

**MINUTES**  
**STATE BUILDING COMMISSION**  
Executive Subcommittee  
November 25, 2013

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The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Secretary Hargett called the meeting to order at 10:33 a.m. and requested action on the following matters as presented by Interim State Architect Alan Robertson.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

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

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Larry Martin, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Alan Robertson, Interim State Architect  
Georgia Martin, Office of the State Architect  
Peter Heimbach, Department of General Services  
Melinda Parton, Comptroller's Office  
Jonathan Rummel, Secretary of State's Office  
Courtney Holliday, Treasurer's Office  
Bruce Davis, Legislative Budget Office  
Genie Whitesell, Attorney General's Office  
Janie Porter, Attorney General's Office  
Robbi Stivers, University of Tennessee  
Dick Tracy, Tennessee Board of Regents  
Ted Hayden, Office of the State Architect  
Jason Hartman, Dept of Finance and Administration  
John Webb, Dept of Finance and Administration  
Mike Morrow, Dept of Finance and Administration  
Crystal Collins, THEC  
Steven Gentile, THEC  
Kim Adkins, The Capitol Strategy Group

Tim Churchill, TN Wildlife Resources Agency  
Cindy Liddell, Comptroller's Office  
Mark Cherpack, Dept of Finance and Administration  
Chloe Shafer, Department of General Services  
Steve Berry, Department of General Services  
Luke Koontz, Department of General Services  
Denise Miller, Department of General Services  
Frank Ward, Nashville Sounds  
Senator Thelma Harper  
Councilman Jerry Maynard  
JD Elliott, Metro Sports Authority  
Toby Compton, Metro Sports Authority  
Sharon Hurt, JUMP  
Mike Kelly, Jimmy Kelly's  
Courtney Wheeler

## 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: Disposal by easement  
Provision: Waiver of advertisement and appraisals
  
- B. Agency: Tennessee Board of Regents – Shelby County  
Transaction: Lease amendment
  
- C. Agency: Tennessee Board of Regents – Hamilton County  
Transaction: Lease amendment
  
- D. Agency: Tennessee Board of Regents – Knox County  
Transaction: Lease agreement
  
- E. Agency: Department of State – Montgomery County  
Transaction: Lease agreement
  
- F. Agency: Department of Agriculture – Bledsoe County  
Transaction: Disposal by easement  
Provision: Waiver of advertisement an one appraisal
  
- G. Agency: Department of Intellectual and Developmental Disabilities – Shelby County  
Transaction: Disposal in fee  
Provision: Advertisement
  
- H. Agency: Department of Intellectual and Developmental Disabilities – Shelby County  
Transaction: Disposal in fee  
Provision: Advertisement
  
- I. Agency: Tennessee Wildlife Resources Agency – Johnson County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- J. Agency: Tennessee Wildlife Resources Agency – Montgomery County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- K. Agency: Department of Environment and Conservation – Rhea County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and appraisals

- L. Agency: Department of Environment and Conservation – Morgan County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- M. Agency: Department of Environment and Conservation – White County  
Transaction: Acquisition by gift  
Provision: Waiver of advertisement and appraisals
  
- N. Agency: Department of Environment and Conservation – Morgan County  
Transaction: Disposal by easement  
Provision: Waiver of advertisement and appraisals

## TENNESSEE BOARD OF REGENTS

### East Tennessee State University, Johnson City, Washington County, Tennessee

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

**Project Title:**                Demolition – 908 W. Maple Street

**Project Description:**        This project provides for the demolition of the building located at 908 W. Maple Street for the benefit of the ETSU master plan.

**SBC Number:**                166/005-09-2013

**Total Project Budget:**      \$25,000.00

**Source of Funding:**        \$25,000.00                    Plant (Non-Auxiliary) (A)

**Comment:**                    The TN Historical Commission has determined that this project will not adversely affect this State owned resource of 50+ years, and no further action is necessary. The property was acquired in 1968.

**Minutes:**                      11/25/2013 ESC    Approved project, budget, scope and source of funding.

## TENNESSEE BOARD OF REGENTS

### Tennessee Technological University, Cookeville, Putnam, Tennessee

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

**Project Title:**               Demolition – 242 W. 8<sup>TH</sup> Street, Dial Residence

**Project Description:**       This project provides for the demolition of the building located at 242 W. 8<sup>th</sup> Street for the benefit of the TTU master plan.

**SBC Number:**                166/011-16-2013

**Total Project Budget:**     \$10,000.00

**Source of Funding:**        \$10,000.00            Plant (Non-Auxiliary) (A)

**Comment:**                    The TN Historical Commission has determined that this project will not adversely affect this State owned resource of 50+ years, and no further action is necessary. The property was acquired in July 2013.

**Minutes:**                     11/25/2013 ESC    Approved project, budget, scope and source of funding.

## UNIVERSITY OF TENNESSEE

### Land 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:** Knox County – acquire up to approximately 0.63 +/- acres of railroad right-of-way or in fee along the southern boundary of the property located at 2000 Sutherland Avenue, Knoxville, TN – Trans. No. 13-10-009 (Maholland)

**Purpose:** Acquisition of right-of-way from Norfolk-Southern Railroad

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Plant Funds (Non-Auxiliary) (A)

**Owner(s):** Norfolk Southern Railroad

**Comment:** The proposed right-of-way or fee acquisition will clear the Support Services building from encroaching into the Norfolk-Southern Railroad right-of-way setback area.

**Minutes:** 11/25/2013 ESC Robbie Stivers brought up from the floor a request for 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. Secretary Hargett asked Mr. Stivers to explain the time sensitivity of the request. Mr. Stivers stated that the University has an \$18 million capital project that is under design and scheduled to be complete in the next 2+ years, and that the property being evaluated impacts that project's timeline. Treasurer Lillard asked if the Phase 1 environmental assessment was sufficient to deal with the railroad property. Mr. Stivers responded "yes", that they will look to the Phase 1 company to make a recommendation if they believe a Phase 2 is necessary. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Panther Creek State Park, Morristown, Hamblen County, Tennessee

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

**Project Title:** ADA Rehabilitation

**Project Description:** Make all identified public structures ADA accessible by renovating parking, pathways, restrooms and furnishings.

**SBC Number:** 126/072-02-2012

**Total Project Budget:** \$520,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$355,504.29	\$ 0	\$355,504.29	05/06	CurrFunds-CapMaint/ADA Funds	(A/R)
	9,495.71	0	9,495.71	06/07	CurrFunds-CapMaint/ADA Funds	(A/R)
	0	155,000.00	155,000.00	07/08	CurrFunds-CapMaint/ADA Funds	(R)
<b>Original Project Budget:</b>	<u>\$365,000.00</u>					
<b>Change in Funding:</b>		<b>\$155,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$520,000.00</b>			

**Comment:** Project bid over target. Additional funding is needed to award the base bid without reducing the scope of the project and without delaying the project schedule.

**Previous Action:** 12/13/2012 SBC Approved project  
12/17/2012 ESC Selected designer (Blankenship & Partners)  
11/14/2013 SBC Referred to ESC with authority to act

**Minutes:** 11/25/2013 ESC Approved a revision in project budget and source(s) of funding.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Statewide

**Requested Action:** Approval of a revision in project budget and source(s) of funding and to issue a new contract to the previously selected consultant

**Project Title:** Architectural Consultant

**Project Description:** Provide professional architectural services to the department on an as-needed basis for numerous small projects and to provide project preplanning efforts.

**SBC Number:** 126/000-02-2011

**Total Project Budget:** \$360,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$100,000.00	\$ 0	\$100,000.00	11/12	CurrFunds-MajorMaint	(A)
	100,000.00	0	100,000.00	12/13	CurrFunds-MajorMaint	(A)
	60,000.00	0	60,000.00	12/13	DGS OpFunds/Preplan	(A)
	0	100,000.00	100,000.00	13/14	CurrFunds-MajorMaint	(A)

**Original Project Budget:** \$260,000.00

**Change in Funding:** \$100,000.00

**Revised Project Budget:** \$360,000.00

**Comment:** The agreement for the consultant expired on October 31, 2013. The consultant was selected utilizing the designer selection process in 2011, with the intent of a maximum of five years. As the designer was in place for two years, the new contract will be for a maximum of the three years remaining from the original contract.

**Previous Action:** 09/08/2011 SBC Approved project  
09/29/2011 ESC Selected designer (Lose & Associates)  
08/20/2012 SBC Revised funding; extended contract  
09/18/2012 SBC Revised funding  
11/14/2013 SBC Referred to ESC with authority to act

**Minutes:** 11/25/2013 ESC Approved a revision in project budget and source(s) of funding and to issue a new contract to the previously selected consultant. As a result of questions from the Subcommittee, Mr. Heimbach stated that STREAM is putting together a report identifying which consultant contracts will be extended and which will be procured.



## DEPARTMENT OF ENVIRONMENT AND CONSERVATION

### Land Transaction

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

**Description:** Davidson County – 18.0+/-acres – Franklin Pike/5525 Cherrywood Dr., Nashville, TN Trans. No. 13-10-013 (M. Berry)

**Purpose:** Acquisition in fee of the Harris tract (two) properties to ensure protection of watershed and viewshed of the Radnor Lake State Natural Area.

**Estimated Price:** Fair Market Value

**Source of Funding:** TDEC Reserves (O)

**Owner(s):** Robert R. Neely Jr. and Gail H. Neely

**Comment:** The purchase of tracts would ensure that the available watersheds and viewsheds along the southern boundary of the natural area would be protected. Acquisition would also enable TDEC to pursue a future land acquisition of adjacent property. Reserve funds originated from Piedmont Natural Gas Co. fees for the installation of a natural gas pipeline.

#### Franklin Pike

Date of last transfer: May 4, 2009

Purchase Price: N/A

Property Assessor's Value: \$14,878 (36.28 acres)

Improvements Square Footage: N/A

#### 5525 Cherrywood Dr.

Date of last transfer: October 7, 2008

Purchase Price: N/A

Property Assessor's Value: 126,000 (1.0 acres)

Improvements Square Footage: N/A

**Minutes:** 11/25/2013 ESC Peter Heimbach presented a request for approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal. Treasurer Lillard discussed the waiving of one appraisal and stated that there needs to be a standard for waiving one appraisal. Comptroller Wilson asked where the money was coming from and was told they had received \$2 million from the Piedmont settlement to purchase land at Radnor Lake, and had been working for 12 years to acquire the property. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 1 - West, Dover, Stewart County, Tennessee

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

**Project Title:** Pumping Station Replacement

**Project Description:** Replace existing pumping station used to flood and drain the fields at the Barkley Wildlife Management Area. Pump system utilizes water from the Cumberland River to flood surrounding area for duck hunting and reverses to drain water for spring planting season. This system is needed to provide quality duck hunting and water fowl habitat. TWRA will demolish the existing pump with agency resources.

**SBC Number:** 220/017-01-2012

**Total Project Budget:** \$903,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$637,500.00	\$39,750.00	\$677,250.00		Federal Funds	(F)
	212,500.00	0	212,500.00	12/13	TWRA Operating Funds	(A)
	0	13,250.00	13,250.00	13/14	TWRA Operating Funds	(A)
<b>Original Project Budget:</b>	<b>\$850,000.00</b>					
<b>Change in Funding:</b>		<b>\$53,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$903,000.00</b>			

**Comment:** The project bid over target. Additional funding is needed to award the base bid without reducing the scope of the project and without delaying the project schedule. The project is a 75/25 Federal/State match.

**Previous Action:** 10/11/2012 SBC Referred to ESC with authority to act  
 10/26/2012 ESC Approved project & selected designer (CTI Engineers)  
 11/14/2013 SBC Referred to ESC with authority to act

**Minutes:** 11/25/2013 ESC Approved revision in scope, project budget & source of funding.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and appraisals

**Description:** Blount & Monroe Counties – 3,149+/-acres – Tapoco Term Lands, Maryville, TN – Trans. No. 13-10-005 (M. Berry)

**Purpose:** Acquisition in fee of gifted property for the protection of upland forests and other habitats while providing additional hunting, bird watching and other outdoor recreation for the public.

**Estimated Price:** Gift

**Source of Funding:** Federal Aid in Wildlife Restoration Funds (REM & fees) (F)

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

**Comment:** The land (3,149 acres) will be gifted to TWRA from The Nature Conservancy (TNC). The property will become a part of the Foothills Wildlife Management Area. No additional management or operating costs are anticipated due to this acquisition.

Date of last transfer: November 14, 2012

Purchase Price: \$7,987,440

Property Assessor's Value: \$429,000 (260 acres/Blount County-parcel 004.04)

Property Assessor's Value: \$382,800 (232 acres/Blount County-parcel 004.05)

Property Assessor's Value: \$3,498,000 (2,120 acres/Blount County-parcel 001.05)

Property Assessor's Value: N/A (124.51 acres/Monroe County-parcel 016.00)

Property Assessor's Value: N/A (922.98 acres/Monroe County-parcel 001.00)

Improvements Square Footage: N/A

**Minutes:** 11/25/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and appraisals. Treasurer Lillard mentioned that, although the property was donated as a Gift, in the future, if monies are being expended, there should be some notation of how much the State is paying.

## DEPARTMENT OF GENERAL SERVICES

### Land Transaction

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

**Description:** Davidson County – 9.90+/-acres – bounded by Jefferson St., 4<sup>th</sup> Ave North, 5<sup>th</sup> Avenue North to and inclusive of the Metropolitan Government Greenway, Nashville, TN – Trans. No. 13-10-006 (S. Berry)

Davidson County 28+/-acres – 1278,1294, 1162, 1292, 1250 Foster Ave., Nashville, TN – Trans. No. 13-03-004 (S. Berry)

**Purpose:** Disposal in fee by property swap of State owned property improved in part with surface parking lots # 6 and #7.

**Estimated Sale Price:** \$23,000,000

**Grantee:** Metro Government of Nashville and Davidson County

**Comment:** Jefferson St., 4<sup>th</sup> Avenue North, 5<sup>th</sup> Avenue North  
Date of last transfer: Multiple conveyances of 18 parcels beginning on March 27, 1987  
Original cost to the State: Not Available  
Previous Owner: Multiple  
Property Assessor's Value: \$3,012,400  
Improvements Square Footage: N/A

Foster Avenue Properties  
Date of last transfer: Multiple conveyances beginning July 1, 1887  
Original cost to the State: Various  
Previous Owner: E.W. Cole Industrial School  
Property Assessor's Value: \$1,304,000 (130.4 acres)  
Improvements Square Footage: N/A

Conveyance of referenced property in exchange for the following:

- \$23,000,000 cash contribution for construction of the underground garage at the proposed library and archives building and a 1,000 car structured parking garage to be constructed and owned by the State.
- Contribution to operating and maintenance costs of the new State owned structured parking garage.
- Agreement by Metro to establish a seven member special design committee with three members selected by the State, three members selected by Metro and the seventh member selected by the other six members to establish design guidelines for

construction of improvements on the Sulphur Dell lots that are being conveyed to Metro by the State and other third parties.

- Repurchase rights over the approximately 80 foot strip of land between the ballpark once it is constructed and 5th Avenue North.
- Repurchase rights in the event that the proposed multi-family developer does not close on the acquisition of the city block fronting Jefferson Street on which the developer will receive an option to purchase from Metro.
- Repossession rights over the property conveyed by the State on which the ballpark will be located in the event that the ballpark is not used to host baseball games in accordance with the terms of a lease between Metro and a baseball team which has been provided to the State and meets certain State requirements.
- Agreement of the State to enter into a lease for use of the new State owned parking garage in connection with events at the ballpark.
- Metro's agreement to accommodate displaced State employee parking at LP Field and pay for shuttle service costs associated with transporting those employees to State office buildings.
- Approval rights over the design of the multi-family structure proposed to be constructed by a third party on the city block fronting Jefferson Street and the ballpark structure.

Conditions to closing on this transaction are as follows:

- The SBC having been provided a copy of the lease between Metro and the baseball team that contains the terms required by the State.
- Metro having successfully issued the bonds required to fund its obligations under the State agreement and the lease with the baseball team.
- The SBC having approved the conceptual plans and specifications for the ballpark.
- The SBC having approved the design of the multi-family structure to be constructed by the third party developer on the city block fronting Jefferson Street.
- The SBC having approved the lease for the use of the parking garage by Metro.

**Previous Action:** 03/25/2013 ESC Approval of disposal in fee by property swap (Trans No.13-03-004)

**Minutes:** 11/25/2013 ESC Peter Heimbach presented a request for approval of a Sale Agreement and a disposal in fee with waiver of advertisement and one appraisal. Treasurer Lillard asked Mr. Heimbach when the State was under obligation to start construction of the parking garage and if a date of completion had been established. Chloe Shafer, Attorney for General Services, was recognized and responded that the State does not have an obligation to immediately commence construction or finish the parking garage. She said if the State does not promptly or diligently pursue the design and construction of the garage, at some point, Metro will stop paying for the shuttle service to LP Field and allowing State employees to park there. Treasurer Lillard restated that the State does not have to construct the garage until after the conditions at closing are met and satisfied. Secretary Hargett confirmed that the action taken

does not contemplate the State relinquishing any surface parking rights. Ms. Shafer responded that the property that is being conveyed to Metro is property on which the State currently utilizes as surface parking. Those surface parking spaces that the State is losing are going to be replaced with the parking garage and other available parking. Secretary Hargett confirmed with Ms. Shafer that there is remaining surface parking that is not being conveyed. He commented that, as Secretary of State, his interest is to have a facility that does not detract from the State Library & Archives and State Museum in any way. He said that the Bicentennial Mall area is a very special place and he wants it to continue to be a very special place for all Tennesseans to be proud of. He then opened up the meeting for public comments.

Sharon Hurt, President of the Jefferson Street United Merchants (JUMP), was recognized and voiced her support for bringing economic development to North Nashville. She said that this project would highlight and celebrate the historic significance of Jefferson Street by resurrecting the old Sulphur Dell ball park in its community.

Councilman Jerry Maynard was recognized and thanked the State for its leadership and consideration. He said he was excited about having baseball return to Sulphur Dell and thanked the Mayor for his leadership in promoting economic investment in North Nashville.

Senator Thelma Harper was recognized. She shared memories of Jefferson Street and stated that it has come a long way and is going to go further.

J.D. Elliott, Metro Sports Authority, voiced his support of the new ball park and stated that his organization would be pleased to have oversight of it along with the other Metro facilities that it oversees.

Mike Kelly, Nashville Convention Bureau, voiced his support and excitement over the prospect of the new ballpark coming to Sulphur Dell.

Treasurer Lillard confirmed with Mr. Heimbach, as a representative of the Governor's Administration, that the Governor supports the proposal. Secretary Hargett clarified that it was the Administration that initially engaged conversations with the State Building Commission and their staffs regarding the project. Treasurer Lillard thanked everyone who had worked extremely hard on the proposal including its voluminous documents and discussions, and said it had been done in a very good fashion. The Subcommittee approved the Sale Agreement and a disposal in fee with waiver of advertisement and one appraisal.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on October 21, 2013.

### SBC Policy & Procedures

- 1) Approved the following revisions to the *SBC Policy and Procedures*:

#### Item 7.07 – Replace paragraph two with the following:

All Request for Proposals (RFP) used by any State Procurement Agency (SPA) provided in sections A., B. or C. shall have templates that require approval by the Executive Subcommittee prior to utilizing options A., B. or C. The use of section B. and/or C. shall require documentation and justification by the SPA prior to the development of the RFP and advertisement and shall be made a part of the procurement file. The procurement process shall be confidential from initiation of the lease process until a ~~notice of award~~ Notice of Intent to Award is issued to all proposers. By the time and date detailed in the RFP Schedule of Events, which date shall be at least ten days prior to the Executive Subcommittee meeting at which approval will be sought, the Head of the SPA must notify all proposers of the lowest-cost or apparent best-evaluated proposer to which the Head of the SPA will likely recommend to the Executive Subcommittee for award. All evaluation criteria and the analysis procedure and other records of the procurement process shall become public information upon issuance of the ~~notice of award to the lowest cost or best-evaluated proposal to all proposers~~ Notice of Intent to Award.

### OSA Policy & Procedures – Delivery Methods

- 1) Accepted a report of the following revision to *Procurement Through Best-Value*:

#### D. Contract Award

The State reserves the right to make an award without further discussion of any proposal submitted. Final approval of a ~~selection of the successful bidder and a~~ contract award recommendation decision is made by the State Building Commission in accordance with applicable State laws and regulations. ~~Review and approval by the State Building Commission is closure to the State's evaluation process.~~

## Designer Selections

- 1) Accepted the report of a designer name change from "SAIC Energy, Environment & Infrastructure, LLC" to "Leidos Engineering, LLC" on all current State projects.
- 2) 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) **UT Chattanooga and Space Institute**  
(Accessibility Improvements)  
Total Project Budget: \$914,539.67  
SBC Project No. 540/000-01-2012  
Designer: **ROSS / FOWLER PC**

6) **UT Health Science Center**  
(Hot Water Improvements – 920 Madison Ave)  
Total Project Budget: \$825,000  
SBC Project No. 540/013-05-2013  
Designer: **OGCB, INC.**

2) **UT Knoxville and Institute of Agriculture**  
(Accessibility Improvements)  
Total Project Budget: \$1,926,012.79  
SBC Project No. 540/000-03-2012  
Designer: **COPE & ASSOCIATES**

7) **TCAT Statewide**  
(Accessibility Adaptations – East TN)  
Total Project Budget: \$240,000  
SBC Project No. 166/000-02-2011  
Designer: **MICHAEL BRADY INC**

3) **UT Knoxville**  
(Deferred Maintenance 2013-2014)  
Total Project Budget: \$900,000  
SBC Project No. 540/009-08-2013  
Designer: **BREWER INGRAM FULLER**

8) **TCAT Statewide**  
(Accessibility Adaptations – West TN)  
Total Project Budget: \$240,000  
SBC Project No. 166/000-02-2011  
Designer: **RENAISSANCE GROUP**

4) **UT Knoxville**  
(Environmental Initiatives 2013-2014)  
Total Project Budget: \$610,000  
SBC Project No. 540/009-09-2013  
Designer: **JOHNSON ARCHITECTURE**

9) **Tennessee Technological University**  
(Outdoor Tennis Courts)  
Total Project Budget: \$250,000  
SBC Project No. 166/011-13-2013  
Designer: **HART FREELAND ROBERTS**

5) **UT Knoxville**  
(Neyland Thompson Sports Center TV Studio)  
Total Project Budget: \$10,000,000  
SBC Project No. 540/009-10-2013  
Designer: **SPORTS CENTER ASSOCIATED ARCHITECTS, joint venture of Cope Associates / McCarty Holsaple McCarty**

10) **University of Memphis**  
(Manning Hall Research Upgrades)  
Total Project Budget: \$360,000  
SBC Project No. 166/007-11-2013  
Designer: **ALLEN & HOSHALL**

11) **Walter State Community College**  
(Softball Grandstand Upgrades)  
Total Project Budget: \$200,000  
SBC Project No. 166/023-02-2013  
Designer: **J L JACOBS & ASSOCIATES**



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|---|---|
| <p>12) <b>Department of Education</b><br/>         (Architectural Consultant – East TN)<br/>         Total Project Budget: \$40,000<br/>         SBC Project No. 162/000-02-2013<br/>         Designer: <b>RED CHAIR ARCHITECTS</b></p> | <p>15) <b>Rocky Fork State Park</b><br/>         (Road and Utility Infrastructure)<br/>         Total Project Budget: \$1,260,000<br/>         SBC Project No. 126/088-01-2013<br/>         Designer: <b>REEDY &amp; SYKES</b></p>  |
| <p>13) <b>Department of Education</b><br/>         (Architectural Consultant – Middle TN)<br/>         Total Project Budget: \$20,000<br/>         SBC Project No. 162/000-01-2013<br/>         Designer: <b>STREET DIXON RICK</b></p>  | <p>16) <b>Tennessee Wildlife Resources Agency</b><br/>         (Mechanical/Electrical Upgrades – Central Office)<br/>         Total Project Budget: \$3,430,000<br/>         SBC Project No. 220/018-01-2013<br/>         Designer: <b>ENGINEERING SERVICES GROUP</b></p> |
| <p>14) <b>Alvin C York Institute</b><br/>         (Classroom Expansion)<br/>         Total Project Budget: \$3,250,000<br/>         SBC Project No. 168/001-01-2013<br/>         Designer: <b>UPLAND DESIGN GROUP</b></p>               | <p>17) <b>Tennessee Wildlife Resources Agency</b><br/>         (Tellico Work Base and Equipment Shop)<br/>         Total Project Budget: \$730,000<br/>         SBC Project No. 220/005-01-2013<br/>         Designer: <b>FRANKLIN ASSOCIATES ARCHITECTS</b></p>          |

**Other Business**

- 1) The Subcommittee appointed Alan Robertson as the representative of the State of Tennessee to serve on the Advisory Board for the Metro Nashville District Energy System.

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There being no further business, the meeting adjourned at 11:10 a.m.

UNIVERSITY OF TENNESSEELand Transaction

<b>Requested Action:</b>	<b>Approval of disposal by easement with waiver of advertisement and appraisals</b>
<b>Description:</b>	Knox County - 541+/- sq. ft. permanent access and utility easement – 2005 Lake Avenue, Knoxville, TN – Trans. No. 13-10-008 (Baugh)
<b>Purpose:</b>	The easement will authorize KUB to enter upon, construct, operate, repair and maintain utilities within the defined area.
<b>Estimated Sale Price:</b>	\$650.00 for easement area
<b>Source of Funding:</b>	Plant Funds – Non-Auxiliary Sources (A)
<b>Grantee:</b>	Knoxville Utilities Board
<b>Comment:</b>	The Knoxville Utilities Board is relocating existing overhead electric power lines along Cumberland Avenue in conjunction with the Cumberland Avenue Streetscapes project. The relocated lines will replace an existing line on University property and provide improved service and reliability in the area.
<b>Minutes:</b>	11/25/2013 ESC Approved disposal by easement with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTS

**Lease Agreement**

**Requested Action:** Approval of lease amendment

**Location:** Shelby County – 500 Winchester Blvd., Collierville, TN – Trans. No. 10-09-900

**Purpose:** Classroom/Office Space for UoM Collierville Teaching Site

**Proposed Term:** Amendment 13: 18 month renewal – January 1, 2014 – June 30, 2015

**Current Term:** Original Lease Agreement: July 1, 1999 – June 30, 2000  
Amendments 1 thru 11: 1 year renewals  
Amendment 12: 3 year renewal thru December 31, 2013

**Proposed Amount:**

<u>19,800 rentable square feet (rsf)</u>		
Annual Rental Rate Incl. Utilities and Janitorial Cost	\$231,257.28	\$11.68/sf
Average Annual over total term	\$197,743.05	\$9.99/sf

**Current Amount:**

<u>19,800 rentable square feet (rsf)</u>		
Annual Rental Rate Incl. Utilities and Janitorial Cost	\$223,437.00	\$11.28/sf
Avg Annual over total term to date	\$194,019.28	\$9.80/sf

**Type:** Negotiated Lease Amendment #13 for 18 months

**FRF Rate:** \$18.00/sq. ft. (for reference)

**Lessor:** Carrier Corporation

**Comment:** ESC approved lease agreement with Town of Collierville for the new building on November 19, 2012. UoM will lease 27,000+/- sq. ft. in the new building being built by Town of Collierville when construction is complete. UoM will cancel this lease prior to end of lease term if new building constructed by the Town of Collierville is completed before 6/30/2015.

**Previous Action:** 09/20/2010 ESC Approved Lease Amendment #12 for three (3) years

**Minutes:** 11/25/2013 ESC Approved Lease Amendment #13

TENNESSEE BOARD OF REGENTSLease Agreement

**Requested Action:** Approval of lease amendment

**Location:** Hamilton County – 4501 Amnicola Highway, Chattanooga, TN – Trans. No. 11-12-003 (Maholland)

**Purpose:** STEM High School

**Proposed Term:** Amendment 1: January 1, 2014 – June 30, 2017

**Current Term:** Original Lease Agreement: January 1, 2012 – June 30, 2017

<b>Proposed Amount:</b>	<u>33,886 rentable square feet (rsf)</u>		
	Annual Rental Rate	\$33,866.00	\$1.00/sf
<b>Current Amount:</b>	<u>17,000 rentable square feet (rsf)</u>		
	Annual Rental Rate	\$0.00	\$0.00/sf

**Type:** Negotiated Lease Amendment #1 to add an additional 16,866/sq. ft. to existing lease agreement

**FRF Rate:** \$18.00/sq. ft. (for reference)

**Lessee:** Hamilton County Department of Education (HCDE)

**Comments:** HCDE is separately metered for their utilities and provides their own janitorial services and maintenance and upkeep for the building.

Additional square footage is needed to accommodate 11<sup>th</sup> and 12<sup>th</sup> grade students. Ninth & 10<sup>th</sup> grades are currently in operation. Lease Agreement has a 180 days cancellation clause.

**Previous Action:** 12/19/2011 ESC Approved Lease Agreement for 17,000/sf

**Minutes:** 11/25/2013 ESC Approved Lease Amendment

TENNESSEE BOARD OF REGENTSLease Agreement

**Requested Action:** Approval of a lease agreement

**Location:** Knox County – 7201 Strawberry Plains Pike, Knoxville, TN – Trans. No. 13-10-954

**Purpose:** Career Technical Center Magnet School

**Proposed Term:** January 1, 2014 thru December 31, 2024

**Proposed Amount:** 25,765 rentable square feet (rsf)  
Annual Rental Rate Incl. Utilities,  
Maintenance & Operation (M&O) \$253,012.30 @ \$9.82 / sf  
Annual Effective Total Cost \$253,012.30 @ \$9.82 / sf

**Type:** Negotiated Lease Agreement for 10 years

**FRF Rate:** \$18.00/sq. ft. (for reference)

**Lessee:** Knox County Board of Education (KCBE)

**Comment:** In addition to the rental rate, KCBE will provide minor maintenance and pay a pro rata share for security and any capital expenses associated with their space. As a part of the lease agreement, TBR will be responsible for utilities, major maintenance and operations of the building. Lease Agreement has a 180 day cancellation clause.

**Minutes:** 11/25/2013 ESC Approved Lease Agreement

DEPARTMENT OF STATELease Agreement

**Requested Action:** Approval of lease agreement with waiver of advertisement

**Location:** Montgomery County – 1763-A Alpine Drive, Clarksville, TN – Trans. No. 13-11-952 (Walla)

**Purpose:** Serves as regional library and meeting place for library staff. Allow Red River Regional Library to remain at current location for another 5 years for same amount of rent as current lease.

**Term:** February 1, 2014 thru January 31, 2019 - five (5) years

**Proposed Amount:**

<u>4,137 rentable square footage</u>		
Average Annual rent	\$47,061.96 @	\$11.37 / sf
Utilities excl. water/sewer	\$ 6,250.50 @	\$ 1.50 / sf
Janitorial Services	\$ 4,550.70 @	<u>\$ 1.10 / sf</u>
Total		\$13.97 / sf

**Current Amount:**

<u>4,137 rentable square footage</u>		
Average Annual rent	\$43,967.00 @	\$10.63 / sf
Utilities excl. water/sewer	\$ 6,250.50 @	\$ 1.50 / sf
Janitorial Services	\$ 4,550.70 @	<u>\$ 1.10 / sf</u>
Total		\$13.97 / sf

**Type:** Office space – negotiated

**FRF Rate:** \$18.00 /square foot (for reference)

**Lessor:** James D. Amos

**Comment:** The proposed lease contains 180 days cancellation provision after the third year of the lease. Utilities & janitorial services are not included in monthly rent. Lessor is furnishing water & sewer only. Carpet and paint improvements are included at no additional cost.

**Minutes:** 11/25/2013 ESC Approved lease agreement with waiver of advertisement.

DEPARTMENT OF AGRICULTURE

**Land Transaction**

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

**Description:** Bledsoe County – 0.33+/-acres – Bledsoe State Forest, along Hwy 101/SR 285, Pikeville, TN – Trans. No. 13-10-015 (Baugh)

**Purpose:** Disposal by easement for the construction of a natural gas pipe line.

**Estimated Price:** Fair Market Value

**Source of Funding:** Middle Tennessee Natural Gas (REM Fees) (O)

**Grantee:** Middle Tennessee Natural Gas

**Comment:** Date of last transfer: October 10, 2007  
 Original Cost to the State: \$323,610 (6,870.16 acres)  
 Previous Owner: Bowater, Inc.  
 Property Assessor's Value: N/A  
 Improvements Square Footage: N/A

The gas pipe line will supply additional natural gas pressure to the area and to the Bledsoe County Correctional Complex.

**Minutes:** 11/25/2013 ESC Approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

**Land Transaction**

**Requested Action:** Approval to modify previous action and require advertisement

**Description:** Shelby County – 416+/-acres (Parcel #2) – 11293 Memphis-Arlington Rd., Arlington, TN – Trans. No. 13-09-004 (Baugh)

**Purpose:** Disposal in fee. The property is no longer needed by the agency

**Estimated Price:** Fair Market Value

**Comment:** The property consists of a portion of the old Arlington Development Center which has been closed. This disposal is part of the settlement and exit plan in compliance with the Arlington Development Center litigation. Proceeds from the sale will be allocated to the Intellectual Disabilities Trust Fund pursuant to TCA 12-2-117 and set aside within that fund as per the Arlington settlement. The Department has discretion to withhold sale in order to maximize the proceeds.

Date of last transfer: 1970  
 Original cost to the State: unknown  
 Previous Owner: unknown  
 Property Assessor's Value: \$5,289,600 (509.42 acres)  
 Improvements Square Footage: N/A

**Previous Action:** 10/21/2013 ESC Approved disposal in fee with waiver of advertisement and one appraisal.

**Minutes:** 11/25/2013 ESC Approved modifying previous action and require advertisement.



DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

**Land Transaction**

**Requested Action:** Approval to modify previous action and require advertisement

**Description:** Shelby County – 14.59+/-acres (Parcel #3) – 11293 Memphis-Arlington Rd.,  
Arlington, TN – Trans. No. 13-09-005 (Baugh)

**Purpose:** Disposal in fee. The property is no longer needed by the agency.

**Estimated Price:** Fair Market Value

**Comment:** The property consists of a portion the old Arlington Development Center which has been closed. Proceeds from the sale will be allocated to the Intellectual Disabilities Trust Fund pursuant to TCA 12-2-117.

Date of last transfer: 1970  
Original cost to the State: unknown  
Previous Owner: unknown  
Property Assessor's Value:\$5,289,600 (509.42 acres)  
Improvements Square Footage: N/A

**Previous Action:** 10/21/2013 ESC Approved disposal in fee with waiver of advertisement and one appraisal.

**Minutes:** 11/25/2013 ESC Approved modifying previous action and require advertisement.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Land Transaction**

<b>Requested Action:</b>	<b>Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal</b>
<b>Description:</b>	Johnson County – 2.89+/-acres – South of Quarry Rd., Mountain City, TN – Trans. No. 13-10-003 (M. Berry)
<b>Purpose:</b>	Acquisition in fee of property for the protection of aquatic and terrestrial wildlife habitat, the federally-listed bog turtle, and to provide public access.
<b>Estimated Price:</b>	Fair Market Value
<b>Source of Funding:</b>	13/14 Wetland Acquisition Fund (A)
<b>Owner(s):</b>	Cleve Blevins
<b>Comment:</b>	This property is part of the Orchard Bog at Shady Valley; which is one of the few cranberry bogs in east Tennessee. Orchard Bog is currently managed by the Nature Conservancy. The remainder of the property is anticipated to be gifted to TWRA once the bog turtle population is stable. No additional management or operating costs are anticipated due to this acquisition.  Date of last transfer: October 18, 1994 Purchase Price: \$2,000 Property Assessor's Value: \$27,200 Improvements Square Footage: N/A
<b>Minutes:</b>	11/25/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

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

**Description:** Montgomery County – 39.9+/-acres – Shelton Ferry Rd., Clarksville, TN – Trans. No. 13-10-004 (M. Berry)

**Purpose:** Acquisition in fee of property for the protection of wetlands and to provide waterfowl hunting, bird watching and other recreation for the public.

**Estimated Price:** Fair Market Value

**Source of Funding:** 13/14 Wetland Acquisition Fund (A)

**Owner(s):** Glenn and Jo Ann Weakley

**Comment:** Property will be added to the Shelton Ferry Wildlife Management Area. No additional management or operating costs are anticipated due to this acquisition.

Date of last transfer: December 28, 1965  
Purchase Price: N/A  
Property Assessor's Value: \$117,400  
Improvements Square Footage: N/A

**Minutes:** 11/25/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and appraisals

**Description:** Rhea County – 93.24+/-acres – Laurel Snow State Natural Area at Justin P. Wilson  
Cumberland Trail – Trans. No. 13-10-010 (M. Berry)

**Purpose:** Fee simple acquisition by donation from The Land Trust for Tennessee for the Houston property for protection of the viewshed and for the opportunity for a scenic trail route.

**Estimated Price:** Gift

**Source of Funding:** 13/14 State Lands Acquisition Fund (A)

**Owner(s):** Larry J. & Ewa A. Houston

**Comment:** Buzzard Point is one of the Cumberland Trail's best-known scenic overlooks. This acquisition will prevent the implementation of adjacent development and provide protection from illegal ingress.

Date of last transfer: March 12, 2009  
Purchase Price: N/A  
Property Assessor's Value: 154,900  
Improvements Square Footage: N/A

**Minutes:** 11/25/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Land Transaction**

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

**Description:** Morgan County – 33.09+/-acres – Frozen Head State Park, Route 62 - Trans. No. 13-10-011 (M. Berry)

**Purpose:** Acquisition in fee of property and a house with historic value. The property will provide viewshed protection.

**Estimated Price:** Fair Market Value

**Source of Funding:** 13/14 State Lands Acquisition Fund (A)

**Owner(s):** Vida L. E. McCartt

**Comment:** This property would protect Beach Fork stream on both sides and would prevent the sale and development of historic property. The property is located about 200' off park boundary. Any improvement costs to the historic property are not anticipated at this time.

Date of last transfer: November 7, 1997  
Purchase Price: N/A  
Property Assessor's Value: \$269,400  
Improvements Square Footage: N/A

**Minutes:** 11/25/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and appraisals

**Description:** White County – 12.10+/-acres – A.J. Houston Rd., Burgess Falls State Park – Trans. No. 13-10-012 (M. Berry)

**Purpose:** Acquisition by gift from the City of Cookeville as indicated by a recent survey.

**Estimated Price:** Gift

**Source of Funding:** 13/14 State Lands Acquisition Fund (A)

**Owner(s):** City of Cookeville

**Comment:** The City of Cookeville purchased land in the 1920's to generate power. The City believed they had returned all property to the State in the 1970's. When a 2013 survey was obtained by the City, it was discovered the 12 acres was not included.

Date of last transfer: January 1, 1900  
Purchase Price: N/A  
Property Assessor's Value: N/A  
Improvements Square Footage: N/A

**Minutes:** 11/25/2013 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONLand Transaction

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

**Description:** Morgan County – Frozen Head State Park, Wartburg, TN – Trans. No. 13-10-014 (Baugh)

**Purpose:** Disposal by easement to provide a new fiber optic line to service the park.

**Estimated Price:** No Cost- Mutual Benefit

**Source of Funding:** State Lands Acquisition Funds (REM Fees) (A)

**Grantee:** Highland Telephone Cooperative

**Comment:** Date of last transfer: September 7, 1949  
Original cost to the State: \$0.00  
Previous Owner: Tennessee Valley Authority  
Property Assessor's Value: N/A  
Improvements Square Footage: NA

**Minutes:** 11/25/2013 ESC Approved disposal by easement with waiver of advertisement and appraisals.

Approved:



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