

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
May 22, 2017

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room 16 of the Legislative Plaza, Nashville, Tennessee, with the following members and Departments present. Commissioner Martin called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

ORGANIZATION

- University of Tennessee
- Department of Children's Services
- State Building Commission

PRESENTER

Michelle Crowder
Commissioner Bonnie Homrich
Ann McGauran

CONSENT AGENDA

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

- A. Agency: University of Tennessee – Knox County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- B. Agency: Tennessee Board of Regents – Maury County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- C. Agency: Tennessee Board of Regents – Shelby County
Transaction: Disposal – Lease (Space)
Provision(s): Waiver of advertisement and appraisals
- D. Agency: Department of Economic & Community Development – Tipton County
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement and appraisals
- E. Agency: Department of Agriculture – Cocke County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- F. Agency: Department of Transportation – Hamilton County
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement and one appraisal
- G. Agency: Department of Transportation – Rutherford County
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement
- H. Agency: Tennessee Wildlife Resources Agency – Hardin County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- I. Agency: Department of Environment & Conservation – Grundy County
Transaction: Acquisition – Fee (Third Party/Purchase)
Provision(s): Waiver of advertisement and one appraisal
- J. Agency: Department of Environment & Conservation – Morgan County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- K. Agency: Department of Environment & Conservation – Cumberland County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- L. Agency: Department of Environment & Conservation – Rhea County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- M. Agency: Department of Environment & Conservation – Rhea County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- N. Agency: Department of Environment & Conservation – Rhea County
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement and appraisals
- O. Agency: Department of Environment & Conservation – Davidson County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- P. Agency: Department of Environment & Conservation – Davidson County
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement and appraisals
- Q. Agency: Department of Environment & Conservation – Davidson County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal
- R. Agency: Department of Environment & Conservation – Davidson County
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement and appraisals
- S. Agency: Department of General Services – Jefferson County
Transaction: Acquisition – Lease (Space)
Provision(s): n/a
- T. Agency: Department of General Services – Madison County
Transaction: Acquisition – Lease (Space)
Provision(s): n/a
- U. Agency: Department of General Services – Shelby County
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval of a project, budget, scope, source(s) of funding and proceeding with process to select a designer

Project Title: Boling Center for Developmental Disabilities Demolition

Project Description: Demolition of the Boling Center for Developmental Disabilities Building. The building was built in 1969 and has 159,900 sq ft.

SBC Number: 540/013-01-2017

Total Project Budget: \$2,250,000.00

Source of Funding: \$2,250,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY 2015-2016 disclosed project. This structure is less than 50 years old and does not require review by the Tennessee Historical Commission.

Minutes: 05/22/2017 Approved project, budget, scope, source of funding and proceeding with process to select a designer.

DEPARTMENT OF CHILDREN'S SERVICES

Disposal – Lease (Space)

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

Transaction Description: Transaction No. 17-02-004-MB

- **Location:** Mountain View Campus
Jefferson County –44.5+/- acres – 809 Peal Lane, Dandridge, TN
- **Tenant:** G4S Secure Solutions, Inc. d/b/a G4S Youth Services, LLC (G4S)
- **Term:** Effective Date until April 30, 2018
- **Area / Costs:** \$62,225.00 monthly (\$6.60 sf of improved space)

Comment: The term of this lease coincides with the term of the services contract between the Department of Children's Services and G4S to provide custodial youth services at the Mountain View facility. G4S will be responsible for all utility costs and the State will be responsible for all other costs at the Mountain View Campus.

Date of Last Transfer: March 17, 1989
Original Cost to State: \$130,000
Square Footage Improvements: 109,500 sf

Minutes: 05/22/2017 Approved disposal by lease 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 April 24, 2017.

Report of Items Submitted to the ESC

- 1) **TWRA Crop Lease Report 2016** in accordance with SBC Policy & Procedures Item 7.05B.

Designer Selections

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

State Procurement Agency: Tennessee Board of Regents
User Agency: Austin Peay State University
Location: Montgomery County
Project Title: Kimbrough Steam Line Replacement
SBC Project Number: 166/003-02-2017
Total Project Budget: \$250,000
Designer: HNA ENGINEERING, PLLC

- 2) REPORT of the following on SBC Policy 4.01D – Standard Form of Agreement Between Owner and Designer not executed within 180 days:

State Procurement Agency: STREAM
Project: Drivers Services Center Roof Replacement
SBC Number: 502/056-01-2016
Designer: Johnson + Associates Architects, LLC
Approval Date: 08/22/2016
Comment: The Designer was approved in August and the contract was not executed. This routing has proceeded but was not completed within the 180 day time period.

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

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|---|---|
| <ol style="list-style-type: none">1) Motlow State Community College
(MSCC Athletic Fields Upgrades)
Total Project Budget: \$480,000
SBC Project No. 166/021-02-2017
Designer: Heibert+Ball Land Design2) University of Memphis
(UoM Getwell Entry Gate)
Total Project Budget: \$180,000
SBC Project No. 166/007-02-2017
Designer: Designshop, pllc | <ol style="list-style-type: none">3) Northwest Correctional Complex
(Replace Emergency Power Backup Systems, Ph 2)
Total Project Budget: \$8,200,000
SBC Project No. 140/001-03-2015
Designer: ALLEN & HOSHALL INC4) Statewide
(Detention Security Consultant)
Total Project Budget: Not Applicable
SBC Project No. 529/000-08-2012
Designer: LATTA TECHNICAL SERVICES INC |
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Other Business

There being no further business, the meeting adjourned at 11:07 a.m.

UNIVERSITY OF TENNESSEEAcquisition – Fee (Purchase)

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

Transaction Description: Trans. No. 17-05-001

- **Location:** University of Tennessee-Knoxville (UTK)
Knox County – 0.20+/- acres – 525 Gay Street, Knoxville, TN
- **Owner(s):** Hatcher Hill Properties, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The property is currently leased by the University for the College of Architecture and Design as a fabrication and exhibition facility and for use by the Governors Chair Program. The size and configuration of the facility make it ideal for these uses. The land acquisition plan for UTK was revised and approved by THEC to accommodate this purchase.

Date of Last Transfer:	01/11/2013
Purchase Price:	\$60,000
Property Assessor's Value:	\$156,100
Square Footage Improvements:	20,000+/-

Minutes: 05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-04-016

- **Location:** Columbia State Community College
Maury County – 4,751+/-sf – 1664 Hampshire Pike, Columbia, TN
- **Owner(s):** Scarecrow Property, Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Auxiliary) (A)

Comment: This property will allow for the relocation of the Advanced Integrated Industrial Technology (AIIT) program from the Northfield Training Center. This property is in CoSCC's 2017 Master Plan.

Date of Last Transfer: April 27, 2015
 Purchase Price: \$182,000
 Property Assessor's Value: \$233,400
 Square Footage Improvements: 4,751

Minutes: 05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSDisposal – Lease (Space)

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

Transaction Description: Transaction No. 17-05-900

- **Location:** Southwest Tennessee Community College
737 Union Avenue, E Building, Memphis, TN
- **Tenant:** Artesian Schools, Inc.
- **Term:** July 1, 2017 thru June 30, 2021
- **Area / Costs:** 7,637 sf / \$73,544.32 annually (\$9.63/sf)

Comment: The purpose of this lease is to allow a charter school approved by the Shelby County Board of Education to operate on the campus. The students will be dual enrollees at Southwest Tennessee Community College and this will support the Drive to 55 initiative.

Minutes: 05/22/2017 Approved disposal by lease with waiver of advertisement and appraisals.

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENTAcquisition – Fee (Gift)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals

Transaction Description: Transaction No. 17-05-003

- **Location:** Memphis Regional Megasite
Tipton County - 1.09 +/- acres - 1801 College Street South, Covington, TN
- **Owner(s):** Tipton County
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 12/13 CurrFunds-CapImprov (REM fees) (A)

Comment: This property is to be the location of a pump station for the Memphis Regional Megasite force main. Funds will be paid out of SBC Project 529/000-02-2010 Memphis Regional Megasite.

Date of Last Transfer:	March 12, 1996
Purchase Price:	\$900,000 (20.87 +/- acres)
Property Assessor's Value:	\$6,077,500
Square Footage Improvements:	N/A

Minutes: 05/22/2017 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.

DEPARTMENT OF AGRICULTUREAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-04-014-DM
 • **Location:** Martha Sundquist State Forest
 Cocke County – 205 +/- acres - Gulf Road, Hartford, TN
 • **Owner(s):** River Bridge Mountains, LLC
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** 16/17 State Lands Acquisition Fund (A)

Comment: Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This land is adjacent to Martha Sundquist State Forest and is the last key parcel that is needed to protect the management of the forest and viewshed from further development. This acquisition is a high priority in the Division of Forestry's Land Acquisition Plan.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: February 8, 2008
 Purchase Price: \$1,052,550
 Property Assessor's Value: \$380,200
 Square Footage Improvements: N/A

Minutes: 05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATIONDisposal – Fee

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

Transaction Description: Transaction No. 17-04-015-DM
 • Location: Hamilton County – 0.998 +/- acres – Bonny Oaks Drive, Chattanooga, TN
 • Grantee: Larry Armour
 • Estimated Sale Price: Fair Market Value

Comment: This property has been determined to be surplus to the Department's needs. The requestor is the sole adjoining landowner and the intent is to assemble property for development.

Date of Last Transfer:	June 25, 2003
Previous Owner:	TAGCO, Inc.
Original Cost to State:	\$434,450.00 (Larger Tract)
Square Footage Improvements:	N/A

Minutes: 05/22/2017 Approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATIONDisposal – Fee

Requested Action: Approval of disposal in fee with waiver of advertisement

Transaction Description: Transaction No. 17-04-019-DM

- **Location:** Rutherford County – 0.55 +/- acres (2 parcels) – Miller Lane, Christiana, TN
- **Grantee:** Outpost, LLC
- **Estimated Sale Price:** Fair Market Value (Condemnation Settlement)

Comment: Property of the Grantee was condemned by TDOT as part of a road project in 2011-2012. The Grantee and TDOT entered into settlement negotiations to determine appropriate compensation to the Grantee for the condemned property. TDOT and the Grantee have agreed to settle the condemnation matter by having TDOT transfer title to Grantee of two tracts of property adjacent to other lands owned by the Grantee in lieu of a cash settlement. These two tracts have been determined to be surplus to the Department's needs after permanent drainage easements were placed across portions of both parcels.

The Grantee is the sole adjoining landowner of the two tracts. The prior owner was offered and declined the option to purchase this property in satisfaction of Tenn. Code Ann. §12-2-112(8)(B).

Date of Last Transfer:	April 9, 2012
Previous Owner:	Agnihotri
Original Cost to State:	\$400,000 (Larger Tract)
Square Footage Improvements:	N/A

Minutes: 05/22/2017 Approved disposal in fee with waiver of advertisement.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-04-020-RA

- **Location:** White Oak Wildlife Management Area
Hardin County – 57.6 +/- acres – Hwy 69, Savannah, TN
- **Owner(s):** HT & L, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 Wetland Acquisition Funds (A)

Comment: Per Tenn. Code Ann. §11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

This property is adjacent to White Oak WMA. Acquiring this area will protect and preserve wetlands and other watershed functions in the White Oak WMA ecosystem.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	December 9, 2016
Purchase Price:	\$85,000
Property Assessor's Value:	\$56,300
Square Footage Improvements:	N/A

Minutes: 05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Third Party)

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

Transaction Description: Transaction No. 16-08-014-DM

- **Location:** Savage Gulf State Natural Area
Grundy County – 100 +/- acres – (2 Tracts) - 56 State Road, Altamont, TN
Grundy County – 765 +/- acres - Greeter Falls Road, Altamont, TN
- **Owner(s):** The Conservation Fund (Clem Family Trust & Joyce Henley)
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 State Lands Acquisition Fund (A)
- **Third Party:** The Conservation Fund

Comment: Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

Utilization of the third party is requested because it would allow The Conservation Fund to acquire both tracts of land, from separate land owners, in a more timely fashion and sell to the State as a single owner. The Clem tract is an in-holding and the large Henley tract is contiguous to the Savage Gulf SNA. The small Henley tract will allow for signage and prevention of further development and the seller also wanted to include the smaller tract. No additional third party costs are requested as a part of this transaction.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	March 1, 1995
Purchase Price:	Unknown
Property Assessor's Value:	\$93,000
Square Footage Improvements:	N/A

Date of Last Transfer:	June 23, 1982
Purchase Price:	Unknown
Property Assessor's Value:	\$646,700
Square Footage Improvements:	N/A

Minutes: 05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment; to exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-04-013-DM

- **Location:** Rugby State Natural Area
Morgan County – 46+/- acres - State Hwy 52, Rugby, TN
- **Owner(s):** Historic Rugby, Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 State Lands Acquisition Fund (A)

Comment: Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This property is adjacent to the existing Rugby SNA and acquiring this parcel would incorporate a portion of Little Creek into the Rugby State Natural Area, which will help protect Little Creek and the Natural Area of Kellogg's Crack.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	September 3, 1993
Purchase Price:	\$35,000
Property Assessor's Value:	\$123,400
Square Footage Improvements:	N/A

Minutes: 05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-04-009-DM

- **Location:** Justin P. Wilson Cumberland Trail State Park
Cumberland County – 35.5 +/- acres – Hinch Mountain Road, Crossville, TN
- **Owner(s):** Edwin Lansford Jr, James Robert Lansford, Virginia Snider, Frederick Lansford and Sue Ann Jones
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 State Lands Acquisition Fund (A)

Comment: Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The acquisition of two parcels (2.3 +/- acres and 33.2 +/- acres) held by the Lansford Estate will allow for the completion of the Brady Mountain segment of the Cumberland Trail State Scenic Trail. This acquisition will connect the Highway 68 Trailhead with the Jewett Road Trailhead.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: December 31, 2012
Purchase Price: Unknown (88 +/- acres)
Property Assessor's Value: \$118,800
Square Footage Improvements: N/A

Date of Last Transfer: January 3, 1995
Purchase Price: \$14,500 (90 +/- acres)
Property Assessor's Value: \$111,600
Square Footage Improvements: N/A

Minutes: 05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-04-010-DM

- **Location:** Justin P. Wilson Cumberland Trail State Park
Rhea County – 84 +/- acres – (2 Tracts) - Shut In Gap Road, Spring City, TN
- **Owner(s):** Walden Ridge, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 State Lands Acquisition Fund (A)

Comment: Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

Acquisition of these two tracts will allow the Cumberland Trail to be re-routed, thereby eliminating the need to construct two 40' bridges on Little Soak Creek.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	April 29, 2016
Purchase Price:	Unknown
Property Assessor's Value:	\$91,600
Square Footage Improvements:	N/A

Date of Last Transfer:	July 11, 2016
Purchase Price:	\$40,092
Property Assessor's Value:	\$38,600
Square Footage Improvements:	N/A

Minutes: 05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-04-011-DM

- **Location:** Justin P. Wilson Cumberland Trail State Park
Rhea County – 2 +/- acres - Reed Road, Dayton, TN
- **Owner(s):** John Nathan Reed
- **Estimated Purchase Price:** Fair Market Value (Land Swap)
- **Source of Funding:** 16/17 State Lands Acquisition Fund (REM Fees) (A)

Comment: Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This acquisition will give the State frontage on TN Highway 30 and complete a connection between Mowbray Road trailhead. This will be an equal value land swap with transaction no. 17-04-012-DM.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: February 32, 1995
Purchase Price: \$7,500 (21 +/- acres)
Property Assessor's Value: \$97,500
Square Footage Improvements: N/A

Minutes: 05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONDisposal – Fee

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

Transaction Description: Transaction No. 17-04-012-DM

- **Location:** Justin P. Wilson Cumberland Trail State Park
Rhea County – 2 +/- acres - Reed Road, Dayton, TN
- **Grantee:** John Nathan Reed
- **Estimated Sale Price:** Fair Market Value (Land Swap)
- **Source of Funding:** 16/17 State Lands Acquisition Fund (REM Fees) (A)

Comment: Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency. This will be an equal value land swap with transaction no. 17-04-011-DM.

This disposal in exchange for 2 +/- acres will give the State frontage on TN Highway 30 and complete a connection between Mowbray Road trailhead.

Date of Last Transfer: September 8, 2015
 Previous Owner: Dock W. Smith
 Original Cost to State: \$107,140 (48.70 +/- acres)
 Square Footage Improvements: N/A

Minutes: 05/22/2017 Approved disposal in fee with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-04-005-DM

- **Location:** Radnor Lake State Park
Davidson County – 5.1 +/- acres – (2 Tracts) - 925 & 929 Otter Creek Road, Nashville, TN
- **Owner(s):** John K. Cartwright and Elizabeth Ann Cartwright
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 Heritage Trust Grant (O)
16/17 State Lands Acquisition Fund (A)
Friends of Radnor Lake (O)

Comment: Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

These two tracts are adjacent to Radnor Lake State Park and this acquisition will protect the viewshed, watershed, and habitat for the eastern border of Radnor Lake State Park. It will also provide road frontage to Otter Creek Road and allow for development of a better entrance to the east parking area for park visitors.

The sellers will retain a life estate in the property after conveyance to the State. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	August 22, 1996
Purchase Price:	\$320,000 (2.42 +/- acres)
Property Assessor's Value:	\$256,800
Square Footage Improvements:	N/A

Date of Last Transfer:	January 20, 1988
Purchase Price:	Unknown (2.42 +/- acres)
Property Assessor's Value:	\$577,700
Square Footage Improvements:	4,334 sf

Minutes: 05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Gift)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals

Transaction Description: Transaction No. 17-04-006-DM

- **Location:** Radnor Lake State Park
Davidson County – 10 +/- acres – 0 Clonmel Road, Nashville, TN
- **Owner(s):** Friends of Radnor Lake
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 16/17 State Lands Acquisition Fund (REM fees) (A)

Comment: Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This parcel is adjacent to Radnor Lake State Park. The acquisition of the Cheek parcel donation will protect ground nesting habitats for birding species, eliminate viewshed impact from the current Harris Ridge Trail Project and ensures long-term management.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: June 2, 2003
 Purchase Price: \$177,677
 Property Assessor's Value: \$756,000
 Square Footage Improvements: N/A

Minutes: 05/22/2017 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 17-04-007-DM

- **Location:** Radnor Lake State Park
Davidson County – 1.65 +/- acres – 852 Forest Hills Drive, Nashville, TN
- **Owner(s):** Friends of Radnor
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 State Lands Acquisition Fund (A)

Comment: Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This parcel is a critical in-holding that completes the eastern boundary of the Radnor Lake Natural Area. Acquiring this parcel will protect ground nesting habitats for birding species, eliminate viewshed impact from the current Harris Ridge Trail Project and ensure long-term management. The structure on property is anticipated to be demolished.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	November 10, 1988
Purchase Price:	\$153,000
Property Assessor's Value:	\$332,900
Square Footage Improvements:	3,593 sf

Minutes: 05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Gift)

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

Transaction Description: Transaction No. 17-04-008-DM

- **Location:** Radnor Lake State Park
Davidson County – 12.79 +/- acres – (6Tracts) - Stonewall Jackson Court, Nashville, TN
- **Owner(s):** Friends of Radnor Lake
- **Estimated Purchase Price:** Gift
- **Source of Funding:** State Lands Acquisition Funds (REM Fees) (A)

Comment: Per Tenn. Code Ann. §67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The 6 parcels to be acquired are contiguous to the current boundary of Radnor Lake State Park. These parcels are rated as “threatened habitat”, because they are the last remaining areas of native grasses. This habitat is essential for ground nesting birds and supporting the ecosystem at Radnor Lake.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	October 13, 2016
Purchase Price:	\$300,000
Property Assessor’s Value:	\$299,800
Square Footage Improvements:	N/A

Date of Last Transfer:	July 22, 2010
Purchase Price:	\$750,000
Property Assessor’s Value:	\$388,600
Square Footage Improvements:	N/A

Date of Last Transfer:	December 4, 2009
Purchase Price:	\$5,000
Property Assessor’s Value:	\$5,000
Square Footage Improvements:	N/A

Date of Last Transfer:	July 22, 2010
Purchase Price:	\$750,000
Property Assessor’s Value:	\$475,000
Square Footage Improvements:	N/A

Date of Last Transfer: July 22, 2010
Purchase Price: \$750,000
Property Assessor's Value: \$313,000
Square Footage Improvements: N/A

Date of Last Transfer: July 22, 2010
Purchase Price: \$750,000
Property Assessor's Value: \$337,600
Square Footage Improvements: N/A

Minutes:

05/22/2017 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 16-05-934-SN

● **Proposed Lease**

- **Location:** Jefferson County – 1228 Circle Drive, Dandridge, TN
- **Landlord:** Alice S. Romines and Terry P. Romines
- **Term:** 5 years / 5 year renewal
- **Area / Costs:** 4,100 Square Feet

Annual Contract Rent (Including Utility Cost)	\$61,500.00	@\$15.00/sf
Estimated Annual Janitorial Cost	4,510.00	@\$ 1.10/sf
Total Annual Effective Cost	\$66,010.00	@\$16.10/sf

● **Current Lease**

- **Location:** Jefferson County – 1228 Circle Drive, Dandridge, TN
- **Landlord:** Alice S. Romines and Terry P. Romines
- **Term:** (1 year) July 1, 2015 – June 30, 2016 - Holdover
- **Area / Costs:** 4,100 Square Feet

Annual Contract Rent (Including Utility Cost)	\$50,400.00	@\$12.29/sf
Estimated Janitorial Cost	4,510.00	@\$ 1.10/sf
Total Annual Effective Cost	\$54,910.00	@\$13.39/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** RFP on template
- **FRF Rate:** \$14.00

Comment: This lease will provide office space for Department of Corrections.

Rent during the renewal will increase to \$15.75/sf.

There were three proposals from two proposers.

The State may terminate this lease after 90 days by giving written notice to the landlord.

Minutes: 05/22/2017 Approved a lease.

DEPARTMENT OF GENERAL SERVICESAcquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 17-01-909-KC

- Proposed Lease

- Location: Madison County – 362 Carriage House Drive, Jackson, TN
- Landlord: WFM Partners
- Term: 5 years / 5 year renewal
- Area / Costs: 11,400 Square Feet

Annual Contract Rent	\$120,000.00	@\$10.52/sf
Estimated Annual Utility Cost	19,950.00	@\$ 1.75/sf
Estimated Annual Janitorial Cost	12,540.00	@\$ 1.10/sf
Total Annual Effective Cost	\$152,490.00	@\$13.37/sf

- Current Lease

- Location: Madison County – 362 Carriage House Drive, Jackson, TN
- Landlord: WFM Partners
- Term: (1 year) May 1, 2017 – April 30, 2018
- Area / Costs: 11,400 Square Feet

Annual Contract Rent	\$116,280.00	@\$10.20/sf
Estimated Utilities Cost	19,950.00	@\$ 1.75/sf
Estimated Janitorial Cost	12,540.00	@\$ 1.10/sf
Total Annual Effective Cost	\$148,770.00	@\$13.05/sf

- Source of Funding: FRF Operating Funds
- Procurement Method: Leasing Proposal Request Template
- FRF Rate: \$18.00

Comment: This lease will provide space for the Department of Correction to support the directives of the Public Safety Act of 2016.

There were four proposals from three proposers.

The State may terminate this lease at any time by giving written notice to the landlord at least 90 days prior to the date the termination becomes effective.

Minutes: 05/22/2017 Approved a lease.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 17-01-910-KC

● **Proposed Lease**

- **Location:** Shelby County – 1991 Corporate Ave, Memphis, TN
- **Landlord:** Olymbec USA, LLC.
- **Term:** 10 years
- **Area / Costs:** 9,553 Square Feet

Annual Contract Rent (including Utilities & Janitorial Cost)	\$176,730.50	@\$18.50/sf
Total Annual Effective Cost	\$176,730.50	@\$18.50/sf

● **Current Lease**

- **Location:** Shelby County – 1991 Corporate Ave, Memphis, TN
- **Landlord:** Olymbec USA, LLC.
- **Term:** (1 year) May 1, 2017 – April 30, 2018
- **Area / Costs:** 9,553 Square Feet

Annual Contract Rent	\$141,400.00	@\$14.00/sf
Estimated Utilities Cost	16,717.75	@\$ 1.75/sf
Estimated Janitorial Cost	10,508.30	@\$ 1.10/sf
Total Annual Effective Cost	\$168,626.05	@\$16.85/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** RFP on Template
- **FRF Rate:** \$18.00

Comment: This lease will provide space for the Department of Correction to support the directives of the Public Safety Act of 2016.

Rent during the renewal will increase to \$20.00/sf.

There were three proposals from two proposers.

The State may terminate this lease at any time by giving written notice to the landlord at least 120 days prior to the date the termination becomes effective; provided, however, that such termination shall not be effective prior to the end of the 60th month of the term (with fee).

Minutes: 05/22/2017 Approved a lease.

Approved:



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