

MINUTES

STATE BUILDING COMMISSION Executive Subcommittee August 5, 2011

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration (available via telephone)
Vice-Chairman Tre Hargett, Secretary of State (available via telephone)
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

OTHERS PRESENT

Alan Robertson, Assistant State Architect
Georgia Martin, State Architect's Office
Jurgen Bailey, Real Property Administration
Melanie Buchanan, Real Property Administration
Janie Porter, Attorney General's Office
Gina Hantel, Attorney General's Office
Melinda Parton, Comptroller's Office
Jonathan Rummel, Secretary of State's Office
Bruce Davis, Legislative Budget Office
Richard Rhoda, THEC
Scott Boelscher, THEC
Russ Deaton, THEC
John Morgan, Tennessee Board of Regents
David Gregory, Tennessee Board of Regents
Dick Tracy, Tennessee Board of Regents
John Carr, Department of Finance and Administration
Mike Morrow, Department of Finance and Administration
Nathan James, Tennessee Senate
David Thurman, Legislative Budget Office
Lola Potter, Department of Finance and Administration

TENNESSEE BOARD OF REGENTS

Lease Agreement

Requested Action: Approval to enter into a lease agreement with waiver of advertisement between University of Memphis and Lambuth University

Location: Madison County – 57 +/- acres – 705 Lambuth Boulevard, Jackson, TN – 11-08-900

Purpose: To provide office, classroom, class labs, housing and other student support services for the University of Memphis.

Term: August 6, 2011 thru August 5, 2012

Proposed Amount: 387,300 sf

Annual Contract Rent:	\$ 1.00	@\$1.00
Est. Annual Utility Cost:	\$ 677,775.00	@\$1.75
Est. Annual Janitorial Cost:	<u>\$ 426,030.00</u>	<u>@\$1.10</u>
	\$1,103,806.00	@\$3.85

Current Amount: None

Type: New Lease – negotiated

FRF Rate: \$18.00

Source of Funding: Campus Plant Funds

Comment: UoM will lease the entire Lambuth campus. The initial plan is to use eight buildings consisting of approximately 250,000sf with the ability to expand.

ESC Action: 08/05/2011. Assistant State Architect Alan Robertson stated that, because a physical quorum was not present, statutory requirements had to be met. He then proceeded with reciting the following Resolution for a Conference Call Meeting:

"The purpose of this meeting is to consider the approval to enter into a lease agreement with waiver of advertisement between the University of Memphis and Lambuth University. TCA 8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

The law allows this Commission to meet by telephone conference call upon a determination by the Commission based on the existing facts and circumstances that the matters to be considered at this meeting require timely action by the Commission., that physical presence by all members is not possible within the period of time requiring action, and the participation by some members by telephone is a necessity. If the Commission makes such a determination, any member participating in a meeting by telephone is deemed present in person at the meeting for purposes of a quorum requirement and voting."

Due to the importance and need for timely action of the matters to be considered at this meeting, Treasurer Lillard made a motion to adopt the resolution for a conference call meeting, which was properly seconded. Roll call vote was taken, with all members responding "aye" in favor of adoption of the requirements.

Jurgen Bailey presented the transaction. Vice-Chancellor David Gregory was recognized and thanked everyone for their hard work and for accommodating this special-called meeting. He said it was the intent for the University of Memphis to begin offering classes pursuant to this lease agreement beginning on August 27, 2011. He said that, in order to do that, each day is important to get possession of the facility and get it ready to receive students by that date. He said that was the necessity of the action being requested.

Chancellor Gregory stated that the State Appropriations Bill, Section 72, Item 11, described that a feasibility study be conducted by the Tennessee Higher Education Commission with respect to the State acquiring the property and assets of Lambuth campus. He said the completed THEC study, dated July 28, 2011, recommends that it is feasible for the State to acquire this asset and to begin using it as a campus for the University of Memphis. Further, the Appropriations Bill then requires the Board of Regents to act to approve and accept the feasibility study and agree to any preconditions that are included as a part of the report, of which there are two. He said the Board accepted the report and agreed to the reconditions as set forth in the report and a lease agreement has been formulated that will allow for Memphis to begin to occupy the campus and prepare for the classes on August 27. Chancellor Gregory proceeded to give a general overview of the proposed use of the campus for the fall semester. He said it is the intent to lease the entire campus, but initially to only occupy seven buildings and one of the dorms.

Comptroller Wilson asked about the Fire Marshal meeting. Chancellor Gregory responded that they met with the State Fire Marshal and local inspectors as well as with their consultant, Bill Wamsley, and other staff, and found no issues as far as occupying the building right away. Comptroller Wilson asked if TBR had made the necessary certification of the Appropriations Act, and was told the certification of the buildings will happen as they acquire the asset. Comptroller Wilson asked Chancellor Gregory if he was comfortable with providing a safe place for the students with leasing the property for up to a year, and was told "yes".

Treasurer Lillard said the State intends to have the Tennessee Commissions Act (TCA 9-8-307) apply to this facility and to the facility used under this lease. He stated that by entering into this lease, the State does not intend to waive its right to sovereign immunity, and wanted to ensure that there was language in the lease addressing that issue relative to Items 20 (Liability) and 22 (Risk of Loss), which was confirmed by Steve Curry, Deputy Treasurer of Risk Management.

When asked about Lambuth's expectations regarding the State's obligation for maintenance or improvements, Chancellor Gregory responded that, according to a letter dated August 4, 2011, Lambuth's expectation of the University of Memphis under this lease period is not to enhance or do capital improvements to the campus, but to do routine maintenance to protect the asset. Comptroller Wilson asked that the letter be made a part of the record.

Secretary Hargett made a motion to approve entering into a lease agreement with waiver of advertisement between the University of Memphis and Lambuth University, which was seconded by Comptroller Wilson. A roll call vote was taken with all members voting "aye" as the motion was adopted. Comptroller Wilson thanked the Attorney General's Office for their hard work under difficult conditions accomplishing a lot in a short time frame.

There being no further business, the meeting adjourned at 10:50 a.m.

Approved:

Mark A. Emkes
Mark A. Emkes, Commissioner *MAE*
Department of Finance and Administration

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
August 22, 2011

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 and requested action on the following matters as presented by State Architect Bob Oglesby.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration
Vice-Chairman Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, State Architect's Office
Jurgen Bailey, Real Property Administration
Melinda Parton, Comptroller's Office
Jason Mumpower, Comptroller's Office
Jonathan Rummel, Secretary of State's Office
Josh Stites, Treasurer's Office
Bruce Davis, Legislative Budget Office
Peter Heimbach, Real Property Administration
Steve Cates, Department of General Services
John Carr, Department of Finance and
Administration
Sharon Schmucker, Comptroller's Office
Cindy Liddell, Comptroller's Office
Rena Clark, Rep. Joe Pitts
Mary Cross, Nashville State Community College
Mike Morrow, Department of Finance and
Administration
David Gregory, Tennessee Board of Regents
Dick Tracy, Tennessee Board of Regents
Robbi Stivers, University of Tennessee
Sean Tierney, THEC
Scott Boelscher, THEC
Stephanie Burd, Department of General Services
Lynelle Jensen, Department of General Services
Mark Cherpach, Department of Finance and
Administration

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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 in fee
Provision: Waiver of advertisement & appraisals

- B. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & appraisals

- C. Agency: **Tennessee Board of Regents – Rutherford County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & one (1) appraisal

- D. Agency: **Tennessee Board of Regents – Tipton County**
Transaction: Disposal by permanent easement
Provision: Waiver of advertisement & appraisals

- E. Agency: **Department of Transportation – Shelby County**
Transaction: Approval to redraft original quit claim deed
Provision: Waiver of advertisement & appraisals

- F. Agency: **Tennessee Wildlife Resources Agency – Campbell County**
Transaction: Disposal by electrical power line easement
Provision: Waiver of advertisement & one (1) appraisal

- G. Agency: **Department of Environment & Conservation – White County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & appraisals

- H. Agency: **Department of Military – Hardeman County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & one (1) appraisal

- I. Agency: **Department of Intellectual & Developmental Disabilities – Davidson County**
Transaction: Acquisition in fee
Provision: Waiver of REE Fees & one (1) appraisals

- J. Agency: **Department of Intellectual & Developmental Disabilities – Knox County**
Transaction: Disposal in fee
Provision: Waiver of REE Fees & one (1) appraisals

- K. Agency: **Department of Finance & Administration – Shelby County**
Transaction: Disposal by permanent easement

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Demolition of Structures

Project Description: Demolish residential structures at 905 Montcastle and 2000 Lake Avenue and development of surface parking lot

SBC Number: 540/009-20-2011

Total Project Budget: \$50,000.00

Source of Funding: \$25,000.00 Campus Plant Funds (Auxiliary)
\$25,000.00 Campus Plant Funds (Non-Auxiliary)

Comment: The structures were built in the 1940's, were damaged by a recent storm and no longer have any institutional use. The sites will be converted to surface parking. The Tennessee Historical Commission has formally responded to the request.

SSC Report: 08/15/2011. Robbi Stivers summarized the transaction. Staff referred to Subcommittee with recommendation.

ESC Action: 08/22/2011. Approved project

TENNESSEE BOARD OF REGENTS

Land Transaction

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

Description: Montgomery County – 17.708 +/- acres – 1760 Wilma Rudolph Blvd., Clarksville, TN – Trans. No. 10-07-025 (Maholland)

Purpose: Acquisition in fee to purchase the former Saturn dealership in Clarksville for the satellite campus site for Nashville State Community College. (7.708 +/- acres with dealership/improvements & additional 10 +/- acres adjacent to the rear/westerly line of the property.)

Estimated Sale Price: Fair Market Value

Source of Funding: Unexpended Plant Funds

Owner(s): C. M. Gatton Trust

Comment: The location of the Saturn dealership will provide a location very accessible to student and within close proximity to area high schools, Austin Peay State University and area services.

The property and land appraised separately with the State appraisal coming in at: \$550,000 land & \$1,900,000 dealership building for a total of \$2,450,000. The appraisal the seller had completed came in at: \$870,000 land & \$2,700,000 for the dealership building for a total of \$3,570,000 which is a difference of \$1,120,000. The seller has offered the property to the State for \$3,000,000 which is \$550,000 more than the States appraisal and \$570,000 less than the seller's appraisal.

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Dick Tracy stated that BOR will complete an Environmental Phase One on the property. The campus has set aside \$5M in funds to purchase this property and complete renovations. Cost to purchase the property is \$3M and renovation cost is approx. \$1.5M. Staff referred to Subcommittee with recommendation.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

Land Transaction

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

Description: Rutherford County – 0.064 +/- acres – Middle Tennessee State University, Murfreesboro, TN – Trans. No. 11-07-008 (Maholland)

Purpose: Disposal by permanent easement to the City of Murfreesboro along Greenland Drive and Blue Rader Drive for a turn lane for the benefit for MTSU. In MTSU's Master Plan.

Estimated Sale Price: Grant for Public Purpose

Source of Funding: MTSU

Grantee: City of Murfreesboro

Comment: The Right of Way for a turn lane will improve accessibility along Greenland Drive and the new entrance will traffic flow on the north side of the campus.

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

Land Transaction

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

Description: Rutherford County – 0.026 +/- acres – Middle Tennessee State University, Murfreesboro, TN – Trans. No. 11-07-009 (Maholland)

Purpose: Disposal by permanent easement to the City of Murfreesboro along Greenland Drive for a turn lane for the benefit for MTSU. In MTSU's Master Plan.

Estimated Sale Price: Grant for Public Purpose

Source of Funding: MTSU

Grantee: City of Murfreesboro

Comment: The Right of Way for a turn lane will improve accessibility along Greenland Drive and the new entrance will traffic flow on the north side of the campus.

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisals, survey and exercise option to accept as gift required interest and waiver of advertisement & appraisals

Description: Rutherford County – 0.15 +/- acres – Blue Rader Drive (former known as Wiles Court), Murfreesboro, TN – Trans. No. 11-07-010 (Maholland)

Purpose: Acquisition by permanent easement for construction of Blue Rader Drive for a north entrance. The City of Murfreesboro will give MTSU the property for the street extension. In MTSU's Master Plan.

Estimated Sale Price: Gift

Grantee: City of Murfreesboro

Comment: The new entrance and road extension will improve traffic flow on the north side of campus. Construction of the road should be completed in the fall of 2011.

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey and exercise option to acquire or accept as gift required interest, not to exceed appraised value, with waiver of advertisement and one appraisal, and for Environmental Phase One

Description: Knox County – 0.40 +/- acres – 1715 Linden Avenue, Knoxville, TN – Trans. No. 11-07-021 (Maholland)

Purpose: Acquisition in fee to acquire property for the benefit of Pellissippi State Community College. The property is adjacent to Pellissippi State's Magnolia Avenue campus and is designated for acquisition for future student parking. In the Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Plant Funds

Owner(s): Bob Baxter & Joseph Levitt

Comment: The future proposed demolition of both structures on the site by Pellissippi State will cost approximately \$61,000.

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff recommended approval of acquisition only at this time with the proposed demolition of the improvement requiring future approval. Staff referred to Subcommittee with recommendation.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval of disposal in fee

Description: Washington County – 1.74 +/- acres – East Tennessee State University, Johnson City, TN – Trans. No. 02-08-017 (McLeod)

Purpose: Disposal in fee to sell the ETSU's coal yard property to Horizon Development Services, LLC.

Original Cost to State: Unknown

Date of Original Conveyance: 1971 & 1972

Grantor Unto State: Clinchfield Railroad Company & Harris Corporation

Estimated Sale Price: Fair Market Value

Grantee: Highest bidder

Comment: Appraised for \$285,000 & \$380,000
Advertised in 2002 and no response came back for this property.

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff requested that they not waive advertisement on this transaction. Staff referred to Subcommittee with recommendation.

ESC Action: 08/22/2011. Jurgen Bailey presented the request. After discussion, Comptroller Wilson made a motion to approve provided the Board of Regents was satisfied with the process. The motion was seconded and passed without objection.

TENNESSEE BOARD OF REGENTS

Lease Agreement

Requested Action: Approval of lease agreement

Location: McMinn County – 2580 Ingleside Avenue, Athens, TN – Trans. No. 11-08-903 (Baltz)

Purpose: To provide office and classroom space for Cleveland State Community College.

Term: September 1, 2011 thru August 31, 2016 (5 yrs.) option with an additional five (5) year term.

Proposed Amount:

15,045 Square Feet		
Annual Contract Rent:	\$124,536.00	@\$ 8.28 / sf
Est. Annual Utility Cost:	\$ 26,328.75	@\$ 1.75 / sf
Est. Annual Janitorial Cost:	\$ 16,549.50	@\$ 1.10 / sf
Total Annual Effective Cost:	\$167,414.25	@\$11.13 / sf

Current Amount:

15, 045 Square Feet		
Annual Contract Rent:	\$124,536.00	@\$ 8.28 / sf
Est. Annual Utility Cost:	\$ 21,063.00	@\$ 1.40 / sf
Est. Annual Janitorial Cost:	\$ 16,549.50	@\$ 1.10 / sf
Total Annual Effective Cost:	\$162,148.50	@\$10.78 / sf

Type: New lease – advertised twice (May & June 2011) – received only one proposal both time for the current lessor.

Advertising Range: Within the western area of Athens, no further than one (1) mile outside area bounded on the north by Ingleside Avenue, on the east by Congress Parkway on the south by State Highway 30 and I-75 on the west, including contiguous lots with easy access to the boundary areas.

FRF Rate: \$14.00 (reference only)

Source of Funding: Agency Operating Funds, 100% Tuition (A/O)

Lessor: WSP Property Group

Comment: The proposed lease will have a four (4) year non cancellation term (for convenience only) with a 120 day termination clause thereafter.

SSC Report: 08/15/2011. Melanie Buchanan summarized the transaction. Staff referred to Subcommittee with recommendation.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION

State Capitol, Legislative Plaza & War Memorial Building, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in scope, with work to be accomplished within existing project funding.

Project Title: Mechanical and Electrical Upgrade

Project Description: Replacement and upgrade of mechanical and electrical systems at the State Capitol, Legislative Plaza and War Memorial Building

SBC Number: 529/005-01-2005

Total Project Budget: \$29,000,000.00

Current Project Funding: \$14,200,000.00
(if not fully funded)

Source of Funding: \$ 2,700,000.00 FRF Current Funds (501.04) (A)
\$11,500,000.00 2010 FRF G.O. Bonds (A)

Comment: Additional scope for the Designer of Record will be to assist RPA in providing temporary office space design at remote location to the Capitol for the purpose of temporarily accommodating Capitol occupants during construction of the project. Temporary housing space will be implemented utilizing existing contracts for construction, moves, furnishings and communications.

Previous SBC Action:

06/09/2005	SBC	Approved preplanning
07/14/2005	SBC	Selected designer (Smith Seckman Reid)
07/12/2007	SBC	Revised scope & planning funds
12/17/2007	ESC	Discussed implementation of plan
05/08/2008	SBC	Revised planning funds; proceed with Phase 1
06/12/2008	SBC	Revised scope to include Senate Chambers
06/26/2008	ESC	Approved proceeding with Senate
12/22/2008	ESC	Revised planning/Phase 1 cost
07/09/2009	SBC	Revised funding; fully plan Phase 2; Commissioning
10/19/2009	ESC	Approved issuing RFP for CMGC
12/10/2009	SBC	Discussion
12/21/2009	ESC	Status report and presentation
02/11/2010	SBC	Discussion; referred to ESC
02/22/2010	ESC	Discussion; suspended certain actions
05/24/2010	ESC	Status report discussion
06/10/2010	SBC	Approved CMGC
10/14/2010	SBC	Referred to ESC with authority
11/01/2010	ESC	Revised project budget; planning cost; proceeding w/Ph 2

SSC Report:

08/15/2011. Peter Heimbach summarized the transaction. Staff referred to Subcommittee for discussion.

ESC Action:

08/22/2011. Assistant Commissioner Peter Heimbach presented a request to revise the designer's scope to utilize them to design the temporary hoteling space for the staff that is being relocated due to the renovation of the Capitol. He added that the request included recognition that the build out of those spaces will be done utilizing existing contracts.

Commissioner Emkes asked for an approximate time line of events. Commissioner Heimbach responded that construction of the Capitol piece is scheduled to begin 15 days after the Legislature finishes session next spring. Between now and then, he said, they need to have the design and build out of the hoteling space completed to allow staff to move from their positions in the Capitol, as well as the Governor's offices and Constitutional offices to the designated locations that are still being worked out. He said that construction is slated to take approximately five months.

Treasurer Lillard asked what the plan was for hoteling space with regard to the Governor and Constitutional Officers, or were they just doing the basement of the Capitol. Commissioner Heimbach responded that the hoteling space is for the temporary relocation of all the offices that will move during the renovation of the Capitol. He said the Governor's office is slated for the 27th Floor of the Tower, and that there have been discussions regarding the Constitutional Offices being located on the 3rd Floor.

Treasurer Lillard asked about his conversations with the Clerks of the two Houses regarding the Legislative aspect of the move. Commissioner Heimbach responded that the renovation portion is only to the Capitol and that there was no change in funding. He said the current funding of \$14 million represented the Capitol, and the \$29 million total budget represented all three buildings, which was not yet funded. Treasurer Lillard asked if the original scope covered more than the mechanical and electrical upgrades. Commissioner Heimbach responded that there is associated work along with that, but most has to do with miscellaneous pieces that have to be reworked because of the concealed location within walls. He said there are planned renovations to finishes in certain offices, but it would not be a complete overhaul. Treasurer Lillard asked if it involved aspects of plumbing, and was told it would involve changing out some fixtures and associated pieces that need to be replaced in order to have the plumbing function properly.

Treasurer Lillard asked about the general time frame for renovating the War Memorial Building and Legislative Plaza, and was told that they have not yet been approved for funding by the Legislature.

Secretary Hargett asked about relocation space in the Tower and was told that the original space was no longer available due to the Department of Safety moving into the Tower and the implementation of Central Purchasing on the 3rd Floor. After further discussion, the request was approved as presented.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on July 25, 2011.

Bylaws, Policy & Procedures of the State Building Commission

- 1) At the request of Treasurer Lillard, approval of the revised *Bylaws, Policy & Procedures of the State Building Commission* was deferred.

Report Item

- 1) Subcommittee accepted the reporting of a designer name change from "Vaughn and Melton, Inc." to Vaughn and Melton Consulting Engineers, Inc." on all current State projects.

Designer Selections

Subcommittee approved the following designer selections for projects approved by the State Building Commission.

- | | |
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| 1) Chattanooga State Office Building
(Mechanical Systems Upgrade)
Estimated Project Cost: \$1,970,000.00
SBC Project No. 520/001-01-2011
Designer: WEST WELCH REED | 4) Pellissippi State Community College
(Chiller Energy Conservation)
Estimated Project Cost: \$230,000.00
SBC Project No. 166/032-03-2011
Designer: WEST WELCH REED |
| 2) Jackson State Community College
(Gymnasium Repairs and Updates)
Estimated Project Cost: \$500,000.00
SBC Project No. 166/019-04-2011
Designer: ALLEN & HOSHALL | 5) Volunteer State Community College
(Campus Site Improvements)
Estimated Project Cost: \$610,000.00
SBC Project No. 166/025-04-2011
Designer: SC&A INC |
| 3) Jackson State Community College
(New Women's Softball Field)
Estimated Project Cost: \$250,000.00
SBC Project No. 166/019-05-2011
Designer: ETI CORPORATION | 6) Volunteer State Community College
(Library Emporium Renovations)
Estimated Project Cost: \$1,250,000.00
SBC Project No. 166/025-03-2011
Designer: STREET DIXON RICK |

7) **Tennessee Technological University**
(Regional Health Building Upgrades)
Estimated Project Cost: \$1,240,000.00
SBC Project No. 166/011-02-2011
Designer: **UPLAND DESIGN GROUP**

9) **Austin Peay State University**
(Farm Building Replacement)
Estimated Project Cost: \$260,000.00
SBC Project No. 166/003-03-2011
Designer: **ADKISSON & ASSOCIATES**

8) **Tennessee Technological University**
(Parking Lot Construction)
Estimated Project Cost: \$420,000.00
SBC Project No. 166/011-01-2011
Designer: **LOSE & ASSOCIATES**

10) **University of Memphis**
(Fire Alarm Replacement in Field House)
Estimated Project Cost: \$325,000.00
SBC Project No. 166/007-04-2011
Designer: **CANUP ENGINEERING**

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There being no further business, the meeting adjourned at 10:53 p.m.

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Knox County – UT Campus – Phillip Fulmer Way, Knoxville, TN – Trans No. 11-07-013 (Baugh)

Purpose: Acquisition in fee to close the right of way of Phillip Fulmer Way for the purpose of pedestrian safety, student and athletic events. In the Master Plan for UT.

Estimated Sale Price: Gift

Source of Funding: University of Tennessee

Owner(s): City of Knoxville

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Knox County – UT Campus – Peyton Manning Pass, Knoxville, TN – Trans No. 11-07-016 (Baugh)

Purpose: Acquisition in fee to close the right of way of Peyton Manning Pass for the purpose of pedestrian safety, student and athletic events. In the Master Plan for UT.

Estimated Sale Price: Gift

Source of Funding: University of Tennessee

Owner(s): City of Knoxville

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTSLand Transaction

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

Description: Rutherford County - 0.18 +/- acres – 1903 Jordan Avenue, Murfreesboro, TN – Trans. No. 09-12-003 (Maholland)

Purpose: Acquisition in fee to acquire the property for MTSU. Property is adjacent to campus and will be leased until needed for future campus expansion. In the Master Plan for MTSU.

Estimated Sale Price: Fair Market Value

Source of Funding: Auxiliary Funds (rental income)

Owner(s): Brenda Wolfe & Andy Brunelle

Comment: Property acquired by owner in 2002 for \$159,900.
Tax assessor's value is \$103,800.
Improvement of property has a 1,959 sf brick house built in 1937.

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTSLand Transaction

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

Description: Tipton County – 0.17 +/- acres – TN Tech Center, Covington, TN – Trans. No. 11-07-007 (Maholland)

Purpose: Disposal by permanent easement to TVA for the placement of a transmission pole and two (2) set of guy lines for the transmission line connection to the neighboring Burlison Community.

Estimated Sale Price: Fair Market Value

Source of Funding: Tennessee Valley Authority

Grantee: Tennessee Valley Authority

Comment: The property to be disposed is at the edge of the campus and is a wooded area and will not adversely affect the remaining TTC property.

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. TVA appraised the 0.17+/- acre easement and determined a value of \$15,350. BOR requested approval to accept TVA's offer. Staff referred to Subcommittee for consent agenda.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

DEPARTMENT OF TRANSPORTATIONLand Transaction

Requested Action: Approval to redraft original quit claim deed with waiver of advertisement and appraisals

Description: Shelby County – 11.502 +/- acres – Nonconnah Parkway, Memphis, TN – Trans. No. 11-07-014 (Baugh)

Purpose: Approval to redraft original quit claim deed executed to Mr. Walter D. Willis III on 4-16-1998 was never recorded by his attorney and the original was subsequently lost at the attorney's death. This transaction is to redraft the deed so Mr. Willis can record it transferring ownership from the State to Mr. Willis.

Original Cost to State: Property was excess ROW and sold and closed upon to Mr. Willis for the payment of \$51,100 on 4-16-1998 under the authority of SBC Minutes 6-23-1997.

Date of Original Conveyance: May 1992

Grantor Unto State: Walter D. May, Jr.

Estimated Sale Price: \$51,110 has already been paid to the State

Grantee: Walter D. Willis, III

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

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

Description: Campbell County – 31 +/- acres – Royal Blue City, TN – Trans. No. 11-07-015 (Jackson)

Purpose: Disposal by electrical power line easement to be conveyed to TIACME Mining Company. The mining company needs additional power to allow them to harvest coal on their leased properties in the area.

Estimated Sale Price: Fair Market Value

Grantee: TIACME Coal Mining Company / Tim Webb

Comment: The mine is estimated to create 100 additional jobs in the local community for the next 15 – 20 years.
There will be no cost to the State in disposing this easement.

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLand Transaction

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

Description: White County – 200 +/- acres – 5 tracts – White Cave Road, Sparta, TN – Trans. No. 11-07-018 (Baugh)

Purpose: Acquisition in fee to accept donation of these five (5) tracts from the Estate of Mr. James D. Rylander.

Estimated Sale Price: Gift

Source of Funding: State Land Acquisition Fund - \$8,000 for administrative expenses.

Owner(s): Estate of James D. Rylander, (John Meier, Co-executor)

Comment: Property acquired by owner in 1989 & 1991
Purchase price: \$20,400; \$95,000; \$50,000; \$95,000; \$95,000
Tax assessor's value: \$12,100; \$32,700; \$3,900; \$8,100; \$18,200
Vacant land
Property has caves & waterfalls on it
Other than the administrative expenses there will be no additional cost to the State.
Property will be managed by the Fall Creek personnel.

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

DEPARTMENT OF MILITARYLand Transaction

Requested Action: Approval of disposal with waiver of advertisement and one (1) appraisal

Description: Hardeman County – 160 +/- acres – U. S. Hwy. 64, Bolivar, TN – Trans. No. 11-07-005 (Woodard)

Purpose: Disposal in fee to sell the non-armory surplus property.

Original Cost to State: No cost, transferred to Department of Military

Date of Original Conveyance: April 24, 1991

Grantor Unto State: Department of Mental Health

Estimated Sale Price: Fair Market Value

Grantee: To the highest bidder

Comments: The sale of the property is applied to the Military's Department land proceeds account pursuant to 2011 Public Chapter No. 473, Section 2, Item 9.

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

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DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Land Transaction

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

Description: Davidson County – 1.16 +/- acres – 2334 Revere Place, Nashville, TN – trans. No. 11-07-019 (Woodard)

Purpose: Acquisition in fee to construct an ICF – MR Group Home

Estimated Sale Price: Fair Market Value

Source of Funding: SBC 346/000-05-2005 current bonds & funds

Owner(s): Robert Wilson

Comment: Property acquired by owner: January 20, 2010
Purchase price: \$1.00
Tax assessor's value: \$151,300
Improvements on property: house (1,481 sf)

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Land Transaction

Requested Action: Approval of disposal in fee with waiver one (1) appraisal

Description: Knox County – 0.14 +/- acres – 821 Goldfinch Avenue, Knoxville, TN – Trans. No. 11-07-020 (Woodard)

Purpose: Disposal in fee to sell property due to it's too small for the agency needs

Original Cost to State: Gift

Date of Original Conveyance: January 25, 2010

Grantor Unto State: Estate of Ruby Newman Estate

Estimated Sale Price: Fair Market Value

Grantee: Successful proposer

Comment: Property was given to Greene Valley Developmental Center by the Estate of Ruby Mae Newman.
Sale proceeds to be used as detailed in Public Acts of 2003, Chapter No. 334.
Tax Appraisals - \$55,300

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE & ADMINISTRATIONLand Transaction

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

Description: Shelby County – 637 Poplar Avenue, Memphis, TN – Trans. No. 11-07-002 (Woodard)

Purpose: Disposal by permanent easement for Memphis Light Gas Water to facilitate installation of underground electric cable and pad mounted transformer and to maintain, repair or service the Shelby County Forensic Center currently under construction.


Estimated Sale Price: Grant for public purposes / SBC #400-000-01-2005-04

Owner(s): State of Tennessee

SSC Report: 08/15/2011. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

ESC Action: 08/22/2011. Subcommittee approved the request as presented.

Approved:


Mark A. Emkes, Commissioner
Department of Finance and Administration