

**MINUTES**  
**STATE BUILDING COMMISSION**  
**Executive Subcommittee**  
**May 23, 2012**

The State Building Commission Executive Subcommittee met this day at 1:30 p.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Vice-Chairman Hargett called the meeting to order at 1:30 p.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Vice-Chairman Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury  
David Lillard, State Treasurer

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration

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  
Terry Mason, Comptroller's Office  
Bruce Davis, Legislative Budget Office  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office  
Steve Cates, Department of General Services  
Jurgen Bailey, Department of General Services  
Steve Berry, Department of General Services  
Phil Hyde, Department of General Services  
Lynelle Jensen, Department of General Services  
Dick Tracy, Tennessee Board of Regents  
Sean Tierney, THEC  
Kim Adkins, Codell Construction  
Rich Cardwell, Office of the State Architect  
Larry Stephens, Michael Brady Inc  
Gordon Martin, Tennessee Wildlife Resources  
Agency  
Bill Avant, Department of Environment and  
Conservation  
Mark Cherpack, Department of Finance and  
Administration

Candy Toler, ACEC of TN  
Connie Wallace, AIA TN  
Mitch Robinson, APSO  
John Carr, Department of Finance and  
Administration  
Patrick McIntyre, TN Historical Commission  
Joe Garrison, TN Historical Commission  
Thomas Dodd, LDD  
Thomas Dooley, LDD  
Jarrett Landrum, Department of Mental Health  
Zack Griffith, Department of Mental Health  
Heather Gundersen, Department of Mental Health  
Doug Varney, Department of Mental Health  
Mike Morrow, Department of Finance and  
Administration  
Fred Hix, Department of Intellectual and  
Developmental Disabilities  
Kent Brummett, Department of Intellectual &  
Developmental Disabilities  
Tami Robison, Department of General Services  
Chloe Shafer, Department of General Services  
Penny DiPiazza, Department of General Services  
Mark Cate, Governor's Office  
Frank Mix, Department of Children's Services  
Tiffany Collins, Messer Construction

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## CONSENT AGENDA

Approved the following real property transactions that had been reviewed and recommended for approval by Sub-Committee staff, with the exception of Item E, which was addressed separately:

- A. Agency: Tennessee Wildlife Resources Agency – Lauderdale County  
Transaction: Disposal by lease  
Provision: Waiver of advertisement and appraisals
- B. Agency: Department of Transportation – Hamilton County  
Transaction: Disposal in fee  
Provision: Waiver of advertisement and one appraisal
- C. Agency: Department of Environment & Conservation – Sequatchie & Hamilton Counties  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- D. Agency: Department of Environment & Conservation – Humphrey County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- E. (Addressed separately)
- F. Agency: Tennessee Board of Regents – Montgomery County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- G. Agency: Tennessee Board of Regents – Montgomery County  
Transaction: Demolition residence house
- H. Agency: Tennessee Board of Regents – Montgomery County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- I. Agency: Tennessee Board of Regents – Montgomery County  
Transaction: Demolition residence house
- J. Agency: Tennessee Board of Regents – Rutherford County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- K. Agency: Tennessee Board of Regents – Rutherford County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- L. Agency: Tennessee Board of Regents – Greene County  
Transaction: Demolition of building

DEPARTMENT OF EDUCATION

Tennessee School for Deaf, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a revision in project budget and source(s) of funding in order to award a bid

**Project Title:** Storm Damage Repairs

**Project Description:** Repairs to multiple storm damaged buildings and all related work

**SBC Number:** 168/007-01-2011

**Total Project Budget:** \$1,350,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 50,000.00	\$ 0	\$ 50,000.00	11/12	TSD Operational Funds	(A)
	150,000.00	0	150,000.00	02/03	CurrFunds-Cap Maint	(R)
	800,000.00	350,000.00	1,150,000.00		Insurance Proceeds	(O)

**Original Project Budget:** \$1,000,000.00

**Change in Funding:** \$350,000.00

**Revised Project Budget:** \$1,350,000.00

**Comment:** Project was actively solicited to six local contractors. Due to the workload issues in the region, only two contractors' submitted bids and those bids were higher than anticipated.

**Previous Action:** 07/14/2011 SBC Approved project  
 07/25/2011 ESC Selected designer (Upland Design Group)  
 05/10/2012 SBC Referred to the Subcommittee with authority to act

**Minutes:** 05/23/2011 ESC Approved a revision in project budget and source(s) of funding in order to award a bid

## TENNESSEE BOARD OF REGENTS

### Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:** Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

**Project Title:** Parking and Transportation Improvements

**Project Description:** Plan and construct transportation system improvements

**SBC Number:** 166/009-08-2011

**Total Project Budget:** \$12,200,000.00

**Source of Funding:** \$12,200,000.00 TSSBA (parking) (A)

**Comment:** Proposals for a CM/GC will be received May 3, 2012. Evaluation and staff review will not be completed prior to May 10<sup>th</sup>.

**Previous Action:** 10/13/2011 SBC Approved project & issuance of RFP for CM/GC  
11/21//2011 ESC Selected designer (Lose & Associates, Inc.)  
05/10/2012 SBC Referred award to Subcommittee with authority to act

**Minutes:** 05/23/2012 ESC Approved award of contract to Bell Associates for CMGC

## TENNESSEE BOARD OF REGENTS

### Walters State Community College, Greeneville, Greene County, Tennessee

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

**Project Title:** Demolition – 224 North Main Street

**Project Description:** Demolish residence as part of Greene County Campus Expansion project

**SBC Number:** 166/023-01-2011

**Total Project Budget:** \$20,000.00

**Source of Funding:** \$20,000.00 Gift Funds out of SBC #166/023-01-2011 (A/O)

**Comment:** TN Historical Commission in the demolition letter stated that the demo does adversely affect this State owned resource and consultation with this office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect. Funds for the demo work will be from gifts funds within the current approved SBC Project.

**SSC Report:** 05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

**Minutes:** 05/23/2012 Dick Tracy stated that, when the Greene County Campus Expansion project was brought forward for approval, it was requested that this building be demolished in the future. He said a request was submitted to the Tennessee Historical Commission (THC), as required, for their review and response as to the project adversely affecting the State's resources. Executive Director Patrick McIntyre was recognized who acknowledged Dr. Joe Garrison, Review Compliance Coordinator, in the audience. Director McIntyre stated that legislation asks that the THC comment on such situations to protect the State's historic resources, and that is what had been done. He said the house is considered a contributing part of the Greeneville historic district, but that the purpose and need for the project was clear. He said if there are proper mitigating measures, such as taking photographs of the building, it would be appropriate mitigation of the project. He said that the house is an historic building located in an historic district and the THC has done their job by assessing and commenting that it would have an adverse affect on the historic district when it is demolished. In response to Comptroller Wilson, Director McIntyre stated that its character is what gives it a basis for being an integral part of the historic district and that solid documentation for the permanent record suffices for mitigation. Treasurer Lillard asked if there has been any interest in moving the building. Dick Tracy stated that the campus offered

to help move it and no one has responded, but they will leave that option open as long as they can.

John Fisher, the architect for the project, was recognized. He stated that he is involved with the Historic Zoning Commission in Greeneville and is sensitive to other structures. He elaborated on the history of the building stating that it had an oral tradition, not a written one. Comptroller Wilson asked if he had considered any of the mitigation factors, and Mr. Fisher responded that they have tried to establish and document the oral history. Treasurer Lillard said he thought that was acceptable, and made a motion to approve the request and asked that the offer of moving the structure be given to the community, along with a timeline of the project. The motion was seconded and passed without objection. Secretary Hargett commented that if the State preserves something, it would be good to know what is being preserved. Treasurer Lillard complimented all those involved for the way the matter had been handled and asked that a minimum mitigation of photographs be taken.

## TENNESSEE BOARD OF REGENTS

### Austin Peay State University, Clarksville, Montgomery County, Tennessee

**Requested Action:**        **Approval of the Early Design Phase** as presented by the joint venture of Rufus Johnson Associates of Clarksville, Inc

**Project Title:**            Math and Computer Science Building

**Project Description:**     Construct a new facility for classrooms, laboratories, and IT server room

**SBC Number:**             166/003-01-2011

**Total Project Budget:**   \$6,700,000.00

**Source of Funding:**     \$6,700,000.00        Plant Funds (Non-Auxiliary) (A)

**Comment:**                This 21,000 facility was disclosed in the FY 10/11 budget cycle for \$5.7 million.

**Previous Action:**        04/14/2011 SBC    Approved project  
                                 06/22/2011 ESC    Selected designer (Rufus Johnson Associates)  
                                 11/10/2011 SBC    Revised scope, funding, and use of Best Value delivery method  
                                 05/10/2012 SBC    Referred EDP to Subcommittee with authority to act

**Minutes:**                 05/23/2012 ESC    Approved the Early Design Phase as presented



## DEPARTMENT OF FINANCE AND ADMINISTRATION

### Special Item

- Requested Action:** Approval of a template for use on Design/Build contracts for future State projects
- Comment:** Design/Build is an alternative delivery method that requires approval by the SBC in accordance with 5.02 of the *SBC By-laws, Policy & Procedure*.
- Previous Action:** 05/10/2012. Referred approval of the template to the Subcommittee with authority to act
- Minutes:** 05/23/2012. Bob Oglesby presented the request and stated that the SBC has had a long standing good relationship with the design and construction associations. He stated that in the development of this contract, because of some time sensitive projects, they were not able to engage the design and construction industry prior to finalizing the contract, who had some concerns. He said his office was in the process of scheduling a meeting with them to talk through the details of the contract. He added that representatives were in attendance to voice their support of the contract in order for them to move forward for its use on T3 and other related projects.

The Subcommittee recognized Connie Wallace, Executive Vice President for AIA Tennessee, who acknowledged Candy Toler, representing the Engineering societies. Ms. Wallace stated that the term "Design/Build" strikes fear in the hearts of a lot of the members, but that they were very confident working with the State Architect. She said they were there to offer their support to him and looked forward to exploring more details in the upcoming meeting. She said they do not have any concerns with the contract being executed (Tennessee Tower Design/Build contract) on behalf of the Department of General Services as it seemed to be the appropriate use of the contract.

Comptroller Wilson confirmed that his office had reviewed the contract template and asked if the Attorney General's Office had reviewed it, and Janie Porter responded "yes". Secretary Hargett asked if the Associations of Builders and Contractors (ABC) and General Contractors (AGC) will be involved in the process, and Mr. Oglesby responded that they would. Secretary Hargett said that Tennessee has been very fortunate to have good partnerships for many decades with the people it depends on to provide good professional services. Treasurer Lillard asked what their selection procedure would be for awarding these design/build contracts once the template was approved, and if solicitations would be posted on the website and proposals received and evaluated, and was told "yes". He asked if they will come back to the SBC for approval of each contract at the time an award is made, and Mr. Oglesby responded "yes". Treasurer Lillard restated, for the record, that the responses that are received on these design/build contracts will be solicited by posting on the website and written evaluations will be received made of the proposals. Also, that the SBC will have on its agenda the approval of the successful award or awards with respect to that evaluation after the determination by the agency involved. Secretary Hargett stated that, with the Administration's full support, he moved to approve the request. The motion was properly seconded, and passed without objection (with the intent of being limited to the Tennessee Tower project).

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

**Requested Action:** Approval to obtain title work, survey, and exercise option to accept as gift required interest, not to exceed appraised value with waiver of advertisement and appraisals

**Description:** Giles County – 0.27 +/- acres – Richland Creek, Pulaski, TN – Trans. No. 12-04-012 (Jackson)

**Purpose:** Acquisition of easement to acquire the land necessary to allow the construction of an access road for a parking area and boat ramp to allow launches into Richland Creek.

**Source of Funding:** \$500.00 2011/2012 TWRA Operating Funds (A)

**Estimated Cost:** Gift

**Owner(s):** John & Robert Green

**Comment:** If easement ceases to be used by State, property will revert to owner/heir. Operating funds will pay for administrative fee/costs.

**SSC Report:** 05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

**Minutes:** 05/23/2012 Approved a request to obtain title work, survey, and exercise option to accept as gift required interest, not to exceed appraised value with waiver of advertisement and appraisals

## DEPARTMENT OF INTELLECTUAL DEVELOPMENTAL DISABILITIES

### Land Transaction

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

**Description:** Davidson County – Three (3) residential cottages (7,200 sf each) on the Clover Bottom Developmental Center Campus – buildings are Cypress, Walnut and Magnolia Cottages, Nashville, TN – Trans. No. 12-05-001 (Baugh)

**Purpose:** Disposal by lease to allow DCS vendor to operate residential facilities for girls in the custody of the State.

**Term:** Five (5) years – Effective June 15, 2012

**Proposed Rental Rate:** Fair Market Value as determined by appraisal

**Lessee:** G4S Youth Services, LLC

**Comment:** DCS requested that DIDD enter into this lease to provide a location for the housing of the custodial youth. Lessee is receiving a grant from DCS to fund the costs of the residential program, including lease costs. Rental rate will be reported back to Executive Sub-committee after the appraisal.

**SSC Report:** 05/14/2012. Jurgen Bailey summarized the transaction. Fred Hix, DIDD introduced Suzanne White, DCS, who stated that the three cottages will house 24 girls who have been adjudicated as delinquent youth that previously received residential services at New Vision Youth Development Center. Staff referred to Executive Subcommittee for discussion.

**Minutes:** 05/23/2012. Approved disposal by lease with waiver of advertisement and one appraisal, contingent upon approval of DCS contract.

## DEPARTMENT OF MENTAL HEALTH

### Land Transaction:

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

**Description:** Knox County – 1.1+/- acres – Lakeshore Mental Health Institute – (Willow and Chota Building), 5908 Lyons View Pike, Knoxville, TN – Trans. No.12-05-002 (Baugh)

**Purpose:** Disposal by lease to Helen Ross McNabb Center for operation of a residential mental health care facility.

**Term:** Five (5) year lease – with 90-day termination clause

**Consideration:** \$1.00 per year

**Lessee:** Helen Ross McNabb Center, Inc.

**Comment:** Tenant will lease space in the Chota Building until about 12/31/2012 while renovations are made to the Willow Building. They will lease the Willow Building for the remainder of the 5 year term. Lessee is receiving a grant from Mental Health to cover the costs of the program run by lessee, including a renovation plan which will be reported back to SBC (estimated cost of less than \$500,000.) Since this will be a continued use of a portion of the Lakeshore campus for its original mission, the future transfer of a portion of the campus to the City of Knoxville should not be impacted.

**SSC Report:** 05/14/2012. Jurgen Bailey summarized the transaction. Commissioner Doug Varney stated that after renovations are completed at the Willow Building it will house 12 mentally ill individuals that will be served by the Intensive Long-Term Support Services Program. Staff referred to Executive Subcommittee with recommendation.

**Minutes:** 05/23/2012. Comptroller Wilson asked if the City of Knoxville had been involved in the discussions. Commissioner Varney was recognized and stated that he had spoken with the Mayor. Subcommittee approved the request for disposal by lease with waiver of advertisement and appraisals.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on April 23, 2012.

### Acknowledgment of Reports

- 1) Subcommittee acknowledged the following designer selection for the previously reported project below the Major Maintenance threshold.
  - a) State Procurement Agency: Tennessee Board of Regents  
Location: Southwest TN Community College  
Project Title: "F" Building Renovations  
Total Project Budget: \$190,000.00  
SBC Project No. 166/033-01-2012  
Designer: **ALLEN & HOSHALL**

### 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 they used the normal criteria in determining final selections including current workload, workload for past several years, and maintaining the geographic integrity of the process.

- |  |   |
|--|---|
| <ol style="list-style-type: none"><li>1) <b>Columbia State Community College</b><br/>(Williamson County Center Relocation)<br/>Total Project Budget: \$36,230,000.00<br/>Project Funding: \$ 1,800,000.00<br/>SBC Project No. 166/015-01-2012<br/>Designer: <b>BAUER ASKEW</b></li><br/><li>2) <b>Nashville State Community College</b><br/>(New Academic and Support Building)<br/>Total Project Budget: \$20,430,000.00<br/>Project Funding: \$ 1,100,000.00<br/>SBC Project No. 166/034-01-2012<br/>Designer: <b>JOHNSON JOHNSON CRABTREE</b></li></ol> | <ol style="list-style-type: none"><li>3) <b>Volunteer State Community College</b><br/>(Humanities Building)<br/>Total Project Budget: \$29,280,000.00<br/>Project Funding: \$ 1,500,000.00<br/>SBC Project No. 166/025-01-2012<br/>Designer: <b>MOODY NOLAN</b></li><br/><li>4) <b>Austin Peay State University</b><br/>(Master Plan)<br/>Total Project Budget: \$290,000.00<br/>SBC Project No. 166/003-04-2011<br/>Consultant: <b>DOBER LIDSKY MATHEY</b></li></ol> |
|--|---|

5) **University of Memphis**  
(Chiller Installation – University Center Replacmt)  
Total Project Budget: \$850,000.00  
SBC Project No. 166/007-08-2002  
Designer: **ALLEN & HOSHALL**

6) **University of Tennessee Martin**  
(Tennis Courts Upgrade)  
Total Project Budget: \$970,000.00  
SBC Project No. 540/011-01-2012  
Designer: **ASKEW HARGRAVES HARCOURT**

7) **TN Correction Academy**  
(Master Plan and Infrastructure Upgrade Planning)  
Total Project Budget: \$13,500,000.00  
Current Project Funding: \$ 850,000.00  
SBC Project No. 140/009-01-2012  
Designer: **ORA CONSULTING ENGINEERS**

8) **William R. Snodgrass Tennessee Tower**  
(2<sup>nd</sup> Floor Shell Space)  
Total Project Budget: \$2,550,000.00  
SBC Project No. 529/079-01-2012  
Designer: **THE CFP GROUP**

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There being no further business, the meeting adjourned at 2:05 p.m.

TENNESSEE WILDLIFE RESOURCE AGENCYLand Transaction

<b>Requested Action:</b>	<b>Approval of disposal with waiver of advertisement and appraisals</b>
<b>Description:</b>	Lauderdale County – 5,388 +/- acre – Ripley TN – Trans. No. 12-04-001 (Jackson)
<b>Purpose:</b>	Disposal by lease to allow US Fish & Wildlife Service to manage the property at a significant cost savings to the State.
<b>Term:</b>	Ten (10) years with two (2) options to renew for a total term of thirty (30) years with 90 day termination clause by either party.
<b>Consideration:</b>	TWRA request no monetary consideration, governmental entity.
<b>Lessee:</b>	US Fish and Wildlife Services
<b>Comment:</b>	This is renewal of previously approved leases.
<b>SSC Report:</b>	05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>ESC Action:</b>	05/23/2012. Subcommittee approved the disposal with waiver of advertisement and appraisals.

DEPARTMENT OF TRANSPORTATIONLand Transaction

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

**Description:** Hamilton County - .51 +/- acres & .78 +/- acres – Hunter Road, Chattanooga, TN – Trans. No. 12-02-019 (Woodard)

**Purpose:** Disposal in fee for assemblage by adjoining property owner.

**Original Cost to State:** Individual parcel values are undeterminable since these parcels were acquired as part of larger tracts

**Date of Original Conveyance:** Aug. 1, 2003

**Grantor Unto State:** Interchange Properties Partnership

**Appraised Sale Price:** \$6,100 for .51 acres & \$84,950 for .78 acres

**Grantee:** Larry Armour

**Comment:** Property request is assemblage for adjoining property owner.

**SSC Report:** 05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**ESC Action:** 05/23/2012. Subcommittee approved disposal in fee with waiver of advertisement and one appraisal



DEPARTMENT OF ENVIRONMENT & CONSERVATIONLand Transaction

**Requested Action:** Approval to obtain title work, appraisals, survey, Phase 1 and to exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver of advertisement and one (1) appraisal

**Description:** Sequatchie County 99.0 +/- acres in fee & Hamilton County 95.0 +/- acres in fee – North Chickamauga Creek State Natural Area, Justin P. Wilson Cumberland Trail, Chattanooga, TN – Trans. No. 10-11-015 A & B (McLeod)

**Purpose:** Acquisition in fee simple to obtain this property.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** \$250,000 North Chick Conservancy - (O)  
\$350,000 FY 2010/2011 – State Land Acquisition Fund - (A)

**Owner(s):** Bryan Patten

**Comment:** Previously approved on 07/18/11 for Sequatchie Co. 43 +/- acres in fee / 47 +/- acres easement & Hamilton Co. 70 +/- acres easement & on 12/22/10 Sequatchie Co. 43 +/- acres in fee and 117 +/- acres permanent conservation easement. This revision has no increase in funding.

**SSC Report:** 05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**ESC Action:** 05/23/2012. Subcommittee approved obtaining title work, appraisals, survey, Phase 1 and to exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver of advertisement and one (1) appraisal.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLand Transaction

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

**Description:** Humphrey County – 20 +/- acres – Broadway Avenue, New Johnsonville, TN – Trans. No. 12-04-008 (Baugh)

**Purpose:** Acquisition in fee to protect view shed of new Johnsonville State Historic Park Visitor Center

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** FY 2011/2012 State Land Acquisitions Funds (A)

**Owner(s):** Randy Ashworth

**Comment:** The Land Trust of Tennessee (third party) – TDEC will reimburse them their costs at closing.  
  
Purchased by Owner: 1/14/2011  
Purchase Price: \$64,500 for both tracts  
Property Assessor's Value: \$34,600

**SSC Report:** 05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**ESC Action:** 05/23/2012. Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal

E.

(addressed separately)

TENNESSEE BOARD OF REGENTS

**Land Transaction**

<b>Requested Action:</b>	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal
<b>Description:</b>	Montgomery County – .10 +/- acres – 104 St. John, Clarksville, TN – Trans. No. 12-04-009 (Maholland)
<b>Purpose:</b>	Acquisition in fee to acquire the property. The property is in APSU Master Plan and adjacent to the APSU Campus. The property will be used for future campus expansion.
<b>Estimated Cost:</b>	Fair Market Value
<b>Source of Funding:</b>	Campus Plant Funds, (non auxiliary) (A)
<b>Owner(s):</b>	Betty Keesee
<b>Comments:</b>	Purchased by Owner: 5/13/1983 Purchase Price: N/A Property Assessor's Value: \$39,900 Improvement Square Footage: 1,059 SF
<b>SSC Report:</b>	05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>ESC Action:</b>	05/23/2012. Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSAustin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 104 St. John Street

Project Description: Demolish residence house

SBC Number: 166/003-02-2012

Total Project Budget: \$ 15,000

Source of Funding: \$ 15,000 Plant Funds – Non-Auxiliary (A)

Comment: TN Historical Commission stated this will not adversely affect this State owned resource and no further action is necessary.

SSC Report: 05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

ESC Action: 05/23/2012. Subcommittee approved project, budget, scope, and source of funding

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 or accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal
<b>Description:</b>	Montgomery County – .13 +/- acres – 223 Forbes Ave, Clarksville, TN – Trans. No. 12-04-010 (Maholland)
<b>Purpose:</b>	Acquisition in fee to acquire the property. The property is in APSU Master Plan and in close proximity to the APSU Campus. The property will be used for future campus expansion.
<b>Estimated Cost:</b>	Fair Market Value
<b>Source of Funding:</b>	Campus Plant Funds, (non auxiliary) (A)
<b>Owner(s):</b>	Shaun Duhe
<b>Comments:</b>	Purchased by Owner: 4/26/2006 Purchase Price: \$124,000 Property Assessor's Value: \$79,900 Improvement Square Footage: 1,988 SF
<b>SSC Report:</b>	05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>ESC Action:</b>	05/23/2012. Subcommittee approved obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

**Project Title:** Demolition – 223 Forbes Ave.

**Project Description:** Demolish residence house

**SBC Number:** 166/003-01-2012

**Total Project Budget:** \$ 15,000

**Source of Funding:** \$ 15,000 Plant Funds – Non-Auxiliary (A)

**Comment:** TN Historical Commission stated this will not adversely affect this State owned resource and no further action is necessary.

**SSC Report:** 05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**ESC Action:** 05/23/2012. Approved project, budget, scope, and source of funding

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 or accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal
<b>Description:</b>	Rutherford County – 1.1 +/- acres – 2207 East Main Street, Murfreesboro, TN – Trans. No. 12-04-007 (Maholland)
<b>Purpose:</b>	Acquisition in fee to acquire the property for the benefit of MTSU. The property is in MTSU Master Plan. The property will be rented for future campus expansion.
<b>Estimated Cost:</b>	Fair Market Value
<b>Source of Funding:</b>	Campus Plant Funds, (non auxiliary) (A)
<b>Owner(s):</b>	Greg Armstrong
<b>Comments:</b>	Purchased by Owner: 1997 Purchase Price: \$107,000 Property Assessor's Value: \$173,400 Improvement Square Footage: 2,289 SF
<b>SSC Report:</b>	05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>ESC Action:</b>	05/23/2012. Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required 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 or accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal
<b>Description:</b>	Rutherford County – .28 +/- acres – 1618 Elrod Street, Murfreesboro, TN – Trans. No. 12-04-011 (Maholland)
<b>Purpose:</b>	Acquisition in fee to acquire the property for the benefit of MTSU. The property is in MTSU Master Plan. The property will be rented for future campus expansion.
<b>Estimated Cost:</b>	Fair Market Value
<b>Source of Funding:</b>	Campus Plant Funds, (non auxiliary) (A)
<b>Owner(s):</b>	Lou Hannah
<b>Comments:</b>	Purchased by Owner: 1963 Purchase Price: N/A Property Assessor's Value: \$72,800 Improvement Square Footage: 1,197 SF
<b>SSC Report:</b>	05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>ESC Action:</b>	05/23/2012. Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSWalters State Community College, Greeneville, Greene County, Tennessee

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

**Project Title:** Demolition – Laughlin Square – 228 North Main Street

**Project Description:** Demolish building as part of Greene County Campus Expansion project

**SBC Number:** 166/023-01-2011

**Total Project Budget:** \$ 50,000


**Source of Funding:** \$ 50,000 Gift funds out of SBC #166/023-01-2011 (A/O)

**Comment:** This building is under 50 years old and does not require THC review. Funds for the demo work will be from gifts funds within the current approved SBC project.

**SSC Report:** 05/14/2012. Jurgen Bailey summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**ESC Action:** 05/23/2012. Approved demolition

Approved:

  
Mark A. Emkes, Commissioner  
Department of Finance and Administration 