

**MINUTES**  
**STATE BUILDING COMMISSION**  
**Executive Subcommittee**  
**January 23, 2012**

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The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Chairman Emkes called the meeting to order at 10:32 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

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

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

David Lillard, State Treasurer

OTHERS PRESENT

Bob Oglesby, State Architect  
Georgia Martin, State Architect's Office  
Jurgen Bailey, Department of General Services  
Steve Berry, Department of General Services  
Jonathan Rummel, Secretary of State's Office  
Joy Harris, Treasurer's Office  
Bruce Davis, Legislative Budget Office  
Janie Porter, Attorney General's Office  
Genie Whitesell, Attorney General's Office  
Dick Tracy, Tennessee Board of Regents  
Peter Heimbach, Department of General Services  
Jose McNeill, Department of General Services  
Steve Cates, Department of General Services  
Cheryl Seay, Tennessee State University  
Evelyn Nettles, Tennessee State University  
Sharon Peters, Tennessee State University  
Scott Boelscher, THEC  
Sean Tierney, THEC  
Chloe Shafer, Department of General Services  
Lynelle Jensen, Department of General Services  
Don Johnson, Department of General Services

Mark Cherpack, Department of Finance and Administration  
Kim Adkins, Codell Construction  
Larry Stephens, Michael Brady Inc.  
Jere Jeter, Department of Agriculture  
Herb Paugh, Department of Agriculture  
Andrew Milligan, Military Department  
Brett London, Military Department  
Mary Anne Queen, Comptroller's Office  
Cindy Liddell, State & Local Finance  
Bill Avant, Department of Environment and Conservation

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## CONSENT AGENDA

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

- A. Agency: **Tennessee Board of Regents – Knox County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- B. Agency: **Tennessee Board of Regents – Knox County**  
Transaction: Demolition
  
- C. Agency: **Tennessee Board of Regents – Knox County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
  
- D. Agency: **Tennessee Board of Regents – Knox County**  
Transaction: Demolition
  
- E. Agency: **Tennessee Board of Regents – Montgomery County**  
Transaction: Disposal in fee  
Provision: Waiver of advertisement and appraisals
  
- F. Agency: **Tennessee Board of Regents – Rutherford County**  
Transaction: Demolition
  
- G. Agency: **Department of Environment & Conservation – Hamilton County**  
Transaction: Cancelling previous transaction's (3)
  
- H. Agency: **Department of Environment & Conservation – Hamilton County**  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal

## TENNESSEE BOARD OF REGENTS

### Land Transaction

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

**Description:** Sullivan County – 1.35 +/- acres (25,920 sq. ft.) – 102 East Ravine Road, Kingsport, TN – Trans. No. 12-01-006 (Woodard)

**Purpose:** Acquisition in fee for the relocation of the current East Tennessee State University Kingsport Family Practice Center due to the need of a larger building to meet accreditation issues.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 2012 ETSU Family Practice Reserves (O)

**Owner(s):** Wellmont Health Systems

**Comment:** Purchased by owner: July 30, 1997  
Purchase price: \$1,675,000 (based on June 2011 appraisal)  
Tax Assessor's value: \$1,517,200  
Improvement square footage: 1.35 acres w/ improvements

**SSC Report:** 01/13/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

**Minutes:** 01/23/2012. ESC Approved request as presented

## TENNESSEE BOARD OF REGENTS

### Lease Agreement

**Requested Action:** Approval of lease amendment and waiver of advertisement

**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 – 5<sup>th</sup> grade classes for 90-100 students, special education students, small tutoring groups and conduct meetings.

**Term:** August 1, 2011 thru July 31, 2012 (1 yr)

**Proposed Amount:**

4,965 square feet				
Annual Contract Rent Incl. Utility & Janitorial Cost:				
			<u>\$155,909.64</u>	<u>\$31.40 / sf</u>
Total Annual Cost:			\$155,909.64	\$31.40 / sf

**Current Amount:**

4,965 square feet				
Annual Contract Rent Incl. Utility & Janitorial Cost:				
			<u>\$12,000.00</u>	For six (6) mo
Total Annual Cost:			\$12,000.00	

**Type:** Amendment #1

**Lessee:** Nashville Metropolitan Preparatory Charter School

**Lessor:** Tennessee State University

**Comment:** There is a rental rate adjustment payment of a lump sum amount of \$54,624.83 payable by January 1, 2012.

**SSC Report:** 01/13/2012. Dick Tracy summarized the transaction. Staff recommended that the last two sentences in the Liability section be removed and have something in the Amendment about the liability. Staff referred to Subcommittee with recommendation.

**Minutes:** 01/23/2012. ESC Secretary Hargett discussed his concern over the significant rate increase. After discussion, a motion was made to approve the request, contingent upon Secretary Hargett receiving a confirmation letter from the charter school within the next two weeks. The motion was seconded and passed without objection.

## DEPARTMENT OF MILITARY

### Land Transaction

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

**Description:** Unicoi County – 2.3 +/- acres – 615 S. Main Avenue, Erwin, TN – Trans. No. 12-01-004 (Woodard)

**Purpose:** Disposal by lease to be leased to the Town of Erwin and subleased to the Unicoi County Little League.

**Term:** Ten (10) years with ten (10) years renewal option for additional term upon mutual agreement by all parties.

**Consideration:** No charge / public purpose

**Lessee:** Town of Erwin & Unicoi County Little League

**Comment:** This includes existing ball field and parking lot. The county & town will provide liability insurance to hold the State harmless.

**SSC Report:** 01/13/2012. Jurgen Bailey summarized the transaction. Staff asked that there be a 90 day cancellation cause for convenience. Staff referred to Subcommittee with recommendation.

**Minutes:** 01/23/2012. ESC Approved the request as presented

DEPARTMENT OF AGRICULTURE  
and  
DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Land Transaction:**

**Requested Action:** Approval for the updated funding and the closing on all three phases of 4,341 +/- acres for a total consideration of \$9,949,994.00 (this figure includes the overmatch); approval to acquire Phase One Environmental Report

**Description:** Morgan County – Phase 1, 2 & 3 for 4,341 +/- acres – Wartburg, TN – Trans. No. 10-06-006 (Baugh)

**Purpose:** Requesting further approval on a previous transaction that was approved September 24, 2007. Transaction 10-06-006 was to be the first of three phases. Original figures were based on an older appraisal that is not currently being used. Due to the newer appraisal of the entire property, the agency is no longer in need of three phases and requesting permission to acquire the entire property as one transaction.

**Estimated Sale Price:** \$9,546,667.67 (\$9,949,994.00 including the overmatch)

Source of Funding:	<u>Original (phase 1)</u>	<u>Change</u>	<u>Revised</u>	
	\$4,160,000.00	\$3,000,000.00	\$7,160,000.00	Forest Legacy Program (F)
	1,386,667.00	135,334.00	1,522,001.00	The Nature Conservancy (O)
	0.00	864,666.67	864,666.67	TDEC Land Value (O)
<b>Original (phase 1):</b>	<b>\$5,546,667.00</b>			
<b>Change:</b>		<b>\$4,000,000.67</b>		
<b>Revised:</b>			<b>\$9,546,667.67</b>	

Federal Forest Legacy Fund - \$7,160,000  
The Nature Conservancy - \$1,522,001 (match grant/donation of land value)  
TDEC Fiery Gizzard - \$864,666.67 (match grant/donation of land value) – were previously purchased with State Land Acquisition Funds  
TDEC Fiery Gizzard - \$403,327.33 (overmatch in land value) – were previously purchased with State Land Acquisition Funds

**Owners:** The Nature Conservancy

**SSC Report:** 01/13/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

**Minutes:** 01/23/2012. ESC Approved the request as presented

DEPARTMENT OF GENERAL SERVICES

**Statewide**

**Requested Action:** Approval of the best evaluated proposer as consultant for Facility Assessment, Master Planning and Facility Management Services

**Project Title:** Capital Improvements Master Plan

**Project Description:** Development of a comprehensive statewide capital improvements master plan that encompasses the need for State facilities and programs throughout Tennessee

**SBC Number:** 460/000-01-2011

**Total Project Budget:** \$1,000,000.00

**Source of Funding:** \$ 500,000.00 11/12 Current Funds Capital Improv (A)  
\$ 500,000.00 11/12 FRF Reserves (A)

**Comment:** The program will assess the condition and management of current State properties, including capital maintenance and renovation, the need for additional or expanded facilities, and efficiencies that may be achieved by consolidation of spaces and the potential disposition of properties.

**Previous SBC Action:** 09/08/2011 SBC Approved project  
12/19/2011 ESC Deferred protest  
12/29/2011 ESC Discussion of protest status

**Minutes:** 01/23/2012 ESC Approved award to Jones Lang LaSalle



STATE BUILDING COMMISSION

**Minutes of Executive Subcommittee Meeting**

- 1) Approved the Minutes of the Executive Subcommittee meetings held on December 19 and 29, 2011.

**Designer Selections**

- 1) Selection of designers for projects approved by the State Building Commission:

1) **Military Department – Johnson City**  
(FMS and AMSA Reroofs)  
Total Project Budget: \$694,500.00  
SBC Project No. 361/043-01-2012  
Designer: **REEDY & SYKES**

5) **Military Department - Winchester**  
(FMS Tool Room Storage Building)  
Total Project Budget: \$189,500.00  
SBC Project No. 361/097-02-2012  
Designer: **LOUIS WAMP ARCHITECT**

2) **Military Department – Smyrna**  
(Parade Field and Running Track)  
Total Project Budget: \$390,500.00  
SBC Project No. 361/079-03-2012  
Designer: **BARGE CAUTHEN**

6) **Supreme Court Building - Nashville**  
(Roof Replacement)  
Total Project Budget: \$300,000.00  
SBC Project No. 529/074-01-2012  
Designer: **ALPHA THREE GROUP**

3) **Military Department - Smyrna**  
(Fitness Center)  
Total Project Budget: \$672,000.00  
SBC Project No. 361/079-05-2012  
Designer: **DESIGN HOUSE 1411**

7) **Harrison Bay State Park**  
(Marina Upgrade)  
Total Project Budget: \$3,740,000.00  
SBC Project No. 126/048-01-2011  
Designer: **MAFFETT LOFTIS ENGINEERING**

4) **Military Department - Winchester**  
(FMS Radar Storage Facility)  
Total Project Budget: \$244,685.00  
SBC Project No. 361/097-01-2012  
Designer: **LOUIS WAMP ARCHITECT**

8) **Southeast Correctional Facility - Pikeville**  
(Various Reroofs)  
Total Project Budget: \$2,200,000.00  
SBC Project No. 142/013-01-2010  
Designer: **ADAMS CRAFT HERZ WALKER**

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There being no further business, the meeting adjourned at 10:47 a.m.

TENNESSEE BOARD OF REGENTS

**Land Transaction**

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

**Description:** Knox County – 0.25 +/- acres – 619 Walker Street, Knoxville, TN – Trans. No. 11-11-004 (Maholland)

**Purpose:** Acquisition in fee to acquire the property adjacent to the Division Street campus for current and future student parking. Property is in the Pellissippi State Master Plan.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 2011-2012 Plant Fund Non-Auxiliary Sources (A)

**Owner(s):** Mark Tallent

**Comment:** Purchased by owner August 2005  
Purchase price: \$50,000  
Tax Assessor's value: \$54,800  
Improvement square footage: 791 sq. ft. (2 houses)  
Structures will be demolished

**SSC Report:** 12/12/2011. Board of Regents would like to defer it until next month so that they can correct/revise the demolition request form.

**SSC Report:** 01/13/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

**Minutes:** 01/23/2012 ESC Approved request as presented

TENNESSEE BOARD OF REGENTS

**Pellissippi State Community College, Knoxville, Knox County, Tennessee**

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

**Project Title:** Demolition – 619 Walker Street (Maholland)

**Project Description:** Demolish structure to provide surface parking or green space

**SBC Number:** 166/032-07-2011

**Total Project Budget:** \$24,000 (\$12,000 for each building)

**Source of Funding:** \$24,000                      11/12                      Plant (Non-Auxiliary) (A)

**Comment:** The two (2) improvements were built in 1939 and are not suitable for educational space. The TN Historical Commission has reviewed and stated that this project will not adversely affect this cultural resource.

**SSC Report:** 12/12/2011. Board of Regents would like to defer it until next month so that they can correct/revise the demolition request form.

**SSC Report:** 01/13/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

**Minutes:** 01/23/2012 ESC Approved request as presented

TENNESSEE BOARD OF REGENTS

**Land Transaction**

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

**Description:** Knox County – 0.098 +/- acres – 3435 Knott Avenue, Knoxville, TN – Trans. No. 11-11-009 (Woodard)

**Purpose:** Acquisition in fee to acquire the property adjacent to the Division Street campus for current and future student parking. Property is in the Pellissippi State Master Plan.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 2011-2012 Plant Fund Non-Auxiliary Sources (A)

**Owner(s):** Joseph L. Mullins

**Comment:** Purchased by owner 1994  
Purchase price: \$12,000  
Tax Assessor's value: \$23,600  
Improvement square footage: 677sq. ft.  
Structure will be demolished

**SSC Report:** 12/12/2011. Board of Regents would like to defer it until next month so that they can correct/revise the demolition request form.

**SSC Report:** 01/13/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

**Minutes:** 01/23/2012 ESC Approved request as presented

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

**Project Title:** Demolition – 3435 Knott Avenue (Woodard)

**Project Description:** Demolish structure to provide surface parking or green space

**SBC Number:** 166/032-10-2011

**Total Project Budget:** \$12,000

**Source of Funding:** \$12,000                      11/12                      Plant (Non-Auxiliary)                      (A)

**Comment:** This 677 sf house was built in 1930 and is not suitable for educational space. The TN Historical Commission has reviewed and stated that this project will not adversely affect this cultural resource.

**SSC Report:** 12/12/2011. Board of Regents would like to defer it until next month so that they can correct/revise the demolition request form.

**SSC Report:** 01/13/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

**Minutes:** 01/23/2012 ESC    Approved request as presented

TENNESSEE BOARD OF REGENTSLand Transaction

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

**Description:** Montgomery County – 4.26 +/- acres – 2880 Sharp Top Road, Palmyra, TN – Trans. No. 12-01-007 (Woodard)

**Purpose:** Disposal in fee to return the gift property back to Dr. Buckner that he donated to TBOR.

**Original Cost to State:** No cost

**Date of Original Conveyance:** September 12, 2007

**Grantor Unto State:** Dr. Spencer Buckner

**Estimated Sale Price:** N/A

**Grantee:** State of Tennessee

**Comment:** Property was gifted to the TBOR/APSU for a conservatory and the access road construction cost was excessive and not within the project budget. TBOR request that it be returned back to the ownership.

**SSC Report:** 01/13/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

**Minutes:** 01/23/2012 ESC Approved request as presented

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

**Project Title:** Demolition – 1421 East Main Street (Maholland)

**Project Description:** Demolish structure to provide surface parking or green space

**SBC Number:** 166/009-01-2012

**Total Project Budget:** \$52,000

**Source of Funding:** \$52,000                      11/12                      Plant (Non-Auxiliary)                      (A)

**Comment:** This 4,035 sq. ft. house was built in 1958 and is not suitable for educational space. The TN Historical Commission has reviewed and stated that this project will not adversely affect this cultural resource. It is in the Master Plan.

**SSC Report:** 01/13/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

**Minutes:** 01/23/2012 ESC Approved request as presented

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLand Transaction

**Requested Action:** Approval to cancel the following transactions: 11-08-016; 11-08-017; 11-08-018

**Description:** Hamilton County – 51.99 +/- acres – Justin P. Wilson Cumberland Trails – (McLeod)

**Purpose:** Cancel the following transactions: 11-08-016 owner Jan Johnson (5.49 +/- acres); 11-08-017 owner Chris Calvert (11.50 +/- acres); 11-08-018 owner Edward D. Johnson (35.0 +/- acres) and move the funds that was originally approved for three transactions and places them all into one new transaction 12-01-002; the ownership of parcels has changed to one owner, Chris Calvert.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 2010-2011 State Land Acquisition Fund (R)  
Trans. No. 11-08-016 - \$17,150  
Trans. No. 11-08-017 - \$24,200  
Trans. No. 11-08-018 - \$59,000

**Previous SC Report:** Approved on September 19, 2011.

**SSC Report:** 01/13/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

**Minutes:** 01/23/2012 ESC Approved request as presented



DEPARTMENT OF ENVIRONMENT & CONSERVATIONLand Transaction

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

**Description:** Hamilton County – 25 +/- acres – Justin P. Wilson Cumberland Trails – Trans. No. 12-01-002 (McLeod)

**Purpose:** Acquisition in fee to take the funds that was originally approved for three transactions and places them all into one new transaction; the ownership of parcels has changed to one owner, Chris Calvert.

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** 2010-2011 State Land Acquisition Fund (R)


**Owner(s):** Chris Calvert / Land Trust of Tennessee

**Comment:** The Land Trust for Tennessee will still act as the third party as originally approved. Original approval was September 19, 2011 for Transactions 11-08-016; 11-08-17; 11-08-018.

**SSC Report:** 01/13/2012. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

**Minutes:** 01/23/2012 ESC Approved request as presented

Approved:

  
Mark A. Emkes, Commissioner  
Department of Finance and Administration