

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
November 19, 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 10:35 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
David Lillard, State Treasurer

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Justin Wilson, Comptroller of the Treasury

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Peter Heimbach, Department of General Services
Josh Stites, Treasurer's Office
Melinda Parton, Comptroller's Office
Bruce Davis, Legislative Budget Office
Jonathan Rummel, Secretary of State's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jurgen Bailey, Department of General Services
Robbi Stivers, University of Tennessee
Bill Finney, Department of General Services
Dick Tracy, Tennessee Board of Regents
Larry Stephens, Michael Brady Inc
Marcos Makonon, Department of General Services
Clint Camp, Department of General Services
Matt Ingham, Department of General Services
Mike Morrow, Department of Finance and Administration

Lynelle Jensen, Department of General Services
Chloe Shafer, Department of General Services
Heather Iverson, Department of General Services
Richard Rosenbaum, Department of General Services
Luke Koontz, Department of General Services
Russell Riebeling, Maynard Select
Mark Cherpack, Department of Finance and Administration
Gwen Sanders, Department of General Services
Steve Berry, Department of General Services
Tony Hopson, University of Tennessee
Gary Palmer, Department of Transportation
Kim Adkins, Capitol Strategy Group
Cindy Liddell, Comptroller's Office
John Watkins, Department of Correction
Crystal Collins, THEC

CONSENT AGENDA

Approved the following real property transactions, which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: **University of Tennessee – Haywood County**
Transaction: Disposal in fee
Provision: Waiver of advertisement and appraisals

- B. Agency: **Department of Environment and Conservation – Hardin County**
Transaction: Disposal by lease
Provision: Waiver of advertisement and appraisals

- C. Agency: **Tennessee Wildlife Resource Agency –Campbell County**
Transaction: Disposal by easement
Provision: Waiver of advertisement and one appraisal

- D. Agency: **Tennessee Wildlife Resource Agency – Chester County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- E. Agency: **Tennessee Board of Regents – Montgomery County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- 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: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- H. Agency: **Tennessee Board of Regents- Rutherford County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement and one appraisal

- I. Agency: **Tennessee Board of Regents – Putnam County**
Transaction: Disposal by easement
Provision: Waiver of advertisement and appraisals

- J. Agency: **Tennessee Board of Regents – Sullivan County**
Transaction: Lease amendment

- K. Agency: **Tennessee Board of Regents – Sullivan County**
Transaction: Lease agreement

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Statewide

Requested Action: Approval of a utility grant

Project Title: Intermediate Care Facilities/MR Homes

Project Description: Constructing multiple four bedroom ADA Compliant group homes

SBC Number: 346/000-05-2005

Total Project Budget: \$56,580,000.00

Source of Funding:

\$ 520,000.00	05/06	Current Funds Capital Improv	(A)
960,000.00	06/07	Current Funds Capital Improv	(A)
18,000,000.00	2006	G.O. Bonds Cap Improv	(A)
29,700,000.00	2008	G.O. Bonds Cap Improv	(A)
7,400,000.00	2009	G.O. Bonds Cap Improv	(A)

Comment: The Glen Hills Utility District grant amount of \$65,000 will fund a waterline upgrade to allow the utility district to serve the home located at 645 Rambo Road, Greeneville, with adequate pressures for the required fire protection/sprinkler system.

Previous Action:

07/14/2005	SBC	Approved project & designer (Clark-Dixon Assoc.)
06/08/2006	SBC	Revised EPC; allocate funds
06/12/2008	SBC	Revised scope
11/13/2008	SBC	Approved utility grants
01/08/2009	SBC	Revised scope/funding; select designers
06/11/2009	SBC	Referred to SC with authority
06/22/2009	ESC	Discussion; deferred action
07/09/2009	SBC	Referred to SC with authority
07/20/2009	ESC	Approved bid modification
09/10/2009	SBC	Revised source of funding
12/09/2010	SBC	Approved Alt Del Method
02/10/2011	SBC	Revised scope
11/15/2012	SBC	Referred to ESC with authority to act

Minutes: 11/19/2012 ESC Agency pulled the item from the agenda

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

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

Description: Shelby County – 2.0+/-acres – Lot # 3,Shelby Meadows Subdivision, Arlington, TN – Trans. No. 12-10-017 (Woodard)

Purpose: Disposal in fee to sale property.

Original Cost to State: \$39,500.00

Date of Original Conveyance: August 14, 2009

Grantor Unto State: Trustmark National Bank

Estimated Sale Price: Fair Market Value

Grantee: Highest Bidder

Comment: We are requesting this property be sold to the highest bidder and request waiver of an appraisal and survey. Proceeds from the sale of this property will be available to the Department of Intellectual and Developmental Disabilities as authorized by TCA 12-2-117 (e).

Property Assessor's value: \$44,500
Improvements: Vacant land

Previous ESC Action: 01-20-2009 Approval to purchase the property for construction of a four bedroom group home. Trans. No. 08-12-023

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for discussion.

Minutes: 11/19/2012 Approved disposal in fee with waiver of one appraisal

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

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

Description: Shelby County – 2.0+/-acres – Lot # 5, Shelby Meadows Subdivision, Arlington, TN – Trans. No. 12-10-018 (Woodard)

Purpose: Disposal in fee to sale property.

Original Cost to State: \$38,900.00

Date of Original Conveyance: August 14, 2009

Grantor Unto State: Trustmark National Bank

Estimated Sale Price: Fair Market Value

Grantee: Highest Bidder

Comment: We are requesting this property be sold to the highest bidder and request waiver of an appraisal and survey. Proceeds from the sale of this property will be available to the Department of Intellectual and Developmental Disabilities as authorized by TCA 12-2-117 (e).

Property Assessor's value: \$44,500
Improvements: Vacant land

Previous ESC Action: 01-20-2009 Approval to purchase the property for construction of a four bedroom group home. Trans. No. 08-12-022

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for discussion

Minutes: 11/19/2012 Approved disposal in fee with waiver of one appraisal

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

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

Description: Shelby County – 2.16+/-acres – Lot # 12 Shelby Meadows Subdivision, Arlington, TN
– Trans. No. 12-10-019 (Woodard)

Purpose: Disposal in fee to sale property.

Original Cost to State: \$32,500.00

Date of Original Conveyance: August 14, 2009

Grantor Unto State: Trustmark National Bank

Estimated Sale Price: Fair Market Value

Grantee: Highest Bidder

Comment: We are requesting this property be sold to the highest bidder and request waiver of an appraisal and survey.. Proceeds from the sale of this property will be available to the Department of Intellectual and Developmental Disabilities as authorized by TCA 12-2-117 (e).

Property Assessor's value: \$46,700
Improvements: Vacant land

Previous ESC Action: 01-20-2009 Approval to purchase the property for construction of a four bedroom group home. Trans. No. 08-12-020.

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for discussion

Minutes: 11/19/2012 Approved disposal in fee with waiver of one appraisal

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

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

Description: Shelby County – 2.0+/-acres – Lot # 17 Shelby Meadows Subdivision, Arlington, TN
– Trans. No. 12-10-020 (Woodard)

Purpose: Disposal in fee to sale property.

Original Cost to State: \$39,500.00

Date of Original Conveyance: August 26, 2009

Grantor Unto State: Trustmark National Bank

Estimated Sale Price: Fair Market Value

Grantee: Highest Bidder

Comment: We are requesting this property be sold to the highest bidder and request waiver of an appraisal and survey. Proceeds from the sale of this property will be available to the Department of Intellectual and Developmental Disabilities as authorized by TCA 12-2-117 (e).

Property Assessor's value: \$44,500
Improvements: Vacant land

Previous ESC Action: 01-20-2009 Approval to purchase the property for construction of a four bedroom group home. Trans. No. 08-12-024.

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for discussion.

Minutes: 11/19/2012 Approved disposal in fee with waiver of one appraisal

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Land Transaction

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

Description: Shelby County – 2.18+/-acres – Lot # 13 Shelby Meadows Subdivision, Arlington, TN
– Trans. No. 12-10-021 (Woodard)

Purpose: Disposal in fee to sale property.

Original Cost to State: \$32,500.00

Date of Original Conveyance: August 14, 2009

Grantor Unto State: Trustmark National Bank

Estimated Sale Price: Fair Market Value

Grantee: Highest Bidder

Comment: We are requesting this property be sold to the highest bidder and request waiver of an appraisal and survey. Proceeds from the sale of this property will be available to the Department of Intellectual and Developmental Disabilities as authorized by TCA 12-2-117 (e).

Property Assessor's value: \$47,000
Improvements: Vacant land

Previous ESC Action: 01-20-2009 Approval to purchase the property for construction of a four bedroom group home. Trans. No. 08-12-021.

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for discussion.

Minutes: 11/19/2012 Approved disposal in fee with waiver of one appraisal

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey and exercise option to acquire interest, with waiver of advertisement and appraisals

Description: Shelby County – 0.3823+/-acres – 691 Union Ave., Memphis, TN – Trans. No. 09-06-032 (Woodard)

Purpose: Acquisition in fee for the construction of a nursing facility. This property is in the Southwest Tennessee Community College 2003 Master Plan.

Estimated Sale Price: \$790,000

Source of Funding: Campus Plant Funds (A)

Owner(s): Southwest Tennessee Community College Foundation (STCCF)

Comment: The Foundation purchased this property and completed the cleanup and received a clear letter from TDEC on October 8, 2012, TBR ask that there be a waiver of appraisals and Phase One since they already have a clearance letter from TDEC. The STCCF has acted as a third party in this acquisition and has paid \$804,130 to clear the site, fees, fair market value land as determined in 2009 appraisal and demolish the improvements.

Purchased by Owner: September 2011
Purchase Price: \$790,000
Property Assessor's Value: \$132,500
Improvements Square Footage: None

Previous ESC Action: 07-20-2009. Approval of a Phase One Environmental Assessment on the property.

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 11/19/2012 Approved obtaining title work, appraisal, survey and exercise option to acquire interest, with waiver of advertisement and appraisals

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 – 710 Ford Street

Project Description: Demolish residence

SBC Number: 166/003-11-2012

Total Project Budget: \$25,000.00

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Comment: TN Historical Commission in the demolition letter stated that the demo will not adversely affect this State owned resource and no further action is necessary.

SSC Action: 11/09/2012. Referred to Executive Sub Committee

Minutes: 11/19/2012 ESC Approved project budget, scope and source of funding

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 – 211 Castle Heights

Project Description: Demolish residence and detached garage

SBC Number: 166/003-09-2012

Total Project Budget: \$25,000.00

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Comment: TN Historical Commission in the demolition letter stated that the demo will not adversely affect this State owned resource and no further action is necessary.

SSC Action: 11/09/2012. Referred to Executive Sub Committee

Minutes: 11/19/2012 ESC Approved project budget, scope and source of funding

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 – 238 Georgia Avenue

Project Description: Demolish residence

SBC Number: 166/003-08-2012

Total Project Budget: \$25,000.00

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Comment: TN Historical Commission (THC) in the demolition letter stated that the demo will adversely affect this State owned resource. THC has stated that interior and exterior photography will mitigate this issue and APSU will proceed with this action prior to demolition.

SSC Action: 11/09/2012 Referred to Executive Sub Committee

Minutes: 11/19/2012 ESC Approved project budget, scope and source of funding

TENNESSEE BOARD OF REGENTS

Land Transaction

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

Description: Overton County – 2.2+/-acres – Windle Road, Livingston, TN – Trans. No. 12-10-013 (Maholland)

Purpose: Acquisition in fee to acquire adjacent property to prevent encroachment on the Volunteer State Community College, Livingston campus

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (A)

Owner(s): McCormick Paper Company, Scott & Phillip McCormick

Comment: The property will be used for warehouse storage and parking.

Purchased by Owner: Constructed in 1998
Purchase Price: N/A
Property Assessor's Value: \$228,800
Improvements Square Footage: 10,240 sf

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 11/19/2012 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

Lease Agreement

Requested Action: Approval of lease agreement and waiver of advertisement

Location: Shelby County – 500 Poplar View Parkway, Collierville, TN – Trans. No. 12-10-916 (Baltz)

Purpose: To provide student lounge, faculty offices and classroom space to accommodate the University of Memphis Collierville off campus center.

Term: Twenty (20) years upon occupancy

Proposed Amount:

<u>27,000 Square Feet</u>			
Annual Contract Rent Incl. Utility Cost:	\$324,000.00	@\$12.00 / sf	
Est. Annual Janitorial Cost:	<u>\$ 29,700.00</u>	<u>@\$ 1.10 / sf</u>	
Total Annual Effective Cost:	\$353,700.00	@\$13.10 / sf	

Current Amount:

<u>19,800 Square Feet</u> – Expires December 2013			
Annual Contract Rent Incl. Utility & Janitorial Services Cost:	<u>\$215,966.33</u>	<u>@\$10.91 / sf</u>	
Total Annual Effective Cost:	\$215,966.33	@\$10.91 / sf	

Type: New lease - Negotiated

FRF Rate: \$18.00 (for reference)

Source of Funding: Campus Plant Funds Non-auxiliary (A)

Lessor: Town of Collierville

Comment: The new building will be built specifically for UoM's Collierville Center. The Town of Collierville will assume debt of a twenty (20) year bond to fund the construction of this facility. The Town of Collierville will be responsible for major maintenance items and the UoM will provide janitorial services and minor repairs. After the twenty (20) year lease period, UoM will have the option to continue leasing the building for \$1.00 per year plus the cost of repairs and maintenance. The State may terminate this lease at any time by giving written notice to the Lessor at least one (1) year to the date, when such termination becomes effective. The State shall terminate this lease at the end of its fiscal year (June 30) in the event that sufficient funds are not approved.

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 11/19/2012 Approved lease agreement and waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to amend the contract

Project Title: Capital Improvements Master Plan

Project Description: Development of a comprehensive statewide capital improvements master plan that encompasses the need for State facilities and programs throughout Tennessee and provide oversight of implementation of the master plan

SBC Number: 460/000-01-2011

Total Project Budget: \$4,500,000.00

Source of Funding:	\$ 500,000.00	11/12	Current Funds Capital Improv	(A)
	500,000.00	11/12	FRF Reserves (501.01)	(A)
	2,344,000.00		FRF Reserves	(A)
	170,000.00		FRF Reserves	(A)
	986,000.00	12/13	DGS Operating Funds	(A)

Comment: Amendment recognizes that Jones Lang LaSalle (JLL) may receive commissions from third parties in procuring and processing leases for the State.

Previous Action:

09/08/2011	SBC	Approved project
12/19/2011	ESC	Deferred protest
12/29/2011	ESC	Discussion of protest status
01/23/2012	ESC	Approved award to Jones Lang LaSalle
06/14/2012	SBC	Approved amending contract; revised scope & funding
11/15/2012	SBC	Referred to ESC with authority to act

Minutes: 11/19/2012 ESC Approved contract amendment

DEPARTMENT OF CORRECTION

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding

Project Title: Water & Storage Tank Repairs

Project Description: Perform repairs and code upgrades to the 14 water storage tanks at the MCCX, NECX, BMSP, WCBC, NWCX, WTSP and STSRFC institutions

SBC Number: 140/001-01-2010

Total Project Budget: \$1,700,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,000,000.00	\$ 0	\$1,000,000.00	09/10	Current Funds/Sent Act	(R)
	0	203,227.23	203,227.23	03/04	Current Funds/Sent/Act	(R)
	0	153,346.00	153,346.00	05/06	Current Funds/Sent/Act	(R)
	0	332,180.17	332,180.17	06/07	Current Funds/Sent/Act	(R)
	<u>0</u>	<u>11,246.60</u>	<u>11,246.60</u>	07/08	Current Funds/Sent/Act	(R)
Original Project Budget:	\$1,000,000.00					
Change in Funding:		\$700,000.00				
Revised Project Budget:			\$1,700,000.00			

Comment: The project bid above the bid target. Funding is being added to award the base bid and two alternates. All the tanks are in need of repair to address TDEC violations and to meet basic water standards.

Previous Action: 03/11/2010 SBC Approved project; referred designer to SC
 03/22/2010 ESC Approved designer selection (TLM Associates)
 11/15/2012 SBC Referred to ESC with authority to act

Minutes: 11/19/2012 ESC The Department brought the request up from the floor as the information was not completed before the agenda had to be posted. Subcommittee asked if Staff had reviewed the item and expressed disapproval of items being brought up from the floor. Treasurer Lillard noted that the request to add funding was related to a standard bid and award of a contract, and made a motion to approve the item. Melinda Parton said she felt comfortable with their approval stating that her office would review the final document once it came to them for signature. The motion to revise the project budget and source of funding was properly seconded, and passed without objection.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on October 26, 2012.

Designer Selections

- 1) Acknowledged reporting of a designer name change from "The CFP Group" to "Goodwyn, Mills and Cawood" on all current State projects.

- 2) 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.

- | | |
|--|---|
| <ul style="list-style-type: none">1) Middle Tennessee State University
(Haynes Turner Bldg Renovations)
Total Project Budget: \$380,000.00
SBC Project No. 166/009-06-2012
Designer: DESIGN HOUSE 1411
2) University of Memphis
(Research Facilities Improvements)
Total Project Budget: \$1,145,000.00
SBC Project No. 166/007-13-2012
Designer: ALLEN & HOSHALL
3) Pellissippi State Community College
(Blount County Campus Fitness Trail)
Total Project Budget: \$430,000.00
SBC Project No. 166/032-07-2012
Designer: ROSS / FOWLER | <ul style="list-style-type: none">4) Arlington Developmental Center
(Service Complex Interior Updates)
Total Project Budget: \$1,000,000.00
SBC Project No. 344/017-01-2012
Designer: ASKEW HARGRAVES HARCOURT
5) TN School for the Blind
(Tech Infra & Emerg Notification System Upgrade)
Total Project Budget: \$1,250,000.00
SBC Project No. 168/005-04-2012
Designer: I C THOMASSON ASSOCIATES
6) TN Veterans Home – Cleveland
(New Facility – Full Planning)
Total Project Budget: \$31,400,000.00
SBC Project No. 680/001-01-2012
Designer: THE LEWIS GROUP |
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There being no further business, the meeting adjourned at 10:45 a.m.

UNIVERSITY OF TENNESSEELand Transaction

Requested Action:	Approval of disposal in fee and easement with waiver of advertisement and appraisals
Description:	Haywood County – 44.5+/-acres – 1900 Albright Road, Brownsville, TN – Trans. No. 12-10-024 (Baugh)
Purpose:	Disposal in fee to convey the property to the Department of Transportation for construction of a welcome center solar-power education center
Original Cost to State:	\$471,700
Date of Original Conveyance:	December 16, 2009
Grantor Unto State:	Stuart Land Trust
Estimated Sale Price:	Mutual Benefits
Grantee:	Tennessee Department of Transportation
Comment:	Property Assessor's value: \$343,900 Improvements: N/A This is a Transfer of Jurisdiction and requires a quitclaim deed. The federal government requires ownership by deed to fund construction. This will also transfer the necessary drainage, access and utility easements to Department of Transportation to complete the project.
Previous ESC Action:	11/23/2009. Subcommittee approved the request as presented, contingent upon confirmation of the availability of federal funds.
SSC Report:	11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	11/19/2012 Approved disposal in fee and easement with waiver of advertisement and appraisals

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Land Transaction

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

Description: Hardin County – Pickwick Landing State Park – Trans. No. 12-10-010 (Jackson)

Purpose: Disposal by lease to amend lease with United States Postal Service (USPS)

Term: Existing 15 year lease with extension of 15 years – January 1, 2013 – December 31, 2027

Consideration: \$1,800 annually

Lessee: United States Postal Service

Comment: Amendment to lease and add language allowing the parties to terminate without cause after notice period and to amend payment from USPS to increase the rental rate for the post office building. The existing term has a consideration of \$1,200 annually.

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 11/19/2012. Approved disposal by lease with waiver of advertisement and appraisals

TENNESSEE WILDLIFE RESOURCE AGENCYLand Transaction

Requested Action:	Approval of disposal by easement with waiver of advertisement and one appraisal
Description:	Campbell County – 7.10+/-acres – City of Caryville – Trans. No. 12-10-014 (Jackson)
Purpose:	Disposal by easement for 30 x 10,300 ft. electrical easement to allow the construction of electrical lines to map 121, parcel 1, to furnish power to various government/private entities including Campbell County 911.
Estimated Sale Price:	Fair Market Value
Grantee:	Lafollette Utility Board
Comment:	U.S. Cellular, as a third party beneficiary, will pay all transaction expenses and transaction fees.
SSC Report:	11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	11/19/2012 Approved disposal by easement with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE RESOURCE AGENCYLand 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:	Chester County – 300.73+/-acres – City of Henderson – Trans. No. 12-10-015 (Jackson)
Purpose:	Acquisition in fee to acquire property to protect the wetlands and provide additional waterfowl opportunities to the public. This priority wetland tract is on TWRA's current list.
Estimated Sale Price:	Fair Market Value
Source of Funding:	State Wetland Acquisition Funds 12/13 (A)
Owner(s):	Tennessee Parks and Greenways Foundation
Comment:	Any associated fees paid by the third party and reimbursed by the State will be provided in the quarterly report. Purchased by owner: September 25, 2012 Purchase Price: \$170,500 Property Assessor's value: \$132,600 Improvements: N/A
SSC Report:	11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	11/19/2012. 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

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:	Montgomery County – 0.10+/-acres – 710 Ford Street, Clarksville, TN – Trans. No. 12-10-004 (Woodard)
Purpose:	Acquisition in fee for property to be used for future campus expansion. This property is in the Austin Peay State University <u>2007 Master Plan</u> .
Estimated Sale Price:	Fair Market Value
Source of Funding:	Campus Plant Funds (non-auxiliary) (A)
Owner(s):	Vickie and Wayne Fleming
Comment:	Purchased by Owner: August 11, 2008 Purchase Price: 28,000 Property Assessor's Value: \$39,000 Improvements Square Footage: 868 sf
SSC Report:	11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	11/19/2012. 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

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: Montgomery County – 0.24+/-acres – 211 Castle Heights, Clarksville, TN – Trans. No. 12-10-006 (Woodard)

Purpose: Acquisition in fee for property used for future campus expansion. This property is in the Austin Peay State University 2007 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Owner(s): Ida Biggers/Phil Grant Biggers

Comment: Purchased by Owner: April 20, 1987
Purchase Price: N/A
Property Assessor's Value: \$72,400
Improvements Square Footage: 1,670 sf

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 11/19/2012. 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

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:	Montgomery County -.18+/-acres – 238 Georgia Ave., Clarksville, TN – Trans. No. 12-10-005 (Woodard)
Purpose:	Acquisition in fee for property used for future campus expansion. This property is in the Austin Peay State University <u>2007 Master Plan</u> .
Estimated Sale Price:	Fair Market Value
Source of Funding:	Campus Plant Funds (non-auxiliary) (A)
Owner(s):	Harry J. Leible,III
Comment:	Purchased by Owner: February 28, 2000 Purchase Price: \$63,000 Property Assessor's Value: \$47,400 Improvements Square Footage: 1,016 sf
SSC Report:	11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Minutes:	11/19/2012. 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

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: Rutherford County – 0.38+/-acres – 1825 Ragland, Murfreesboro, TN – Trans. No. 12-10-012 (Maholland)

Purpose: Acquisition in fee for property used for future campus expansion. This property is in the Middle Tennessee State University 2008 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Auxiliary (Rent) (A)

Owner(s): Virginia Wilson

Comment: The house will be rented until needed for future campus expansion.

Purchased by Owner: June 8, 2001
Purchase Price: \$102,500
Property Assessor's Value: \$97,200
Improvements Square Footage: 1,838 sf

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 11/19/2012. 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

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

Description: Putnam County – 0.42+/-acres - 242 E. 10th Street, Putnam, TN – Trans. No. 12-10-016 (Baugh)

Purpose: Disposal by easement by Tennessee Technological University (TTU) to the City of Cookeville for the Heritage Walking Trail

Estimated Sale Price: Mutual benefits

Grantee: City of Cookeville

Comment: The Heritage Rail Trail is a 19 mile walking trail from the Cookeville Depot to Monterey, which will be constructed by the City of Cookeville. It is a trail located alongside of an active rail line. The property affected, at the Tennessee Tech campus, is behind the Foundation Hall (formerly known as the Prescott School) which was acquired in April 2012. TTU uses the Foundation Hall property for additional parking, office and classroom space.

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 11/19/2012. Approved disposal by easement with waiver of advertisement and appraisals

TENNESSEE BOARD OF REGENTSLease Amendment

Requested Action: Approval of lease amendment and waiver of advertisement

Location: Sullivan County – 300 West Market Street, Kingsport, TN – Trans. No. 12-10-917 (Baltz)

Purpose: Amendment #1 changes the end date of the initial term of the lease and includes ending the consortium agreement on June 30, 2012, and creating the Kingsport Higher Education Commission, which will be a non-profit organization for the purpose of providing oversight, on the behalf of the City. Two additional sections, Exclusive Use Reserved to Lessee and Exclusive Rights to offer Lower Division and Associate Degree Programs.

Term: Extending the end date, of the current lease, from June 30, 2013 to June 30, 2020. (Five (5) year lease with additional seven (7) years)

Proposed Amount:

<u>54,000 Square Feet</u>		
Annual Contract Rent Cost:	\$ 10.00	Annually
Est. Annual Utility Cost:	\$ 94,500.00	@\$1.75 / sf
Est. Annual Janitorial Cost:	<u>\$ 59,400.00</u>	<u>@\$1.10 / sf</u>
Total Annual Effective Cost:	\$153,910.00	@\$2.85 / sf

Current Amount:

<u>54,000 Square Feet</u>		
Annual Contract Rent Cost:	\$ 10.00	Annually
Est. Annual Utility Cost:	\$ 94,500.00	@\$1.75 / sf
Est. Annual Janitorial Cost:	<u>\$ 59,400.00</u>	<u>@\$1.10 / sf</u>
Total Annual Effective Cost:	\$153,910.00	@\$2.85 / sf

Type: Amendment #1

FRF Rate: \$18.00 (for reference)

Source of Funding: Campus Plant Funds (A)

Lessor: City of Kingsport

Comment: No additional costs are associated with the amendment. The enrollment for NeSCC has increased from 717 in 2008 to 1,300 in 2012.

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 11/19/2012. Approved lease amendment and waiver of advertisement

TENNESSEE BOARD OF REGENTSLease Agreement

Requested Action: Approval of lease agreement.

Location: Sullivan County – 620 State Street, Bristol, TN – Trans. No. 12-10-918 (Baltz)

Purpose: To provide a teaching site for Northeast State Community College (NESCC) for Associate of Arts and Associates of Sciences.

Term: March 1, 2013 thru February 28, 2018 (Five (5) years)

Proposed Amount:

<u>15,979 Square Feet</u>		
Annual Contract Rent Cost:	\$205,809.52	@\$12.88 / sf
Est. Annual Utility Cost:	\$ 27,963.25	@\$ 1.75 / sf
Est. Annual Janitorial Cost:	\$ <u>17,576.90</u>	@\$ <u>1.10 / sf</u>
Total Annual Effective Cost:	\$251,349.67	@\$15.73 / sf

Current Amount: None

Type: New lease

FRF Rate: \$18.00 (for reference)

Source of Funding: Campus Plant Funds (A)


Lessor: City Central

Comment: The lease space will be completely renovated and comply with all applicable fire, building and life safety codes as required by the State Fire Marshall's Office. City Central will pay all renovation cost. The space is currently an open vacant space that will be built to the specification of NESCC. The estimated enrollment at the Bristol site will be 150 students for FY2013. Termination for convenience is ninety (90) days for cancellation of the lease.

SSC Report: 11/09/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 11/19/2012. Approved lease agreement

Approved:


Mark A. Emkes, Commissioner
Department of Finance and Administration