

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
October 26, 2012

The State Building Commission Executive Subcommittee met this day at 10:00 a.m. in House Hearing Room 29, Legislative Plaza, Nashville, Tennessee. Vice-Chairman Hargett called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

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

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Peter Heimbach, Department of General Services
Joy Harris, Treasurer's Office
Melinda Parton, Comptroller's Office
Bruce Davis, Legislative Budget Office
Janie Porter, Attorney General's Office
Jurgen Bailey, Department of General Services
John Carr, Department of Finance and
Administration
Diane Uhler, Tennessee Board of Regents
Crystal Collins, THEC
Robbi Stivers, University of Tennessee
Bill Finney, Department of General Services
Rich Cardwell, Office of the State Architect
Dick Tracy, Tennessee Board of Regents
Larry Stephens, Michael Brady Inc
Dwight Hensley, Tennessee Wildlife Resources
Agency
Cleve Salmon, Department of General Services
Kent McLaughlin, Gilbert/McLaughlin/Casella
Marcos Makonon, Department of General Services
Clint Camps, Department of General Services
Many-Bears Grinder, Department of Veterans Affairs

Matt Ingham, Department of General Services
Mike Morrow, Department of Finance and
Administration
Ron Colter, Department of General Services
Steve Berry, Department of General Services
Chuck Welch, MRI
Phil Hyde, Department of General Services
Lynelle Jensen, Department of General Services

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CONSENT AGENDA

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

- A. Agency: University of Tennessee – Roane County
Transaction: Lease agreement
- B. Agency: University of Tennessee – Shelby County
Transaction: Acquisition in fee
Provision: Waiver of advertisement, one appraisal
- C. Agency: University of Tennessee – Knox County
Transaction: Acquisition in fee
Provision: Waiver of advertisement, one appraisal
- D. Agency: Tennessee Board of Regents – Davidson County
Transaction: Lease agreement
- E. Agency: Tennessee Board of Regents – Shelby County
Transaction: Lease agreement
Provision: Disposal by lease
- F. Agency: Department of Agriculture – Marion County
Transaction: Acquisition by conservation
Provision: Waiver of advertisement, one appraisal
- G. Agency: Tennessee Wildlife and Resources Agency – Jackson County
Transaction: Acquisition in fee
Provision: Waiver of advertisement, one appraisal
- H. Agency: Department of Transportation – Shelby County
Transaction: Disposal in fee
Provision: Advertisement an waiver of one appraisal
- I. Agency: Department of Safety – Rutherford County
Transaction: Acquisition by lease
Provision: Waiver of advertisement and appraisals
- J. Agency: Department of Safety – Rutherford County
Transaction: Amend lease

TENNESSEE BOARD OF REGENTS

Statewide

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

Project Title: Regional Consultants

Project Description: System-wide professional services with Architectural consultants, Engineering consultants, and consultants from Environmental, Codes, Building Envelope, ADA, Structural, Geotechnical, Interior Design, and Stormwater.

SBC Number: 166/000-02-2010

Total Project Budget: \$3,400,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$3,350,000.00	(50,000.00)	\$3,300,000.00		Plant (Non-Auxiliary) (A)
	4,466.77	0.00	4,466.77	92/93	Curr Funds-CapMaint (R)
	45,533.23	50,000.00	95,533.23	02/03	Curr Funds-CapMaint (R)

Original Project Budget: \$3,400,000.00

Change in Funding: \$ 0.00

Revised Project Budget: \$3,400,000.00

Comment: There were errors in reporting the previous funding sources for this project on the July 2011 and July 2012 SBC agenda. This revision in funding corrects the errors and clarifies the actual funding sources.

Previous Action:

07/08/2010 SBC	Approved project
07/23/2010 ESC	Selected designers (various)
07/14/2011 SBC	Revised funding to extend contract for 12 months
04/23/2012 ESC	Select Interior Design and Geotechnical consultants
09/24/2012 ESC	Designer selections (various)\

Minutes: 10/26/2012 ESC Approved a revision in source of funding

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval of a revision in project budget, source(s) of funding in order to award a contract

Project Title: Pierce Building Atrium Renovation

Project Description: Renovate atrium between the Pierce Building and General Studies Building, including site improvements, roofing and new finishes

SBC Number: 166/038-02-2008

Revised Project Budget: \$505,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$375,000.00	\$130,000.00	\$505,000.00	Plant (Non-Auxiliary)	(A)
Original Project Budget:	\$375,000.00				
Change in Funding:		\$130,000.00			
Revised Project Budget:			\$505,000.00		

Comment: Seven bids were received on October 3, 2012. The low bidder is Armstrong Construction Company at \$416,950.

Previous Action:

07/10/2008	SBC	Approved project
08/25/2008	ESC	Selected designer (McGahey Associates, Architects)
06/14/2012	SBC	Revise funding
10/11/2012	SBC	Referred to ESC with authority to act

Minutes: 10/26/2012 ESC Approved a revision in funding to award a contract

TENNESSEE WILDLIFE AND RESOURCES AGENCY

Region 1, Dover, Stewart County, Tennessee

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

Project Title: Pumping Station Replacement

Project Description: Demolish and replace existing pumping station used to flood and drain the fields for hunting at Barkley Wildlife Management Area

SBC Number: 220/017-01-2012

Total Project Budget: \$850,000.00

Source of Funding:

\$637,500.00	12/13	Federal Funds	(F)
\$212,500.00	12/13	TWRA Operating Funds	(A)

Comment: Pump system utilizes water from the Cumberland River to flood surrounding area for duck hunting and reversed to drain water for spring planting season. This system is needed to provide quality duck hunting and water fowl habitat. Demolition of the existing structure will be done using TWRA labor.

Previous Action: 10/11/2012 SBC At the agency's request, the project was referred to the Executive Subcommittee, with authority to act.

Minutes: 10/26/2012 ESC Approved a project, scope, source(s) of funding and proceeding with process to select a designer (CTI Engineers)

TENNESSEE STATE VETERANS HOMES BOARD

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and appraisals

Description: Montgomery County – 9.57+/-acres – Arrowood Dr., Clarksville, TN – Trans. No. 12-08-018 (Maholland)

Purpose: Acquisition in fee to acquire property to be used for the construction of a Veterans' Nursing Home

Estimated Sale Price: Gift

Source of Funding: SBC Project # 680/000-01-2011 (REM Fees/Transaction cost)

Owner(s): Montgomery County Government

Comment: Purchase by Owner: February 28, 1999
Purchase Price: \$475,000
Property Assessor's Value: \$574,100
Improvement Square Footage: N/A

Previous Action: 04/14/2011 SBC Referred to SC with authority
02/21/2012 ESC Approved full planning
03/02/2012 ESC Selected designer (Hart Freeland Roberts)
06/14/2012 SBC Approved issuing RFP for CMGC
10/11/2012 SBC Approved contract award to Hardaway Construction for CMGC

Minutes: 10/26/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and accept as gift required interest, not to exceed appraised value with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICES

Lease Agreement

Requested Action: Approval of a lease with waiver of advertisement

Location: Davidson County – 44 Vantage Way, Nashville, TN – Trans. No. 12-10-900 (Lotspiech)

Purpose: Temporary office space for different agencies during renovations associated with the T-3 project.

Term: December 1, 2012 thru November 30, 2013 (1 year)

Proposed Amount: 34,050 rentable square feet
Annual Contract Rent Including
Utility & Janitorial Cost: \$527,775.00 @ \$15.50 / sf
Annual effective total cost: \$527,775.00 @ \$15.50 / sf

Current Amount: State space – North Data Center

Type: New lease – negotiated

Source of Funding: \$527,775.00 12/13 Temporary office space funds (A)

FRF Rate: \$18.00

Lessor: Vantage Way, LLC

Comment: The proposed lease contains cancellation provision for cause and does not contain cancellation for convenience due to short term of lease. Utilities, janitorial services and any tenant alterations are included at no additional cost. Annual rent is fixed as well as any holdovers. Office for Information Resources (OIR) will be the only State agency in this multi-tenant building. Space is needed to accommodate T3 move schedule. Space was negotiated as the T3 project and the Data Center have special and unique requirements in leasing the space.

SSC Report: 10/15/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for recommendation.

Minutes: 10/26/2012.ESC The lease was approved with waiver of advertisement. Comptroller Wilson added that, should they want to extend the lease, the Subcommittee be given three months notice.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on September 24, 2012.

Designer Selections

The following designer selections represent projects approved by the State Building Commission and as recommended by the State Procurement Agencies. Secretary Hargett stated that they used the normal criteria in determining final selections including current work capacity, quality of work from the past, and maintaining the geographical balance.

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| <ol style="list-style-type: none">1) Austin Peay State University
(Animal Husbandry Facility)
Total Project Budget: \$190,000.00
SBC Project No. 166/003-06-2012
Designer: LYLE COOK MARTIN2) Tennessee Technological University
(Intramural Sports and Activities Building)
Total Project Budget: \$7,210,000.00
Current Funding: \$ 100,000.00
SBC Project No. 166/011-02-2012
Designer: MICHAEL BRADY INC3) Tennessee Technological University
(Parking and Transportation Improvements)
Total Project Budget: \$750,000.00
SBC Project No. 166/011-04-2012
Designer: LOSE & ASSOCIATES4) Pellissippi State Community College
(Strawberry Plains HVAC Replacement)
Total Project Budget: \$2,200,000.00
SBC Project No. 166/032-06-2012
Designer: WEST WELCH REED5) University of Tennessee Memphis
(Demolition of Four Buildings)
Total Project Budget: \$4,000,000.00
SBC Project No. 540/013-02-2012
Designer: HNEDAK BOBO GROUP | <ol style="list-style-type: none">6) University of Tennessee Institute of Agri
(Greenhouse Renovation – West TN REC)
Total Project Budget: \$975,000.00
SBC Project No. 540/001-06-2012
Designer: TLM ASSOCIATES7) University of Tennessee Martin
(Chiller Replacement and Upgrades)
Total Project Budget: \$3,120,000.00
SBC Project No. 540/011-04-2012
Designer: PICKERING FIRM8) University of Tennessee Knoxville
(Steam Plant Conversion-Planning)
Total Project Budget: \$25,000,000.00
Current Funding: \$ 3,000,000.00
SBC Project No. 540/009-07-2012
Designer: I C THOMASSON9) University of Tennessee Space Institute
(Upgrade Water Distribution & Waste Water)
Total Project Budget: \$300,000.00
SBC Project No. 540/020-01-2012
Designer: JAMES + ASSOCIATES10) Turney Center Industrial Complex
(Warehouse/Freezer Renovation)
Total Project Budget: \$1,100,000.00
SBC Project No. 142/005-02-2012
Designer: EVANS TAYLOR FOSTER
CHILDRESS |
|--|--|

11) **Sabine Hill Historical Site**
(Historic House Restoration)
Total Project Budget: \$1,100,000.00
SBC Project No. 160/006-01-2012
Designer: **SPARKMAN & ASSOCIATES**

13) **TBI Regional Cons Facility Nashville**
(Secure Record Storage Facility)
Total Project Budget: \$670,000.00
SBC Project No. 500/001-01-2012
Designer: **KENNON ARCHITECTS**

12) **Woodland Hills Youth Development**
(Maintenance Building Repairs)
Total Project Budget: \$390,000.00
SBC Project No. 144/002-02-2012
Designer: **STREET DIXON RICK**

14) **TN Wildlife Resources Agency**
(Region 1 – Pumping Station Replacement)
Total Project Budget: \$850,000.00
SBC Project No. 220/017-01-2012
Designer: **CTI ENGINEERS**

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Comptroller Wilson requested that the Department of General Services provide a list of all holdovers in leased space, and the reason for doing so, and report the information back to the Executive Subcommittee. Peter Heimbach responded that they would do so.

There being no further business, the meeting adjourned at 10:23 a.m.

UNIVERSITY OF TENNESSEE

Lease Agreement

Requested Action: Approval of lease agreement with waiver of advertisement

Location: Roane County – 14,729 +/- sq. ft. – 1100 Bethel Valley Road, Oak Ridge, TN – Trans. No. 12-09-906 (Baltz)

Purpose: To provide research / offices for the Governor's Chair Program.

Term: November 1, 2012 thru October 31, 2015 (3 yrs)

Proposed Amount:

14,729 rentable square feet		
Annual Contract Rent Including		
Utility & Janitorial Cost:	<u>\$275,000.04</u>	<u>@ \$18.67 / sf</u>
Annual effective total cost:	\$275,000.04	@ \$18.67 / sf

Current Amount: None

Type: New lease

FRF Rate: \$18.00

Source of Funding: UT National Academy-Level Facility Appropriations (A)

Lessor: Professional Project Services, Inc. (Pro2Serve)

Comment: The Governor's Chair Program is designed to exploit and enhance the synergy between the State's flagship university and the nation's leading multipurpose national laboratory by bringing exceptionally accomplished research talent to Tennessee. The need for the proposed lease is to accommodate the UT/ORNL Center for Molecular Biophysics (CMB). The property is currently tax exempt; the University will be required to pay its pro-rata share (approximately 10%) of the property taxes estimated at approximately \$33,000 per year if the exemption is lost. The lease is cancellable for convenience at any time after the first year with 180-days notice. Proposed rent rate includes utilities, janitorial services and 60 parking spaces adjacent to the building. The waiver of advertisement is due to the special and unique requirements of the program and the space location.

SSC Report: 10/15/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent.

Minutes: 10/26/2012. Approved lease agreement with waiver of advertisement,

UNIVERSITY OF TENNESSEELand Transaction

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

Description: Shelby County – 3.53+/- acres - 135 N. Pauline Street, Memphis, TN – Trans. No. 12-09-005 (Baugh)

Purpose: Acquisition in Fee property to acquire two (2) contiguous parcels will be used for the Rehabilitation Services Program, Allied Health Gait Research Facility and the new physician assistant program. In the 1996 Master Plan, as revised by THEC.

Estimated Sale Price: Fair Market Value

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

Owner(s): Kessler Berwyn Medical LLC and owner
135 Pauline Properties, LLC
Chicago Pauline Holdings

Comment: Purchase by Owner: (A) April 2, 2007 (B) February 26, 2001
Purchase Price: (A) \$9,100,000 (B) \$3,000,000
Property Assessor's Value: \$3,383,400
Improvement Square Footage: 6 story building: 81,000+sf
2 story building: 19,600+sf
1 story building: 3,000+sf

SSC Report: 10/15/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent.

Minutes: 10/26/2012 Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEE

Land Transaction

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

Description: Knox County – 5.80+/-acres – 2000 Sutherland Avenue, Knoxville, TN – Trans. No. 12-09-006 (Baugh)

Purpose: Acquisition in fee to acquire an office building constructed in 1953. Property will be used for facilities services, warehousing and industrial lab space.

Estimated Sale Price: Fair Market Value

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

Owner(s): Southeast Precast Corporation

Comment: Purchased by Owner: August 22, 1966
Purchase Price: \$275,000
Property Assessor's Value: N/A
Improvement Square Footage: 5,800+sf (office) 85,000+ sf (warehouse area)

SSC Report: 10/15/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent.

Minutes: 10/26/2012 Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

Lease Agreement

Requested Action: Approval of Lease Amendment #3

Location: Davidson County – Tennessee State University, Avon Williams Campus, 330 Tenth Avenue, Nashville, TN – Trans. No. 12-01-900 (Baltz)

Purpose: To provide additional classrooms space for conducting four 5th grade classes for 180 students (increase from 90 to 180 students) & staff (increase from 10 to 18 staff), special education students, small tutoring groups, and conduct meetings.

Term: August 1, 2012 - July 31, 2013 (1 year)

Proposed Amount:

8,105 square feet		
Annual Contract Rent		
Including Utility & Janitorial Cost:	<u>\$ 200,000.00</u>	<u>\$24.68 / sf</u>
Total Annual Cost:	<u>\$ 200,000.00</u>	<u>\$24.68 / sf</u>

Current Amount:

4,965 square feet		
Annual Contract Rent		
Including Utility & Janitorial Cost:	<u>\$ 124,933.76</u>	<u>\$25.16 / sf</u>
Total Annual Cost:	<u>\$ 124,933.76</u>	<u>\$25.16 / sf</u>

Type: Amendment #3

Lessee: Nashville Metropolitan Preparatory Charter School

Lessor: Tennessee State University

Previous Approval: January 23, 2012 for Amendment #1
April 23, 2012 for Amendment #2

SSC Report: 10/15/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent.

Minutes: 10/26/2012. Approved Lease Amendment #3

TENNESSEE BOARD OF REGENTS

Lease Agreement

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

Description: Shelby County – 50,980 sf – 4075 Park Avenue, Defense Audit Building, University of Memphis – Trans. No. 12-09-003 (Baugh)

Purpose: Disposal by lease to generate income to the University to offset building maintenance and utilities

Term: September 10, 2012 – March 9, 2015 (2 ½ years)

Owner(s): State of Tennessee

Comment: \$18.08 per square foot generating \$921,718.00 annually. Rate is based on existing GSA rate to previous lessor.

Lessee: GSA/Defense Contract Audit Agency

Previous Action: 04/16/2012 – Staff referred to Subcommittee with recommendation
04/23/2012 – Approved acceptance of gift with termination of ground lease and waiver of appraisals

SSC Report: 10/15/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent.

Minutes: 10/26/2012 Approved disposal by lease with waiver of advertisement and appraisals.

DEPARTMENT OF AGRICULTURE

Land Transaction

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

Description: Marion County – 3,282.89+/-acres – Monteagle, TN, near South Cumberland State Park - Trans No. 12-09-009 (Jackson)

Purpose: Acquisition by Conservation easement Land Trust for Tennessee to act as third party on behalf of the State. Easement will ensure that extensive tablelands on the property known as Fiery Gizzard are protected from development, while conserving important wildlife habitat and permitting sustainable forest management and hunting activities.

Estimated Sale Price: Fair Market Value

Source of Funding:

\$547,600	12/13	Agriculture Operating Funds/Forest Legacy	(A/F)
21,200	12/13	Agriculture Operating Funds	(A)
950,000		Gift	(O)

Owner(s): The Land Trust for Tennessee

Comment: Any associated fees paid by the third (3rd) party and reimbursed by the State will be provided in the quarterly report.

SSC Report: 10/15/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent.

Minutes: 10/26/2012 Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE AND RESOURCES AGENCY

Land Transaction

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

Description: Jackson County – 163+/-acres – 636 Gentry School Lane, Cookeville, TN – Trans. No. 12-09-008 (Jackson)

Purpose: Acquisition in fee to acquire property to allow access to Blackburn Fork Creek and to protect the watershed. Tennessee Parks and Greenways will convey property to the State for ½ Fair Market Value.

Estimated Sale Price: Negotiated

Source of Funding: \$250,000 2012-2013 Federal/Pittman Robinson (A/F)

Owner(s): Tennessee Parks and Greenways Foundation
Kathleen Williams and Christie Peterson

Comment: Purchase by Owner: December 29, 2011
Purchase Price: \$430,000
Property Assessor's Value: \$289,900
Improvement Square Footage: 720 sq ft /840 sq ft

Any associated fees paid by the third (3rd) party and reimbursed by the State will be provided in the quarterly report.

SSC Report: 10/15/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent.

Minutes: 10/26/2012 Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire required interest, not to exceed appraised value with waiver of advertisement and one appraisal.

DEPARTMENT OF TRANSPORTATION

Land Transaction

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

Description: Shelby County – 4.503+/- Sam Cooper Blvd. and Tillman Street, Memphis, TN
Trans. No. 12-09-010 (Woodard)

Purpose: Disposal in fee for excess land

Original Cost to State: \$127,500.00

Date of Original Conveyance: Various dates in 1968

Grantor Unto State: Various land owners

Estimated Sale Price: Fair Market Value

Grantee: TBD

Comment: Property will be advertised.

SSC Report: 10/15/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent.

Minutes: 10/26/2012 Approved disposal in fee with advertisement and waiver of one appraisal.

DEPARTMENT OF SAFETY

Land Transaction

Requested Action: Approval of lease for Safety Tower lease with waiver of advertisement and appraisals

Description: Rutherford County – 0.91+/-acres – Lynch Hill – Trans. No. 12-09-011 (Bailey)

Purpose: Acquisition by Lease for Safety’s Interoperable Communications System Initiative

Term: 10 year with option for additional 10 years

Rent: No cost - Mutual Benefits

Lessor: Rutherford County

Comment: This lease is for space on the tower. The lessor owns the land and the tower. Access easement is also granted across property in this lease.


SSC Report: 10/15/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent.

Minutes: 10/26/2012 Approved Safety Tower lease with waiver of advertisement and appraisals.

DEPARTMENT OF SAFETYLand Transaction

Requested Action:	Approval to amend lease to allow Safety communications equipment to be placed on Rutherford County Tower
Description:	Rutherford County – 0.37+/-acres – Tiger Hill Tower Site – Trans. No. 12-09-012 (Bailey)
Purpose:	Amendment to lease will allow Safety's Interoperable Communications System on Rutherford County Tower.
Term:	10 year with 10 year option to renew
Rent:	No cost – Mutual Benefits
Lessor:	Rutherford County
Comment:	The existing lease is from the State to the lessor for an existing tower. The amendment is for the State to lease space on the lessor's tower.
SSC Report:	10/15/2012 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent.
Minutes:	10/26/2012 Approved lease amendment to allow Safety communications equipment to be placed on Rutherford County tower.

Approved:


Mark A. Emkes, Commissioner
Department of Finance and Administration