Henry Horton State Park</b><br/>(Campground Upgrades)<br/>Total Project Budget: \$1,090,000.00<br/>SBC Project No. 126/051-01-2012<br/>Designer: <b>CTI ENGINEERS</b></p> <p>46) <b>Davy Crockett Birthplace State Park</b><br/>(Upgrade Campground)<br/>Total Project Budget: \$1,100,000.00<br/>SBC Project No. 126/034-01-2012<br/>Designer: <b>REEDY &amp; SYKES</b></p> <p>47) <b>Edgar Evins State Park</b><br/>(Campground Upgrades)<br/>Total Project Budget: \$1,600,000.00<br/>SBC Project No. 126/018-01-2012<br/>Designer: <b>UPLAND DESIGN GROUP</b></p> <p>48) <b>Harrison Bay State Park</b><br/>(Campground Upgrades Phase 1)<br/>Total Project Budget: \$2,250,000.00<br/>SBC Project No. 126/048-01-2012<br/>Designer: <b>CTI ENGINEERS</b></p> <p>49) <b>Panther Creek State Park</b><br/>(Campground Upgrades)<br/>Total Project Budget: \$1,000,000.00<br/>SBC Project No. 126/072-01-2012<br/>Designer: <b>BLANKENSHIP &amp; PARTNERS</b></p> <p>50) <b>Cumberland Mountain State Park</b><br/>(Campsite Electrical Upgrade)<br/>Total Project Budget: \$920,000.00<br/>SBC Project No. 126/030-01-2012<br/>Designer: <b>VREELAND ENGINEER</b></p> <p>51) <b>Fall Creek Falls State Park</b><br/>(Upgrade Landside Cabins)<br/>Total Project Budget: \$690,000.00<br/>SBC Project No. 126/036-03-2012<br/>Designer: <b>MICHAEL BRADY, INC.</b></p> | <p>52) <b>Pickwick Landing State Park</b><br/>(Irrigation Systems and Restrooms)<br/>Total Project Budget: \$2,630,000.00<br/>SBC Project No. 126/079-02-2012<br/>Designer: <b>STANTEC CONSULTING SVS</b></p> <p>53) <b>STREAM Statewide</b><br/>(Architectural Consultant)<br/>Total Project Budget: \$100,000<br/>SBC Project No. 529/000-08-2012<br/>Designer: <b>HART FREELAND ROBERTS</b></p> <p>54) <b>STREAM Statewide</b><br/>(MPE Engineering Consultant #3 – Large Firm)<br/>Total Project Budget: \$100,000<br/>SBC Project No. 529/000-08-2012<br/>Designer: <b>BARGE WAGGONER SUMNER CANNON</b></p> <p>55) <b>Andrew Johnson Tower</b><br/>(Roof Replacement)<br/>Total Project Budget: \$870,000<br/>SBC Project No. 529/078-01-2012<br/>Designer: <b>GOBBELL HAYS PARTNERS</b></p> <p>56) <b>William R Snodgrass TN Tower</b><br/>(Reflective Window Film)<br/>Total Project Budget: \$610,000<br/>SBC Project No. 529/079-03-2012<br/>Designer: <b>GILBERT MCLAUGHLIN CASELLA</b></p> <p>57) <b>Office of the State Architect</b><br/>(Building Information Modeling Consultant)<br/>Total Project Budget: \$100,000.00<br/>SBC Project No. 900/000-01-2012<br/>Designer: <b>KRISTINE FALLON ASSOCIATES</b></p> <p>58) <b>Office of the State Architect</b><br/>(Building Signage Consultant)<br/>Total Project Budget: \$50,000.00<br/>SBC Project No. 900/000-01-2012<br/>Designer: <b>SIGN MANAGEMENT CONSULTANTS</b></p> |
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There being no further business, the meeting adjourned at 10:45 a.m.

UNIVERSITY OF TENNESSEELand Transaction

<b>Requested Action:</b>	<b>Approval of disposal by easement with waiver of advertisement and appraisals</b>
<b>Description:</b>	Knox County – 2.88 +/- acres – Third Creek Rd, Knoxville, TN – Trans. No. 12-06-014 (Baugh)
<b>Purpose:</b>	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.
<b>Estimated Sale Price:</b>	Mutual Benefits
<b>Grantee:</b>	Knoxville Utilities Board
<b>SSC Report:</b>	07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	07/23/2012 ESC Approved disposal by easement with waiver of advertisement and appraisals

UNIVERSITY OF TENNESSEELand Transaction

<b>Requested Action:</b>	<b>Approval of disposal by easement with waiver of advertisement and appraisals</b>
<b>Description:</b>	Knox County – 1.085 +/- acres – Andy Holt Ave., Knoxville, TN – Trans. No. 12-06-015 (Baugh)
<b>Purpose:</b>	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.
<b>Estimated Sale Price:</b>	Mutual Benefits
<b>Grantee:</b>	Knoxville Utilities Board
<b>SSC Report:</b>	07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	07/23/2012 ESC    Approved disposal by easement with waiver of advertisement and appraisals

TENNESSEE BOARD OF REGENTSLand Transaction

<b>Requested Action:</b>	<b>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</b>
<b>Description:</b>	Knox County – 0.14 +/- acres – 3443 Dance Ave., Knoxville, TN – Trans. No. 12-06-001 (Woodard)
<b>Purpose:</b>	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.
<b>Estimated Cost:</b>	Fair Market Value
<b>Source of Funding:</b>	Campus Plant Funds, (auxiliary/access fees) (A)
<b>Owner(s):</b>	Charles V. Richardson
<b>Comments:</b>	Purchased by Owner: 5/2/1990 Purchase Price: \$21,000 Property Assessor's Value: \$26,900
<b>SSC Report:</b>	07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	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

TENNESSEE BOARD OF REGENTSLand Transaction

<b>Requested Action:</b>	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
<b>Description:</b>	Knox County – 0.14 +/- acres – 3447 Dance Ave., Knoxville, TN – Trans. No. 12-06-022 (Woodard)
<b>Purpose:</b>	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.
<b>Estimated Cost:</b>	Fair Market Value
<b>Source of Funding:</b>	Campus Plant Funds, (auxiliary/access fees) (A)
<b>Owner(s):</b>	Sara T. McBride
<b>Comments:</b>	Purchased by Owner: 6/2/2002 Purchase Price: \$35,000 Property Assessor's Value: \$40,200
<b>SSC Report:</b>	07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	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

TENNESSEE BOARD OF REGENTS

**Land Transaction**

<b>Requested Action:</b>	<b>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</b>
<b>Description:</b>	Knox County – .29 +/- acres – 712 Liberty Street, Knoxville, TN – Trans. No. 12-06-021 (Woodard)
<b>Purpose:</b>	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.
<b>Estimated Cost:</b>	Fair Market Value
<b>Source of Funding:</b>	Plant Funds (Auxiliary-Access Fees) (A)
<b>Owner(s):</b>	Sara T. McBride
<b>Comments:</b>	Purchased by Owner: 8/10/2007 Purchase Price: \$83,500 Property Assessor's Value: \$88,300 Improvement Square Footage: N/A
<b>SSC Report:</b>	07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	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 TREASURYLease 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:	<u>\$ 5,465.90</u>	<u>@ \$ 1.10 / sf</u>
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:	<u>\$ 6,485.60</u>	<u>@ \$1.10 / sf</u>
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 5<sup>th</sup> 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 AGENCYLand 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 AGENCYLand Transaction

<b>Requested Action:</b>	<b>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</b>
<b>Description:</b>	Hawkins County – 47.50 +/- acres – Pearson's Cave – 203 Kyle Valley Road, Eidson, TN – Trans. No. 12-06-017 (Jackson)
<b>Purpose:</b>	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.
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	12/13 TWRA Operating Funds (A) 2013 State Wildlife Grant (F)
<b>Owner(s):</b>	The Nature Conservancy
<b>Comment:</b>	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.
<b>SSC Report:</b>	07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	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 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

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:** 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-21TDOT 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

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLand Transaction

<b>Requested Action:</b>	<b>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</b>
<b>Description:</b>	Bledsoe County – 421 +/- acres – Justin P. Wilson Cumberland Trail, Pikeville, TN – Trans. No. 12-06-012 (McLeod)
<b>Purpose:</b>	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.
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	11/12 State Land Acquisition Funds – (R)
<b>Owner(s):</b>	Community & Southern Bank
<b>Comments:</b>	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.
<b>SSC Report:</b>	07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	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 & CONSERVATIONLand 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:** Rhea County – 623 +/- acres – Justin P. Wilson Cumberland Trail, Dayton, TN – Trans. No. 12-06-019 (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:** 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 & CONSERVATIONLand Transaction

<b>Requested Action:</b>	<b>Approval of disposal by easement with waiver of advertisement and appraisals</b>
<b>Description:</b>	Marshall County – Henry Horton State Park, TN – Trans. No. 12-06-004 (Jackson)
<b>Purpose:</b>	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.
<b>Estimated Sale Price:</b>	Gift
<b>Source of Funding:</b>	11/12 State Land Acquisition Funds (R)
<b>Grantee:</b>	Marshall County Board of Public Utilities
<b>Comments:</b>	State Land Acquisition Funds will be used to pay administrative costs and transaction fees.
<b>SSC Report:</b>	07/16/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	07/23/2012 ESC Approved disposal by easement with waiver of advertisement and appraisals

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLand 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

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**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



DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Land Transaction**

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

**Description:** Stewart County – 124.53 +/- acres – CWPT Land, Fort Donelson Battlefield, TN – Trans. No. 12-06-011 (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

Approved:

  
Mark A. Emkes, Commissioner  
Department of Finance and Administration