

**MINUTES**  
**STATE BUILDING COMMISSION**  
Executive Subcommittee  
November 21, 2016

---

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee with the following members and Departments present. Secretary Hargett called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

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

MEMBERS ABSENT

Larry Martin, Commissioner, Department of Finance and Administration

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- Department of General Services
- State Building Commission

PRESENTER

Robbi Stivers  
Dick Tracy  
John Hull  
Peter Heimbach

## CONSENT AGENDA

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

- A. Agency: **University of Tennessee – Hamilton County**  
Transaction: Acquisition – Fee (Gift)  
Provision(s): Waiver of advertisement and appraisals
  
- B. Agency: **University of Tennessee – Knox County**  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of advertisement and appraisals
  
- C. Agency: **University of Tennessee – Blount County**  
Transaction: Acquisition – Lease Amendment  
Provision(s): Waiver of advertisement
  
- D. Agency: **Tennessee Board of Regents – Rutherford County**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- E. Agency: **Department of Correction – Bledsoe County**  
Transaction: Disposal – Fee and Easements  
Provision(s): Waiver of advertisement and appraisals
  
- F. Agency: **Department of Transportation – Montgomery County**  
Transaction: Disposal – Fee  
Provision(s): Waiver of advertisement and one appraisal
  
- G. Agency: **Department of Intellectual & Developmental Disabilities – Greene County**  
Transaction: Disposal – Lease (Crop Farm)  
Provision(s): Waiver of one appraisal
  
- H. Agency: **Tennessee Wildlife Resources Agency – Campbell County**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- I. Agency: **Tennessee Wildlife Resources Agency – Chester County**  
Transaction: Acquisition – Fee (Third Party)  
Provision(s): Waiver of advertisement and one appraisal, and to utilize a third party
  
- J. Agency: **Tennessee Wildlife Resources Agency – Cumberland County**  
Transaction: Disposal – Easement (Utility/Access/Construction)  
Provision(s): Waiver of advertisement and appraisals
  
- K. Agency: **Tennessee Wildlife Resources Agency – Cumberland County**  
Transaction: Acquisition – Easement (Access)  
Provision(s): Waiver of advertisement and one appraisal

- L. Agency: Tennessee Wildlife Resources Agency – Robertson County  
Transaction: Disposal – Fee  
Provision(s): Waiver of advertisement and one appraisal
- M. Agency: Tennessee Wildlife Resources Agency – Robertson County  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and appraisals
- N. Agency: Department of General Services – Davidson County  
Transaction: Acquisition – Lease (Space)

UNIVERSITY OF TENNESSEE

**Disposal – Lease (Land)**

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

**Transaction Description:** Transaction No. 16-10-016

- **Location:** University of Tennessee – Martin (UTM)  
Weakley County – 74 +/- acres – Courtright Road, Martin, TN
- **Tenant:** Northwest TN Rural Convention Group (NTRCG)
- **Term:** Fifty (50) years with two (2) ten (10) year options to extend
- **Area / Costs:** \$1 per year plus net cash flows after year 10
- **Source of Funding:** Plant (Non-Auxiliary) (A) (REM Fees)

**Comment:** The University proposes to lease undeveloped land to the NTRCG for the development of an arena, horse barns/stalls, and hotel conference center to support economic development in the region and UTM activities. All improvements and operating expenses are to be funded by the NTRCG through loans and revenues. UTM will use the facilities for academic programs, commencement exercises, and athletic programs at no rental cost but will reimburse NTRCG for actual expenses. Due to the nature of the land lease and the need for long-term financing of the development by third parties, waiver of termination for convenience is requested. Because the NTRCG was formed to support economic and community development in Northwest Tennessee and to develop this property, waiver of advertisement is requested.

Date of Last Transfer: 04/27/1970  
Original Cost to State: NA  
Square Footage Improvements: None

**Minutes:** 11/21/2016 Robbi Stivers presented the transaction. Comptroller Wilson asked Mr. Stivers how he can have an option for mutual consent. Mr. Stivers responded the options are at the mutual consent of either party. The Comptroller asked what signatures would be required for the proposed convention center, and Mr. Stivers replied that University signatures would be required. Treasurer Lillard asked if the risk management and insurance issues were resolved, and was told they were. Subcommittee approved disposal by lease with waiver of advertisement and appraisals.

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. 16-11-003

- **Location:** Nashville State Community College  
Davidson County – 13.84+/-acres – 1500, 1504, 1514, 1520 Gallatin Pike N; and 121 W Monticello Avenue, Nashville, TN
- **Owner(s):** JG Tennessee Realty, LP
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Auxiliary) (A)  
Metro Grant (O)

**Comment:** Nashville State Community College advertised RFI's for East and North Davidson County, and there were no acceptable properties identified. NaSCC was then given approval to engage a realty firm utilizing campus procurement procedures. CBRE was awarded a contract to do the work. CBRE agrees that this property is the best option for acquisition at this time. NaSCC's 2002 Master Plan was amended to include this area.

NaSCC has sufficient plant funds and a Capital contribution to purchase the property and will renovate the facility to accommodate a campus teaching facility. The Metropolitan Government of Nashville and Davidson County will also provide \$1 million towards the acquisition and renovation of the property.

Date of Last Transfer:	March 16, 2015
Purchase Price:	\$0.00
Property Assessor's Value:	\$4,836,200
Square Footage Improvements:	48,157

**Minutes:** 11/21/2016 Dick Tracy presented the transaction. Comptroller Wilson stated that he liked the option they had come up with. Subcommittee 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 GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 15-02-903

• **Proposed Lease**

- **Location:** Washington County – 2305 Silverdale Rd., Johnson City, TN
- **Landlord:** Barbara B. Allen
- **Term:** 10 years
- **Area / Costs:** 15,816 Rentable Square Feet

Annual Contract Rent:	\$193,746.00	@\$12.25/sf
Estimated Utilities Cost:	27,678.00	@ \$1.75/sf
Estimated Janitorial Cost:	17,397.60	@ \$1.10/sf
Total Annual Effective Cost:	\$238,821.60	@\$15.10/sf

• **Current Lease**

- **Location:** Washington County – 2305 Silverdale Rd., Johnson City, TN
- **Landlord:** Barbara B. Allen
- **Term:** (10 years) January 1, 2004 through December 31, 2013
- **Area / Costs:** 15,816 Rentable Square Feet

Current Annual Contract Rent:		
Annual Contract Rent:	\$117,828.96	@\$7.45/sf
Estimated Utilities Cost:	22,142.40	@\$1.40/sf
Estimated Janitorial Cost:	17,397.60	@\$1.10/sf
Total Annual Effective Cost:	\$157,368.96	@\$9.95/sf

- **Source of Funding:** FRF Operating Fund
- **Procurement Method:** RFP on ESC approved form
- **FRF Rate:** \$18.00

**Comment:** The lease will provide office and related space for the continued operations of Environment and Conservation's Environmental Assistance Center.

Tenant may terminate this Lease at any time by giving written notice to 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 72<sup>nd</sup> month of the term.

Two proposals were received from one proposer; one 5-year and one 10-year option.

The Jones Lang LaSalle commission amount is \$77,498.40 and the rebate to the State is \$2,749.74.

**Minutes:** 11/21/2016 John Hull presented the transaction. Comptroller Wilson noted that Jones Lang LaSalle is receiving a commission of \$77,498. Subcommittee approved the lease as presented.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on October 24, 2016.

Designer Selections

- 1) Report of the following designer selections as delegated to the State Architect for projects below the major maintenance threshold:

**Location:** Austin Peay State University  
**Project Title:** Executive Education Board Room Renovations  
**Total Project Budget:** \$353,000  
**SBC Project No.** 166/003-05-2016  
**Designer:** LYLE COOK MARTIN ARCHITECTS

**Location:** University of Tennessee Chattanooga  
**Project Title:** Tennessee Room Finishes Upgrades  
**Total Project Budget:** \$410,000  
**SBC Project No.** 540/005-08-2016  
**Designer:** DERTHICK HENLEY & WILKERSON ARCHITECTS

- 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) **East Tennessee State University**  
(Several Buildings Space Renovations)  
Total Project Budget: \$1,500,000  
SBC Project No. 166/005-07-2016  
Designer: **SHAW & SHANKS ARCHITECTS**

3) **University of Tennessee Knoxville**  
(Environmental & Utilities Savings Projects)  
Total Project Budget: \$1,000,000  
SBC Project No. 540/009-10-2016  
Designer: **VREELAND ENGINEERS INC**

2) **Chattanooga State Community College**  
(CETAS Interior Modifications)  
Total Project Budget: \$2,000,000  
SBC Project No. 166/012-01-2016  
Designer: **TWH ARCHITECTS INC**

4) **Department of General Services**  
(Various Facilities – Interior Renovations Upgrades)  
SBC Project No. 529/000-05-2016  
Designer: **SMITH SECKMAN REID INC**

Other Business

There being no further business, the meeting adjourned at 11:06 a.m.

\* \* \* \* \*

UNIVERSITY OF TENNESSEEAcquisition – 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. 16-10-014

- **Location:** University of Tennessee - Chattanooga  
Hamilton County – 17.2 +/- acres – 1215 Wisdom Street, Chattanooga, TN
- **Owner(s):** LJC Properties LLC
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant (Non-Auxiliary)(A) (REM fees)

**Comment:** The University seeks to acquire this property via gift for institutional use. Approximately 14.5 acres of the property has been confirmed as a wetland as its location is an ideal study site. The property is less than four miles from campus making it feasible to incorporate site visits into general education and science courses. The land acquisition plan for UTC was revised and approved by THEC to accommodate this purchase.

Date of Last Transfer: 12/30/2015  
Purchase Price: NA  
Property Assessor's Value: \$90,800  
Square Footage Improvements: NA

**Minutes:** 11/21/2016 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.



UNIVERSITY OF TENNESSEE

Disposal – Easement (Utility)

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

**Transaction Description:** Transaction No. 16-10-015

- **Location:** University of Tennessee – Knoxville  
Knox County – 0.81 +/- acres permanent utility easements – 2117 Andy Holt Avenue, Knoxville, TN
- **Grantee:** Knoxville Utilities Board (KUB)
- **Estimated Sale Price:** Mutual Benefit
- **Source of Funding:** Plant (Non-Auxiliary) (A) (REM Fees)

**Comment:** The utility easements are necessary to provide utility upgrades that will serve the West Campus Housing Redevelopment.

Date of Last Transfer: Various  
Original Cost to State: NA

**Minutes:** 11/21/2016 Approved disposal by easement with waiver of advertisement and appraisals.

UNIVERSITY OF TENNESSEEAcquisition - Lease Amendment

Requested Action: Approval of a lease amendment with waiver of advertisement

Transaction Description: Transaction No. 06-07-918

- Proposed Amendment

- Term: Extend for five (5) years through January 31, 2022 with one (1) additional five (5) year option to extend
- Area / Costs: 3,268 square feet (office/hangar space)

First Year Actual Rent	\$7.85/sf	\$25,658.71/yr
Average Annual Contract Rent	\$8.17/sf	\$26,705.84/yr
Estimated Annual Utility Cost	included	included
Estimated Annual Janitorial Cost	<u>included</u>	<u>included</u>
Total Annual Effective Cost	\$8.17/sf	\$26,705.84/yr

- Current Lease

- Location: Blount County - 2285 Airport Highway - Hangar #4, McGhee Tyson Airport, Alcoa, TN 37701
- Landlord: TAC Air
- Term: Ten (10) years
- Area / Costs: 3,268 square feet (office/hangar space)

Annual Contract Rent	\$7.70/sf	\$25,155.60/yr
Estimated Annual Utility Cost	included	included
Estimated Annual Janitorial Cost	<u>included</u>	<u>included</u>
Total Annual Effective Cost	\$7.70/sf	\$25,155.60/yr

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

- FRF Rate: \$18.00/sf (for reference)

Comment: The University proposes to extend the lease of office and hangar space at McGhee Tyson Airport. The landlord is responsible for building maintenance, janitorial services, and utilities. Landlord will also provide a discount on fuel purchases. The lease can be terminated with 180 days-notice. Because TAC Air is the sole provider of these services and facilities at the McGhee Tyson airport, waiver of advertisement is requested.

Previous Action: 08/25/2006 Subcommittee approved the request as presented.

Minutes: 11/21/2016 Approved a lease amendment with waiver of advertisement.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

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

**Transaction Description:** Transaction No. 16-11-002

- **Location:** Motlow State Community College  
Rutherford County –7+/-acres – Motlow College Boulevard, Smyrna, TN
- **Owner(s):** Thomas J. Ridley
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Auxiliary)

**Comment:** This property adjoins the existing MSCC Smyrna Campus and will allow for expansion and greater road access for a new entryway to handle the increased traffic flow, as the campus expands. This property is in MSCC's 2012 Master Plan update.

Date of Last Transfer: July 15, 1985  
Purchase Price: \$0.00  
Property Assessor's Value: \$10,800  
Square Footage Improvements: N/A

**Minutes:** 11/21/2016 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 CORRECTION

Disposal – Fee and Easements

**Requested Action:** Approval of disposals in fee and disposals by easement and to obtain survey with waiver of advertisement and appraisals

**Transaction Description (Fee):** Transaction No. 16-08-004-DM  
 • **Location:** Bledsoe County – 21+/- acres (2 tracts) – Pikeville, TN  
 • **Grantee:** Fall Creek Falls Utility District (FCFUD)  
 • **Area / Costs:** Mutual Benefit

**Transaction Description (Easements):**  
 • **Location:** Bledsoe County – (5 tracts) – Pikeville, TN  
 • **Grantee:** FCFUD  
 • **Term:** Three temporary easements/Two permanent easements  
 • **Area / Costs:** Mutual Benefit

**Source of Funding:** 16/17 TDOC Operating Fund (REM fees) (A)

**Comment:** The Department of Correction currently owns and operates the Taft Youth Development Center Water Treatment Plant (WTP), which includes a Reservoir Dam, Water Storage Tanks and connecting utility lines. The mutual benefit of this series of transactions is that FCFUD will assume operational control of the WTP from TDOC and, will construct and maintain at its expense a new water treatment facility and water lines which will relieve TDOC of the obligation of continuing to service any ongoing water needs of the Taft (now BCCX) site, while the new facilities serve local communities as well.

FCFUD will operate the existing water system facilities during the construction of replacement facilities. At the end of the construction of the new water treatment plant and new utility lines, the temporary utility easements will expire and title to the existing water treatment plant and water tank site will revert to the State. The State intends to convey the parcels of property by quit claim deed or utility easements as listed below:

<u>Description</u>	<u>Conveyance</u>	<u>Size</u>
WTP and Water Tank Site (WTS)	Deed w/reversion clause	4 acres
Dam Site and New WTP Site	Deed	17 acres
Dam Site to WTP	Temporary Utility Easement	30 ft.
WTP to Water Tank Site (WTS)	Temporary Utility Easement	20 ft.
WTS to existing FCFUD	Temporary Utility Easement	20 ft.
Dam Site to New WTP	Permanent Utility Easement	30 ft.
New WTP to BCCX, TRICOR & Residential Housing	Permanent Utility Easement	30 ft.

Date of Last Transfer: Unknown  
 Original Cost to State: Unknown  
 Square Footage Improvements: 5,000

**Minutes:** 11/21/2016 Approved disposals in fee and disposals by easement and to obtain survey with waiver of advertisement and appraisals.

DEPARTMENT OF TRANSPORTATION

Disposal – Fee

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

**Transaction Description:** Transaction No. 16-10-012-DM

- Location: Montgomery County – 1.0433+/-acres - 1100 Ashland City Rd., Clarksville, TN
- Estimated Sale Price: Fair Market Value
- Grantee: Gary Mathews

**Comment:** The property was acquired for the construction of SR-12. The property is surplus to the department's needs. The requestor is the sole adjoining landowner.

Date of Last Transfer: March 8, 1980  
 Previous Owner: Mabel O. Manning  
 Original Cost to State: \$24,000  
 Square Footage Improvements: None

**Minutes:** 11/21/2016 Approved disposal in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIESDisposal – Lease (Crop Farm)

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

**Transaction Description:** Transaction No. 16-08-018-BN

- **Location:** Green County – 280+/-acres – 4850 E. Andrew Johnson Hwy, Greenville, TN
- **Tenant:** Ryan Ricker
- **Term:** (1 year) January 1, 2017 through December 31, 2017 with four, one year renewal options
- **Area / Costs:** 280 acres @ \$35,280 annually

**Comment:** The property is located at Green Valley Development Center and has been used for farming purposes. The lease expired on October 31, 2016.

Five proposals were received. The bid opening was held on October 11, 2016, with Ryan Ricker as the best evaluated proposer. The lease procurement was conducted in accordance with the SBC approved form of crop lease request for proposal and the lease is on the approved template form.

**Minutes:** 11/21/2016 Approved disposal by lease with waiver of one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – 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. 16-10-004-DM

- **Location:** Campbell County – 5,450+/-acres – Tipple Lane, Jacksboro, TN
- **Owner(s):** Lyme Highcliff Forst Company LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 Wetlands Acquisition Fund (A)

**Comment:**

Per TCA 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.

The property is contiguous to the North Cumberland Wildlife Management Area. No additional management costs are anticipated with this acquisition.

This will be an acquisition of the surface rights only; the mineral rights have been previously severed.

Date of Last Transfer:	December 7, 2012
Purchase Price:	\$1,814,110
Property Assessor's Value:	\$1,866,900
Square Footage Improvements:	None

**Minutes:**

11/21/2016 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 WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

**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; and to utilize a third party

**Transaction Description:** Transaction No. 16-10-007-DM

- **Location:** Chester County – 71+/-acres (2 tracts) – State Route 100 East, Henderson, TN
- **Owner(s):** Plum Creek Company LLC/Monte R. Young
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 16/17 Wetlands Acquisition Fund
- **Third Party:** Tennessee Parks and Greenways Foundation (TPGF)

**Comment:** Per TCA 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.

The TPGF will purchase the tracts and sell to the State at a 25% discount. No additional third party costs are requested as part of this transaction.

The property is contiguous to the Tull Bottom Wildlife Management Area. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: December 18, 1988 (Plum Creek Company)  
 Purchase Price: \$50,000  
 Property Assessor's Value: \$34,900 (29.60 acres)  
 Square Footage Improvements: None

Date of Last Transfer: August 25, 2015 (Monte R. Young)  
 Purchase Price: \$23,000  
 Property Assessor's Value: \$24,300 (42.26 acres)  
 Square Footage Improvements: None

**Minutes:** 11/21/2016 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; and to utilize a third party.



TENNESSEE WILDLIFE RESOURCES AGENCY**Disposal – Easement (Utility/Access/Construction)**

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

**Transaction Description:** Transaction No. 16-10-009-DM

- **Location:** Cumberland County – 30 ft. easement – off Smith Mountain Rd., Crossville, TN
- **Grantee:** Bobby and Karen Boyd
- **Estimated Sale Price:** Fair Market Value
- **Source of Funding:** Bobby and Karen Boyd (O)

**Comment:** The grantee is requesting a permanent ingress and egress and, utility line easement, and temporary construction easement. The grantee is purchasing the McLeod tract (Map 93 Parcel 6.00), which is landlocked by TWRA's Catoosa WMA, and as a condition to close is requesting an easement across TWRA's Catoosa WMA in order to access Catoosa Ridge Road.

Date of Last Transfer: January 1, 1991  
Original Cost to State \$0.00

**Minutes:** 11/21/2016 Approved disposal by easement with waiver of advertisement and appraisals.

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Easement (Access)

<b>Requested Action:</b>	<b>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</b>
<b>Transaction Description:</b>	Transaction No. 16-10-008-DM
• <b>Location:</b>	Cumberland County – 30 ft. easement – off Smith Mountain Rd., Crossville, TN
• <b>Owner(s):</b>	Bobby and Karen Boyd
• <b>Estimated Purchase Price:</b>	Fair Market Value
• <b>Source of Funding:</b>	TWRA Wildlife Fund (A)
<b>Comment:</b>	The agency is requesting a permanent access easement through the grantee's property to access Catoosa Road. At the time this easement is executed, the ownership of the property will have transferred from Mr. McLeod to Bobby and Karen Boyd who have agreed to grant this easement in return for an easement to be granted to them across TWRA's land because the property they are purchasing is landlocked by TWRA's Catoosa WMA.
<b>Minutes:</b>	11/21/2016 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 WILDLIFE RESOURCES AGENCY

Disposal – Fee

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

**Transaction Description:** Transaction No. 16-10-011-DM

- **Location:** Robertson County – 1.74+/-acres – Draughon Rd., Springfield, TN
- **Estimated Sale Price:** Fair Market Value (Land Swap)
- **Grantee:** Draughon Brothers LP
- **Source of Funding:** TWRA Wildlife Fund (REM fees) (A)

**Comment:** The agency's Springfield hatchery house was partially built on the grantee's property. Both parties would like to pursue an equal value land swap to resolve the issue.

Date of Last Transfer: December 17, 1930  
 Previous Owner: N/A  
 Original Cost to State: \$0.00 (40.0 acres)  
 Square Footage Improvements: None

**Minutes:** 11/21/2016 Approved disposal in fee with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee (Purchase)

**Requested Action:** Approval to obtain title work, survey, with waiver of advertisement and appraisals

**Transaction Description:** Transaction No. 16-10-010-DM  
 • **Location:** Robertson County – 1.74+/-acres – Draughon Rd., Springfield, TN  
 • **Owner(s):** Draughon Brothers, LP  
 • **Estimated Purchase Price:** Fair Market Value (Land Swap)  
 • **Source of Funding:** TWRA Wildlife Fund (REM fees) (A)

**Comment:** The agency's Springfield hatchery house was partially built on the owners' property. Both parties would like to pursue an equal value land swap to resolve the issue.

Date of Last Transfer: February 24, 1997  
 Purchase Price: \$0.00  
 Property Assessor's Value: \$1,943,000 (503.80 acres)  
 Square Footage Improvements: 1,427

**Minutes:** 11/21/2016 Approved obtaining title work, survey, with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:** Transaction No. 14-02-903 (JLL)

- **Proposed Lease**

- **Term:** (15 years)

- **Area / Costs:** **133,365 Square Feet**

First Year Contract Rent:	\$ 1,133,602.50	@\$17.00/sf
Average Annual Contract Rent	2,537,759.46	@\$19.60/sf
Operational Expenses:	144,034.20	@\$ 1.08/sf
<b>Total Annual Cost:</b>	<b>\$ 2,681,793.66</b>	<b>@\$20.67/sf</b>

- **Current Lease**

- **Location:** Davidson County – 200 Athens Way, Nashville, TN

- **Landlord:** IPC Metro Center, LLC

- **Term:** 23 month (+/-) reconfiguration period and a primary term of 15 years

- **Area / Costs:** **100,052 Rentable Square Feet**

First Year Rent (Primary Term):	\$ 850,442.00	@\$17.00/sf
Average Annual Rent:	1,903,856.16	@\$19.60/sf
Operating Expenses:	107,975.20	@ 1.08/sf
<b>Total Average Cost (estimated):</b>	<b>\$2,045,488.87</b>	<b>@\$20.68/sf</b>

- **Source of Funding:** FRF Operating Fund

- **Procurement Method:** Qualitative

- **FRF Rate:** \$19.00

**Comment:** The lease is amended to provide allowances to the tenant for cost incurred for modifications and improvements to the lease premises and other costs incurred by the tenant. The lease amendment was needed following determination that Social Security Administration consent to terms of the initial Lease had not been obtained. SSA consents to the Lease with this proposed amendment which increases the square footage by 33,300 sq. ft. to incorporate all space that DDS currently occupies, deletes complicated reconfiguration and construction phasing no longer required.

The Jones Lang LaSalle commission amount is \$1,189,696 and the rebate to the State is \$135,439.

**Previous Action:** 04/20/2015 Approved lease

**Minutes:** 11/21/2016 Approved lease amendment

Approved:



---

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