

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
November 20, 2017

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in Nashville Room of the Tennessee Tower, Nashville, Tennessee, with the following members and Departments present. Commissioner Martin called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Larry Martin, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
David Lillard, State Treasurer
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Tennessee Board of Regents
- Tennessee Wildlife Resources Agency
- Department of General Services
- State Building Commission

PRESENTER

Keith King
Roger Jackson
John Hull
Ann McGauran

CONSENT AGENDA

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

- A. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- B. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- C. Agency: **University of Tennessee – Knox County**
Transaction: Disposal – Easement (Utility)
Provision(s): Waiver of advertisement and appraisals
- D. Agency: **Tennessee Board of Regents – Montgomery County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- E. Agency: **Tennessee Board of Regents - Montgomery County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- F. Agency: **Tennessee Board of Regents - Montgomery County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- G. Agency: **Tennessee Board of Regents - Montgomery County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- H. Agency: **Tennessee Board of Regents - Montgomery County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- I. Agency: **Tennessee Board of Regents - Montgomery County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- J. Agency: **Tennessee Board of Regents – Knox County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- K. Agency: **Department of Transportation – Greene County**
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement and one appraisal
- L. Agency: **Tennessee Wildlife Resources Agency – Giles County**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and appraisals

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 211 N 5th Street, Clarksville, TN

Project Description: This project provides for the demolition of 211 N 5th Street in Clarksville, Tennessee in accordance with the APSU 2013 Master Plan.

SBC Number: 166/003-07-2017

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant Funds (Non-Aux) (A)

Comment: This building is less than 50 years old and does not require Tennessee Historical Commission review.

Minutes: 11/20/2017 ESC Approved project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 501 Main Street, Clarksville, TN

Project Description: This project provides for the demolition of 501 Main Street in Clarksville, Tennessee in accordance with the APSU 2013 Master Plan.

SBC Number: 166/003-08-2017

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant Funds (Non-Aux) (A)

Comment: The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

Minutes: 11/20/2017 ESC Approved project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 510 College Street, Clarksville, TN

Project Description: This project provides for the demolition of 510 College Street in Clarksville, Tennessee in accordance with the APSU 2013 Master Plan.

SBC Number: 166/003-09-2017

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant Funds (Non-Aux) (A)

Comment: This building is less than 50 years old and does not require Tennessee Historical Commission review.

Minutes: 11/20/2017 ESC Approved project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 746 Robb Avenue, Clarksville, TN

Project Description: This project provides for the demolition of 746 Robb Avenue in Clarksville, Tennessee in accordance with the APSU 2013 Master Plan.

SBC Number: 166/003-10-2017

Total Project Budget: \$20,000.00

Source of Funding: \$20,000.00 Plant Funds (Non-Aux) (A)

Comment: The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

Minutes: 11/20/2017 ESC Approved project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Demolition – 501 N 2nd Street, Clarksville, TN

Project Description: This project provides for the demolition of a service station and a house located at 501 N 2nd Street in Clarksville, Tennessee in accordance with the APSU 2013 Master Plan.

SBC Number: 166/003-11-2017

Total Project Budget: \$40,000.00

Source of Funding: \$40,000.00 Plant Funds (Non-Aux) (A)

Comment: The Tennessee Historical Commission has determined that this project will not adversely affect these State-owned resources of 50+ years, and no further action is necessary.

Minutes: 11/20/2017 ESC Approved project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Demolition – 419-435 East Second Street, Trenton, TN

Project Description: This project provides for the demolition of a portion of 419-435 East Second Street in Trenton, Tennessee.

SBC Number: 166/001-06-2017

Total Project Budget: \$40,000.00

Source of Funding: \$40,000.00 Plant Funds (Non-Aux) (A)

Comment: In accordance with the information relayed when this property was approved for acquisition from the TSU Foundation, the remaining portion of the building will continue to house the TN CAREs Early Head Start.

The Tennessee Historical Commission has determined that the demolition or disposal of this 50+ year old property does adversely affect this State-owned resource and consultation with their office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect.

Minutes: 11/20/2017 ESC Keith King from TBR presented the request. Comptroller Wilson asked if anyone from the Historical Commission was in attendance and they were not. The Comptroller and Secretary Hargett asked about the basis of the Historical Commission's determination. Keith King stated that the building was an old middle school and that TSU runs a child care center in part of the building. Mr. King also stated that the building is falling apart. State Architect Ann McGauran stated that this is one of the old Rosenwald schools and that she understood the Historical Commission's determination was based on the initial use and not the architecture of the building. The Comptroller voiced concern about the Historical Commission raising an objection to a demolition but not attending the meeting where the demolition would be discussed. Treasurer Lillard and Secretary Hargett asked if there is any sensitivity to the timing of the project and if the demolition could wait a month. Mr. King replied that the item could wait. Treasurer Lillard asked that the Historical Commission circulate their concerns and issues in writing to the members before the next meeting.

The Subcommittee deferred the item for one month.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Oneida, Oneida, Scott County, Tennessee

Requested Action: Approval of a revision in project budget, funding, and source(s) of funding in order to award a contract.

Project Title: Oneida Building Stabilization and Corrections

Project Description: Correct structural problems and damage caused by the building settling at the Huntsville Campus Classroom/Administration Building.

SBC Number: 166/078-01-2016

Total Project Budget: \$222,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$210,000.00	\$ 0.00	\$210,000.00	1617	CurrFunds-CapMaint	(A)
	0.00	12,000.00	12,000.00	2004	GOBonds-CapMaint	(R)
Original Project Budget:	\$210,000.00					
Change in Funding:		\$12,000.00				
Revised Project Budget:			\$222,000.00			

Comment: Three bids were received on November 1st, with The Daniel Company Danco, Inc. submitting the low bid. Additional funds are to award base bid only. There will be no additional designer fees.

Previous Action:

07/14/2016	SBC	Approved project
07/25/2016	ESC	Selected designer (Adams Craft Herz Walker, Inc.)
11/09/2017	SBC	Referred to ESC with authority to act

Minutes: 11/20/2017 ESC Approved a revision in project budget, funding, and sources of funding in order to award a contract.

TENNESSEE WILDLIFE RESOURCE AGENCY

Acquisition – Fee (Purchase)

Requested Action: Approval of an acquisition for more than the appraised value

Transaction Description: Transaction No. 17-07-002

- **Location:** Hardin County – 259 +/- acres – Gospel Lane, Sardis, TN
- **Owner(s):** Danny Snodgrass
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 17/18 Wetlands Acquisition Fund (A)

Comment: The agency previously received approval to acquire the property. The purchase price will be within 10% of the appraised value. TWRA desires to finalize the purchase because this property will help prevent flooding of adjacent owners' properties and subsequent lawsuits at White Oak WMA.

Previous Action: 10/16/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and exercising an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

Minutes: 11/20/2017 Roger Jackson from TWRA presented the request. Secretary Hargett asked if TWRA was able to negotiate the price down closer to the appraisal price and Roger Jackson replied yes. Comptroller Wilson asked why TWRA wants the property. Mr. Jackson replied that the property is key to alleviate the flooding issues in the region and that it is an inholding in the WMA.

The Subcommittee approved the acquisition for more than the appraised value.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease with waiver of advertisement

Transaction Description: Transaction No. 17-10-941-KC

- **Proposed Lease**

- **Location:** Shelby County – 2003 Corporate Avenue, Memphis, TN
- **Landlord:** Olymbec USA, LLC
- **Term:** January 1, 2018 to December 31, 2018 with 2 additional 3 month options to extend
- **Area / Costs:**

<u>63,444 Square Feet</u>		
Annual Contract Rent	\$986,554.00	\$15.55/sf
Estimated Annual Utility Cost	111,027.00	1.75/sf
Estimated Annual Janitorial Cost	69,788.00	1.10/sf
Total Annual Effective Cost	\$1,167,369.00	\$18.40/sf

- **Current Lease**

- **Location 1:** Shelby County – 3230 Jackson Ave, Memphis, TN
- **Landlord:** Belz Investco, LP
- **Term:** 10 years (January 1, 2002 to December 31, 2012) - Holdover
- **Area / Costs:**

<u>89,614 Square Feet</u>		
Annual Contract Rent	\$544,853.00	\$6.08/sf
Estimated Utilities Cost	125,459.60	1.40/sf
Estimated Janitorial Cost	98,575.40	1.10/sf
Total Annual Effective Cost	\$768,888.00	\$8.58/sf

- **Location 2:** Shelby County – 3360 S Third, Memphis, TN
- **Landlord:** Belz Investco, LP
- **Term:** 10 years (January 1, 2002 to December 31, 2012) – Holdover
- **Area / Costs:**

<u>35,587 Square Feet</u>		
Annual Contract Rent	\$222,063.00	\$6.24/sf
Estimated Utilities Cost	49,821.80	1.40/sf
Estimated Janitorial Cost	39,145.70	1.10/sf
Total Annual Effective Cost	\$311,030.50	\$8.74/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** Advertising waived; directly negotiated
- **FRF Rate:** \$18.00

Comment: This short term lease will provide office space for Department of Human Services, allowing them to be positioned appropriately for their long term lease procurement. A request for waiver of advertisement and waiver of termination for convenience is requested due to special and unique considerations of an immediate space need.

DHS currently has two larger field offices providing customer-facing services. The total square footage is reduced by more than 50%, which reflects current operations.

Minutes: 11/20/2017 Approved a lease with waiver of advertisement.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on October 23, 2017.

OSA Policy & Procedures

- 1) Subcommittee acknowledged reporting of the revision of the policy regarding Energy Efficient Commercial Building Tax Deduction T.C.A. § 4-15-106, to be effective November 21, 2017.

Designer Selections

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

- 1) **State Procurement Agency:** STREAM
User Agency: Department of General Services
Location: Nashville, Tennessee
Project Title: Legislative Plaza Fountains
SBC Project No. 529/045-01-2017
Total Project Budget: \$490,000
Designer: Johnson + Associates Architects, Inc.

- 2) Subcommittee acknowledged reporting of a designer name change from "Littlejohn Engineering Associates, Inc." to "S&ME, Inc." on all State projects.

- 3) The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that, while they used the normal criteria in determining final selections including maintaining the geographical balance, current work capacity, and quality and quantity of workload over past several years, it was still primarily a process driven by the individual agencies.

- 1) **University of Tennessee Knoxville**
(Neyland Stadium South Renovations)
Total Project Budget: \$106,000,000
SBC Project No. 540/009-02-2017
Designer: COPE ASSOCIATES ARCHITECTURE

- 4) **TCAT Statewide (East)**
(Building Systems Updates)
Total Project Budget: \$850,000
SBC Project No. 166/000-01-2017
Designer: CAMPBELL & ASSOCIATES INC

- 2) **University of Tennessee Knoxville**
(HVAC Improvements)
Total Project Budget: \$5,500,000
SBC Project No. 540/009-12-2017
Designer: BARGE WAGGONER SUMNER CANNON

- 5) **Tennessee State University**
(Agriculture Facilities Improvements)
Total Project Budget: \$780,000
SBC Project No. 166/001-04-2017
Designer: MELVIN GILL & ASSOCIATES

- 3) **TCAT Statewide (Middle)**
(Building Systems Updates)
Total Project Budget: \$850,000
SBC Project No. 166/000-01-2017
Designer: LYLE COOK MARTIN ARCHITECTS

- 6) **Fall Creek Falls State Park**
(Inn Replacement)
Total Project Budget: \$29,400,000
SBC Project No. 126/036-01-2017
Designer: EARL SWENSSON ASSOCIATES INC

7) **THP Communications Building**
(Fire Sprinkler System)
Total Project Budget: \$990,000
SBC Project No. 502/057-02-2017
Designer: **EDMONDS ENGINEERING INC**

8) **William R Snodgrass Tennessee Tower**
(Blue Lot Paving & Retaining Wall Repair)
Total Project Budget: \$460,000
SBC Project No. 529/079-04-2017
Designer: **HURST-ROSCHE INC**

Other Business

There being no further business, the meeting adjourned at 11:11 a.m.

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UNIVERSITY OF TENNESSEEAcquisition – Fee (Purchase)

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

Transaction Description: 17-11-002

- **Location:** University of Tennessee-Knoxville (UTK)
Knox County – 0.30 +/- acres – 446 North Broadway, Knoxville, TN
- **Owner(s):** Hatcher Hill Properties, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: On April 21, 2017, THEC approved an amendment to the Master Plan to include the acquisition of 525 Gay Street in Knoxville for use by the College of Architecture and Design. This property constitutes the adjacent parking lot for that facility. The land acquisition plan for UTK was revised and approved by THEC to accommodate this purchase.

Date of Last Transfer:	12/10/2013
Purchase Price:	\$90,000
Property Assessor's Value:	\$62,000
Square Footage Improvements:	N/A

Minutes: 11/20/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEEAcquisition – Fee (Purchase)

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

Transaction Description: 17-11-003

- **Location:** University of Tennessee-Knoxville (UTK)
Knox County – 0.25 +/- acres – 523 North Gay Street, Knoxville, TN
- **Owner(s):** Paul William Newcomb and wife, Judy Heck Newcomb
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: On April 21, 2017, THEC approved an amendment to the Master Plan to include the acquisition of 525 Gay Street in Knoxville for use by the College of Architecture and Design. This adjacent property will provide additional space to support new faculty and fabrication space for robotics. The land acquisition plan for UTK was revised and approved by THEC to accommodate this purchase. It is anticipated that some repairs and improvements will be required after the purchase. These items will be taken into consideration during the appraisal of the property.

Date of Last Transfer: 04/06/1989
Purchase Price: \$110,000
Property Assessor's Value: \$180,200
Square Footage Improvements: 22,000 +/-

Minutes: 11/20/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEEDisposal – Easement (Utility)

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

Transaction Description: 17-11-001

- **Location:** University of Tennessee – Knoxville (UTK)
Knox County – 0.37 +/- acres of permanent utility easements – on Peyton Manning Pass, Knoxville, TN
- **Grantee:** Knoxville Utilities Board (KUB)
- **Estimated Sale Price:** Mutual Benefit
- **Source of Funding:** Plant Funds (Non-Aux) (REM Fees) (A)

Comment: The utility easement will allow for a utility system improvement that will connect existing gas lines to provide redundancy.

Date of Last Transfer: 11/20/2012
Original Cost to State: N/A

Minutes: 11/20/2017 Approved disposal by easement with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-10-003
 • **Location:** Austin Peay State University
 Montgomery County – 79.27 x 89.49 x IRR – 211 N 5th Street, Clarksville, TN
 • **Owner(s):** Richard T. Schillo
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The building will be demolished and the property will be used for campus green space. This property is in APSU's 2013 Master Plan.

Date of Last Transfer: June 30, 2000
 Purchase Price: \$135,000
 Property Assessor's Value: \$177,600
 Square Footage Improvements: 3,000

Minutes: 11/20/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-10-004
 • **Location:** Austin Peay State University
 Montgomery County – 64.44 x 119.9 x IRR – 501 Main Street, Clarksville, TN
 • **Owner(s):** Richard T. Schillo
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The house will be demolished and the property will be used for campus green space. This property is in APSU's 2013 Master Plan.

Date of Last Transfer: July 14, 2000
 Purchase Price: \$37,755
 Property Assessor's Value: \$75,800
 Square Footage Improvements: 1,540

Minutes: 11/20/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-10-006
 • **Location:** Austin Peay State University
 Montgomery County – 0.76 +/-acres – 510 College Street, Clarksville, TN
 • **Owner(s):** Tennessee Conference United Methodist Church, Inc.
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The building located on the property will be demolished and the property will be used for campus green space. This property is in APSU's 2013 Master Plan.

Date of Last Transfer: December 8, 2015
 Purchase Price: \$0.00
 Property Assessor's Value: \$508,400
 Square Footage Improvements: 7,056

Minutes: 11/20/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-10-008
 • **Location:** Austin Peay State University
 Montgomery County – 54 x 154 IRR Lot – 746 Robb Avenue, Clarksville, TN
 • **Owner(s):** Austin Peay State University Foundation
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The house located on the property will be demolished and the property will be used for green space. This property is in APSU's 2013 Master Plan.

Date of Last Transfer: August 30, 2017
 Purchase Price: \$55,000
 Property Assessor's Value: \$47,700
 Square Footage Improvements: 864

Minutes: 11/20/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-10-007

- **Location:** Austin Peay State University
Montgomery County – 0.43 +/-acres – 501 N 2nd Street, Clarksville, TN
- **Owner(s):** Tony R. Perry
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The service station and the house will be demolished and the property will be used for campus green space. This property is in APSU's 2013 Master Plan.

Date of Last Transfer: October 28, 2010
 Purchase Price: \$0.00
 Property Assessor's Value: \$166,900
 Square Footage Improvements: 3,328

Minutes: 11/20/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-10-005

- **Location:** Austin Peay State University
Montgomery County – 45 x 210 IRR Lot – 507 Main St., Clarksville, TN
- **Owner(s):** Richard T. and Kay S. Schillo
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The unimproved property is located within close proximity to the campus and will be used for future campus expansion. This property is in APSU's 2013 Master Plan.

Date of Last Transfer: March 10, 2009
 Purchase Price: \$35,000
 Property Assessor's Value: \$40,000
 Square Footage Improvements: N/A

Minutes: 11/20/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

Requested Action:	Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal	
Transaction Description:	Transaction No. 17-10-002	
<ul style="list-style-type: none"> • Location: 	Pellissippi State Community College Knox County - 0.65 +/- acres (2 tracts) – 608 Victory Street and 3344 Division Street, Knoxville, TN	
<ul style="list-style-type: none"> • Owner(s): 	Sonshine Properties	
<ul style="list-style-type: none"> • Estimated Purchase Price: 	Fair Market Value	
<ul style="list-style-type: none"> • Source of Funding: 	Plant Funds (Non-Auxiliary) (A)	
Comment:	These two unimproved parcels are needed to expand much needed student parking at the Division Street campus.	
	Date of Last Transfer:	06/12/2012 and 05/05/2000
	Purchase Price:	\$15,500 combined
	Property Assessor's Value:	\$26,500 combined
	Square Footage Improvements:	NA
Minutes:	11/20/2017	Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATION

Disposal – Fee

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

Transaction Description: Transaction No. 17-10-010-DM

- **Location:** Greene County – 0.387 +/- acres – 3465 East Andrew Johnson Highway, Greeneville, TN
- **Estimated Sale Price:** Fair Market Value
- **Grantee:** HT Properties

Comment: This property has been determined to be surplus to the Department’s needs. This disposal is in compliance with TCA §12-2-112(8)(B). The requestor is an adjoining landowner and the intent is to assemble property for development. The only other adjoining landowner did not respond to the TDOT notification.

Date of Last Transfer: September 9, 1973
 Previous Owner: Hudson Moore
 Original Cost to State: \$23,775 (Larger Tract)
 Square Footage Improvements: N/A

Date of Last Transfer: September 10, 1973
 Previous Owner: Cutshall
 Original Cost to State: \$4,200
 Square Footage Improvements: N/A

Minutes: 11/20/2017 Approved of disposal in fee with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-09-005

- **Location:** Giles County – 3 +/- acres – Annie Wade Road, Wales, TN
- **Owner(s):** Donald R and Donald S Owen, Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 17/18 TWRA Op Funds (A)

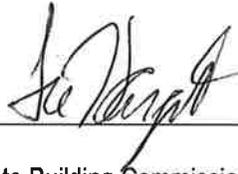
Comment: This acquisition will provide a developed access to Richland Creek. The purchase price was established based on average, undeveloped farm land values and the assessor's valuation.

The Owens previously developed this area for access to Richland Creek and allowed the general public to use their private property for access. The Owens no longer desire to be responsible for the area and its maintenance, but want the area to remain as access to Richland Creek. Upon acquiring this property, TWRA will continue to provide the general public with access to Richland Creek for boating and fishing purposes.

Date of Last Transfer: April 08, 2016
 Purchase Price: N/A
 Property Assessor's Value: \$210,800 (86 acre larger tract)
 Square Footage Improvements: N/A

Minutes: 11/20/2017 Approved obtaining title work, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and appraisals.

Approved:



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