

Carter County Commission

Minutes of:

Buildings & Grounds Committee

February 4, 2020 6:00 PM



RECEIVED

02-12-2020

ⓐ 8:30 AM

AF

Members:

Chairman Austin Jaynes

Ginger Holdren

Robert Acuff

Randall Jenkins

Mike Hill

Ray Lyons

Brad Johnson

Robin McKamey

I. Call to Order

The Buildings & Grounds meeting was called to order by Austin Jaynes at 6:30 pm.

II. Approval of Agenda

A motion was made to approve the agenda by Robert Acuff second by Robin McKamey. The motion was unanimously approved.

III. Approval of minutes

A motion was made to approve the December 2019 minutes by Mike Hill, second by Robert Acuff. The motion was unanimously approved.

IV. Public Comments

None

V. New Business

a. Northeast State Contract

At the invitation of Mayor Barnett, Pashia Hogan, Larry Hatfield and Heath McMillian, representatives from Northeast State attended the meeting to discuss some of the topics that were discussed earlier during a round table meeting with the Mayor and others. Attached are the numbers for the amounts paid by the school in the past few years. Chairman Jaynes informed them that the committee has taken on the responsibility of the building and wishes to renovate the property to make it more maintainable for the school. He wants suggestions from the school as to what they need and want done with the property. Dr. Acuff wants a conversation started with TBR to find out what can be done to keep the partnership. The committee invited the representatives to come to the meeting on April 7 and possibly have a list of needs and wants. He encouraged the committee to make list of what they would like to see happen with the situation.

b. Lights for Jail

Judge Street came to the Courthouse Security meeting and asked about getting some lights in the back-parking lot. He stated that when court is over, and jurors were leaving the building it was dark and he felt the lack of lighting in the parking lot presented a safety issue. The committee agreed to look at the cost for some pole / building lighting. Will keep this on the agenda and look at it again next month. Chairman Jaynes encouraged the members to drive by and look at the lights that are in place and help determine what is needed.

c. Courthouse boiler

Chairman Jaynes informed the committee that the boiler is old and in desperate need of replacing. Attached is a quote from Nor-Well for replacement.

Mr. Jenkins made a motion and Ms. Holdren second to send out for RFP.

Mr. Johnson stated that, because of the age of the building and boiler, it would be a good idea to have an AE come in and do a sketch to see what could go in the place of the old before it was up for bids.

Mr. Jenkins and Ms. Holdren withdrew the previous motion.

Mr. Johnson made a motion to get an AE in to do an inspection, Mr. Jenkins second.

Roll Call:

Robin McKamey – Yes

Austin Jaynes – Yes

Mike Hill – Yes

Ray Lyons – Yes

Brad Johnson – Yes

Ginger Holdren – Yes

Robert Acuff – Yes

Randall Jenkins – Yes

All in favor. Motion unanimously passes.

d. Painting of the jail

Chairman Jaynes called to the attention the EIFS (synthetic stucco) on the jail has started to mildew and needs to be pressure washed and painted.

Ms. Holdren made a motion, Dr. Acuff second to put it out for bid. All in favor, motion unanimously passed.

e. Planning office

Chairman Jaynes brought to the attention of the committee the porch rail at the planning office needs repair or replacement. Discussion began about the future of the building that is being used presently. The condition and the ADA compliance with the building are an ongoing issue. Chairman Jaynes suggested that the probation office lease be looked at and one solution to the problem would be to move the planning office into the building that the probation office is in now and demolish the current building and make additional parking. Everyone agreed that if that was an option that they didn't want to put money into a building that was going to be torn down. Mr. Lyons suggested that some offices could be moved to the Workforce Development building. Chairman Jaynes reminded the committee that the planning office must be near the Clerks Office because of payments. Ms. Holdren asked about the Tom Cowan building. Chairman Jaynes informed that he has heard that the asking price is approx. \$800,000 and it has about \$400,000 in state or federal liens against it. Mr. Jenkins recommended that the committee get an estimate for the replacement or repair of the railing at the planning office while Attorney Hardin looks at the lease at the parole office.

f. Donation of computers

Attached is a list of computers, monitors, keyboards and mice that are in the County Clerks Office. Mary Gouge wants to give them to BIS (Business Information Systems) to be cleaned and destroyed. Chairman Jaynes wants to exclude inventory numbers 5849 and 3403, those monitors will be transferred to the Clerk & Masters office.

Chairman Jaynes asked for a motion to make that transfer. Robert Acuff made the motion, Ginger Holdren second. Attorney Hardin informed the committee that the equipment would have to be deemed as surplus property. Motion unanimously passed.

Discussion started about the destruction of the remaining property. Ginger Holdren asked if Gary Bailey to make sure they are worthless? Chairman Jaynes informed the committee that Mary Gouge did not want them to leave her office because of the information that is on the hard drives. Ms. Holdren asked if there was no way to remove the hard drive and then donate them? A motion was made by Randall Jenkins, second by Robin McKamey for destruction of the property. Ms. Holdren asked if there was a contract with BIS that they would destroy the property. It was mentioned that excess equipment from the Sheriff's office was placed on Gov Deals and was sold quickly. Chairman Jaynes asked for a motion to remove and destroy the hard drives and declare them as surplus property and sell them on Gov Deals. Robin McKamey made the motion, second by Randall Jenkins.

Roll Call:

Robin McKamey – Yes

Robert Acuff – Yes

Bradley Johnson – Yes

Ginger Holdren – Yes

Randall Jenkins – Yes

Austin Jaynes – Yes

Mike Hill – Yes

Ray Lyons – Yes

All in favor, the motion unanimously passed.

g. Painting at courthouse

Chairman Jaynes stated that he noticed the inside of the courthouse especially the staircase needed to be painted. Randall Jenkins asked if this project could wait till after the security issues are done. Ms. Holdren agreed that it shouldn't be done until the security project is finished and the Trustees office is updated. Revisit later.

VI. Old Business

a. EOC construction update

Director Smith reported that the walls are up and should be finished by May.

b. Courthouse security update

A meeting was scheduled for Wednesday February 5 to discuss design flaws. There will be delays due to a medical issue. Ms. Gouge wanted to add more glass to the door that is planned because the loss of the window in the office. Chairman Jaynes has spoke to the Director of Finance about the Clerk & Masters back door, he said that it should be fine to add it on as a change order, as well as the windows for the Trustee's office.

c. Sluder property update

Mayor Barnett updated that they were waiting on the weather so they could pour footers.

d. ADA transition plan (Mr. Smith)

We had to turn a plan in to the state, stating what the goals are for bringing the county buildings up to ADA standards. They don't expect everything that needs to be done this year, but they want a good faith effort to do all that can be done. Some projects are going to be too expensive to manage in the coming year, but several smaller projects will need to be completed. This is estimated to be a 35+ year project. There are a lot of ADA violations. The list will have to go to Budget and have them start putting together a plan to pay for it. Mr. Smith has a list and will be happy to sit down with any or all the members and come up with a plan for the next one, two or five years. Chairman Jaynes asked to have the list emailed to him to pass on to the other members and come back next month to look at what can be done.

- e. **Clerk and Master's back door**
Addressed under section 7 Old Business sub. B Courthouse security update
- f. **County Archive Department**
Move to next month's agenda
- g. **Lease for Vince Jordan Virtual Reality business at Workforce Development site**
The Mayor is meeting with them on the 17th or 18th. Chairman Jaynes said that several members should attend but it would have to be advertised so there are no issues.
- h. **Paving at Workforce Development site**
This has been sent to the Highway Department, weather permitting.
- i. **Trustee's office security**
- j. Addressed under section 7 Old Business sub. B Courthouse security update
- k. **Building and Ground supervisor**
Randall Jenkins stated that he reached out to Ron Kirby, he stated that he would be interested in the position. Mr. Jenkins informed him that the committee needed to develop salary, requirements, education and have an interview process. Chairman Jaynes asked the committee to bring a job title, pay rate and duty description back to the next meeting.

VII. Commissioner Comments

Brad Johnson asked what the purpose of having the committee meetings at the Work Force Development Building instead of the Courthouse. Committee agreed that the meetings would be at the Courthouse from now on.

Randall Jenkins stated that next month's Law Enforcement meeting would be discussed during the Rules & Bylaws meeting.

Chairman Jaynes announced that the meeting next month and from here on out, would be back at the courthouse.

The next meeting will be held in the full courtroom on March 3.

VIII. Adjournment

A motion to adjourn was made by Ray Lyons, second by Robin McKamey. The motion was unanimously approved. Meeting was adjourned at 8:50 pm

Below is a Summary of Northeast State Community College Lease agreement from 1999 to present.

1999 - 2003 - Total square footage 12,396 @ \$7.00 per square foot totaling \$86,772.00 (annual)
Monthly installments of \$7,231.00

2004 - 2008 - Total square footage 12,396 @ ~~7.00~~ ^{7.2} per square foot totaling (3% increase) \$89,375.00
with 3% increase each year. Year 2 (2005 cost of rent - 92,102)
Year 3 (2006 cost of rent - 94,829)
Year 4 (2007 cost of rent - 97,680)
Year 5 (2008 cost of rent - 100,656) 8.12 sq.

2009 - 2013 - Total square footage 12,396 @ 7.00 per square foot Annual amount 100,656 (no increase for five years.)

*2010 approximately 15,362 sq. ft. @ \$5.00 per sq. ft. of additional space was added for expansion of eight classrooms, foyer, five offices, work rooms, student research center, student lounge, men/women restrooms, and associated hallways. This was the first floor of building two bringing the rent payment to \$14,755.50 monthly. This was an amendment to the 2009-2013 lease agreement. Also between 2011 and 2013 the Micro Biology Labs were under renovation with PIC (CCT) spending approx. \$170,000 in good faith that classes would be in operation by May 2011 and keeping our end of the agreement with Northeast State Community College.

2014 - 2018 - (Present Lease) The total square feet of space leased was combined to a five (5) year lease including the 15,362 sq. ft. @ 5.00 per sq. ft. (\$6,400.84 per month) and the 12,396 sq. ft. @ 8.12 per sq. ft. (\$8,387.00). At this lease TBR says they will not pay for unoccupied space (micro biology lab) so combined total square footage of space to 27,758 bring the square footage price down to \$6.38 per sq. ft. We agreed to leave the monthly lease at \$14,755.50 per month in good faith that the school would continue to grow.

We have gone above and beyond our duty as a landlord to help Northeast State Community College over the years so they could continue to grow and offer more classes at the Elizabethton Campus. We have not gone up on their rent since 2008.

Additional Improvements CCT has made to the buildings:

- New roof in 2015 - 55,000 (building #1)
- New roof in 2014 - \$153,537 (building #2)
- New alarm system - \$70,000

CVRHD
327,000 / yr
27250 / month

$$\frac{177066}{27758} = 6.38 / \text{sq}^2$$

$$3245 = 17.29 / \text{sq}^2$$

$$NBT = 8.02 / \text{sq}^2$$

~~5000~~ / month

7.2 / sq²

* 5.00

~~1.00~~

~~1.00~~

~~1.00~~

MONTHLY INVOICES

29th 150m/yr

<u>Lease Expire</u>	<u>Name</u>	<u>Monthly</u>	<u>Annual</u>
Jun 2021	Northeast State	14,755.50	177,066.00
Jun 2018	Carter County School	1,750.00	21,000.00
Jun 2018	AB&T	5,000.00	60,000.00
Jun 2018	ETSU	830.00	9,960.00
Aug 2018	Plumber & Pipefitters	1,260.00	15,120.00
Jun 2018	Chamber	<u>100.00</u>	<u>1,200.00</u>
		23,695.50	284,346.00

Monthly Cash Flow 23,695.50

Monthly Overhead

P/R	11,000.00
Utilities	4,000.00
Maint. Supplies	1,200.00
Health Ins	1,095.00
Liability Ins.	2,800.00
Loan Payment	<u>3,400.00</u>
	23,495.00

↓ L = 500 Students / Fall
Request = 120m/yr

Carter County, Tennessee
Finance Department
Invoice for NESCC Share of Utility Billings
November, 2019

Atmos Gas

Account/ Meter #	Billing Date	Total billing	Lessee %	Lessee Share
3016462168	11/8/19	2,080.33	28%	582.49

Elizabethton Electric

Account/ Meter #	Billing Date	Total billing	Lessee %	Lessee Share
E34500	11/18/19	262.30	50%	131.15
ESD-581	11/18/19	1,657.62	100%	1,657.62
ESD-582	11/18/19	1,702.27	100%	1,702.27
ESD-583	11/18/19	1,662.35	100%	1,662.35

Elizabethton Water

Account/ Meter #	Billing Date	Total billing	Lessee %	Lessee Share
06200075002	11/4/19	842.76	28%	235.97

Amount Due by Vendor

Atmos Gas	582.49
Elizabethton Electric	5,153.39
Elizabethton Water	235.97
Total Due From Lessee	<u>5,971.86</u>

Please remit payment to: Carter County Finance Department

Thank you,
 Karen Stevens
 423.542.1805
stevensk@cartercountyttn.gov

Carter County, Tennessee
Finance Department
Invoice for NESCC Share of Utility Billings
December, 2019

Atmos Gas

Account/ Meter #	Billing Date	Total billing	Lessee %	Lessee Share
3016462168	12/9/19	3,527.34	28%	987.66

Elizabethton Electric

Account/ Meter #	Billing Date	Total billing	Lessee %	Lessee Share
E34500	12/17/19	250.84	50%	125.42
ESD-581	12/17/19	1,286.60	100%	1,286.60
ESD-582	12/17/19	1,563.71	100%	1,563.71
ESD-583	12/17/19	1,543.19	100%	1,543.19

Elizabethton Water

Account/ Meter #	Billing Date	Total billing	Lessee %	Lessee Share
06200075002	12/31/19	823.70	28%	230.64

Amount Due by Vendor

Atmos Gas	987.66
Elizabethton Electric	4,518.92
Elizabethton Water	230.64
Total Due From Lessee	<u>5,737.21</u>

Please remit payment to: Carter County Finance Department

Thank you,
 Karen Stevens
 423.542.1805
stevensk@cartercountyttn.gov

STATE HWY #91 Property Address
 Ownership and Mailing Address
CARTER COUNTY
 801 EAST ELK AVE
 ELIZABETHTON TN 37643

Subdivision BK PG BLOCK LOT TRACT
 All Subdivy BK PG BLOCK LOT TRACT

TAX YEAR 2018
 CARTER COUNTY
 CITY 10233 ELIZABETHTON
 SSD1
 SSD2
 Total Land Units 34.42
 Deeded Acres 34.42
 Calculated Acres 0.00

JUR 010 035 067.00 000
 CONTROL MAP GROUP PARCEL Pl SII
 Map 036 Updated 10/05/2017
 Dist 09 Printed 09/12/2018

Card 5 of 5
 Page 6 of 6

COMMERCIAL BUILDING DATA

Bldg # 1976 Effective Year 1975 Identical Units 1
 Yr Built 47 Prefab Market Adj 1
 Struct Code 47 Prefab C&D Bldg Value 27,930
 Grade 1 Average Bldg Value 27,930

Other Imps RCN 69,820 RCNLD 27,930 Value \$/SqFt 8.73
 RCN \$/SqFt 21.82 %Complete Bldg Factor 1 Area Sum 3,200
 %Good 40 Cost Value 27,930 Bus Living Area 3,200
 %Good Ovr

Info Svc 0 Occ 0 Rental Svc Year Amount Sched
 Foundation 03 Spread Footing Floor Finish 01 Concrete Finish
 Floor System 01 Slab On Grade Interior Finish 00 None
 Party Wall 00 None Paint/Decor 03 Average
 Struct. Frame 05 Rigid Frame Plumbing Fix 0
 Roof Framing 05 Bar Joist/Rigid Frame Bath Tile 00 None
 Roof Cover/Deck 13 Prefin Metal Crimped Electrical 03 Average
 Cab/Millwork 03 Average Heating/Air 00 None
 Shape 01 Rectangular Design

Commercial Interior/Exterior Depr Yr 2016 County Factor 1.00
 Line 1 Section 01 From 01 To 01 YrBlt Area 3,200
 Use Type 47 Prefab Wall/Ht 0 Exterior Wall 19 Prefin Metal Crimped
 Structural Frame 5 Rigid Frame Perimeter 240 Class
 Finish 100 Partition Heat 0 None Air 0 None
 Plumbing 0 None Lighting 2 Normal Condition A Function A
 Depr: Physical 60 Other Phys Functional External %Good 40
 VALUES Other Features 0 RCN 69,820 SqFt Rate 21.82
 % Complete User Adj Cost Value 27,930

Commercial Features
 Line Int/Ext Structure Dim1 Dim2 Units Elev Stops RCN
 DIMENSIONS

Code Description Yr Bilt Eff Yr AREA Grade Units Addl Description Class Rate Gnd RCN %Good Prof Adj Fact Value
OUTBUILDINGS and YARD ITEMS

Type Table Code Acc Front Depth Units MARKET LAND Rate Int Fld Topo Loc Size Mkt Dep Adj Rate Value Class # Mkt Line Use Type Soil Type Access AGRICULTURAL/GREENBELT LAND Acres Rate Use Value
 Totals:

MARKET LAND Rate Int Fld Topo Loc Size Mkt Dep Adj Rate Value Class # Mkt Line Use Type Soil Type Access AGRICULTURAL/GREENBELT LAND Acres Rate Use Value
 Totals:

BUILDING PERMITS
 Date Type Status Last Visit
 Year Recorded Book/Pg
 GREENBELT
 Zoning
 Land Use Code 35 51
 Land Apr Date 04/02/2014 By 04
 Greenbelt Review N
 Delete Next Year
 Road Type 3 Paved
 Topo 0 Level
 Water/Sewer 01 Public/Public
 Electricity 01 Public
 Gas 00 None
 NBHD Review Flag L99
 Living Units
 MARKET INCOME 3,588,200
 COST APPROACH Value Correlation 0%
 ASSESSED @ COST VALUE
 ASSESSMENT GREENBELT APR 0
 APPROACH
 TOTAL APPRAISAL 3,588,200
 IMPROVEMENTS 3,071,900
 LAND 516,300
 MARKET PARCEL DATA
 NBHD L99
 Review Flag
 Living Units
 Water/Sewer 01 Public/Public
 Electricity 01 Public
 Gas 00 None
 Topo 0 Level
 Road Type 3 Paved
 Delete Next Year
 Greenbelt Review N
 Land Apr Date 04/02/2014 By 04
 Greenbelt Review N
 Delete Next Year
 Road Type 3 Paved
 Topo 0 Level
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 APPROACH
 TOTAL APPRAISAL 3,588,200
 IMPROVEMENTS 3,071,900
 LAND 516,300

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 Ownership and Mailing Address
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Subdivision BK PG BLOCK LOT TRACT
 All Subdivy BK PG BLOCK LOT TRACT

TAX YEAR 2018
 CARTER COUNTY
 CITY 10233 ELIZABETHTON
 SSD1
 SSD2
 Total Land Units 34.42
 Deeded Acres 34.42
 Calculated Acres 0.00

010 JUR CONTROL MAP GROUP PARCEL P/L S/L
 035
 Map 035 Updated 10/05/2017
 Dist 09 Printed 09/12/2018

Card 4 of 5
 Page 5 of 6

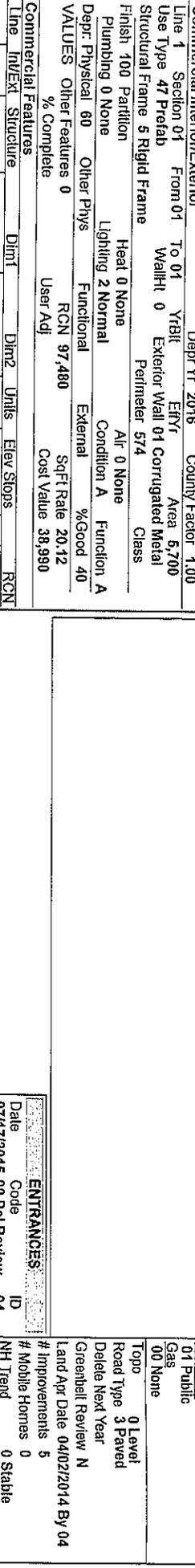
COMMERCIAL BUILDING DATA

Bldg # 1976 Effective Year 1976 Identical Units 1
 Yr Built 47 Prefab Market Adj C&D 1
 Grade 1--Average - Bldg Value 38,990 Factor

Other Imps Class
 RCN 97,480 RCNLD 38,990 Value \$/SqFt 6.84
 %Good 17.10 %Complete Bldg Factor Area Sum 5,700
 %Good Ovr 40 Cost Value 1 Bus Living Area 5,700

Info Svc 0 Occ 0 Rental Svc Year Amount Sched
 Foundation 02 Continuous Footing Floor Finish 01 Concrete Finish
 Floor System 01 Slab On Grade Interior Finish 00 None
 Party Wall 00 None Paint/Decor 03 Average
 Struct. Frame 05 Rigid Frame Plumbing Fix 0
 Roof Framing 05 Bar Joist/Rigid Frame Bath Tile 00 None
 Roof Cov/Deck 00 Corrugated Metal Electrical 03 Average
 Cab/Millwork 03 Average Heating/Air 01 Unit Heater
 Shape 01 Rectangular Design

Commercial Interior/Exterior
 Line 1 Section 01 From 01 To 01 YrBlt 2016 County Factor 1.00
 Use Type 47 Prefab WalkHt 0 Exterior Wall 01 Corrugated Metal
 Structural Frame 5 Rigid Frame Perimeter 574 Class
 Finish 100 Partition Heat 0 None Air 0 None
 Plumbing 0 None Lighting 2 Normal Condition A Function A
 Depr: Physical 60 Other Phys Functional External %Good 40
 VALUES Other Features 0 RCN 97,480 SqFt Rate 20.12
 % Complete User Adj Cost Value 38,990



Commercial Features
 Line Int/Ext Structure Dim1 Dim2 Units Elev Stops RCN

Code Description Yr Bld Eff Yr AREA Grade Units Advt Description Class Rate Cnd RCN %Good Prof Adj Fact Value Total OBY Value

OUTBUILDINGS and YARD ITEMS

Type Table Code Acc Front Depth Units MARKETLAND Rate Intl Fld Topo Loc Size Mktl Dep Adj Rate Value Class # Mktl Line Use Type Soil Type Access Acres Rate Use Value

AGRICULTURAL/GREENBELT LAND

Date Code ENTRANCES ID
 07/17/2015 00 Pcl Review 04
 03/24/2011 01 Bldg Apr 10
 01/24/2011 01 Bldg Apr 02

Water/Sewer 01 Public / Public
 Electrically 01 Public
 Gas 00 None
 Topo 0 Level
 Road Type 3 Paved
 Delete Next Year
 Greenbelt Review N
 Land Apr Date 04/02/2014 By 04
 # Improvements 5
 # Mobile Homes 0
 NH Trend 0 Stable
 Other
 Land Use Code 35 51
 Zoning

GREENBELT
 Year Recorded
 Appl Book/Pg

BUILDING PERMITS
 Date Type Status Last Visit

STATE HWY #91
 Property Address
 Ownership and Mailing Address
 CARTER COUNTY
 801 EAST ELK AVE
 ELIZABETHTON TN 37643

Subdivision BK PG BLOCK LOT TRACT
 All Subdiv BK PG BLOCK LOT TRACT
 Additional Dimensions

TAX YEAR 2018
 CARTER COUNTY
 CITY 10233 ELIZABETHTON
 SSSI
 SSSI
 SSSI
 Total Land Units 34.42
 Deeded Acres 34.42
 Calculated Acres 0.00

010 JUR 035 CONTROL MAP GROUP PARCEL PL SII
 Map 035 Updated 10/06/2017
 Dist 09 Printed 09/12/2018
 Card 3 of 5
 Page 4 of 6

APPROXIMATED VALUES
 LAND 516,300
 IMPROVEMENTS 3,071,900
 TOTAL APPRAISAL 3,588,200
 GREENBELT APPR
 ASSESSED @ 0%
 APPROACH COST VALUE

MARKET PARCEL DATA
 NBHD L99
 Review Flag
 Living Units
 Water/Sewer
 01 Public / Public
 Electrically
 01 Public
 Gas
 00 None

Topo 0 Level
 Road Type 3 Paved
 Delete Next Year
 Greenbelt Review N
 Land Apr Date 04/02/2014 By 04
 # Improvements 5
 # Mobile Homes 0
 NH Trend 0 Stable
 Other
 Land Use Code 35 51
 Zoning

GREENBELT
 Year Recorded
 Apprl Book/Pg

BUILDING PERMITS
 Date Type Status Last Visit

ENTRANCES
 Date Code ID
 07/17/2015 00 Pcl Review 04
 03/24/2011 01 Bldg Apr 10
 01/24/2011 01 Bldg Apr 02

Line	Int/Ext	Structure	Dim1	Dim2	Units	Elev	Stops	RCN
1								

Commercial Interior/Exterior
 Line 1 Section 01 From 01 To 01 YrBlt EFT/ Area 5,000
 Use Type 40 Warehouse Wall/Ht 0 Exterior Wall 07 Concrete Block
 Structural Frame 5 Rigid Frame Perimeter 300 Class
 Finish 100 Partition Heat 0 None Air 0 None
 Plumbing 0 None Lighting 2 Normal Condition A Function A
 Depr. Physical 60 Other Phys Functional External %Good 40
 VALUES Other Features 0 RCN 136,750 SqFt Rate 27.35
 % Complete User Adj Cost Value 54,700

Commercial Features
 Line Int/Ext Structure Dim1 Dim2 Units Elev Stops RCN

Code Description Yr Bld Eff Yr AREA Grade Units Addl Description Class Rate Cnd RCN %Good Profit Adj Fac Value Total OBY Value

Type Table Code Acc Front Depth Units MARKETLAND Rate Inlt Fld Topo Loc Size Mkt Dep Adj Rate Value Class # Mkt Line Use Type Soil Type Access Acres Rate Use Value

Totals: _____

STATE HWY #91	Property Address	Subdivision	BK	PG	BLOCK	LOT	TRACT	TAX YEAR 2018	010	035	067.00	000
	Ownership and Mailing Address	BK	PG	BLOCK	LOT	TRACT		CITY 10233 ELIZABETHTON	JUR	CONTROL MAP GROUP PARCEL PI SI		
	CARTER COUNTY 801 EAST ELK AVE ELIZABETHTON TN 37643	Alt Subdiv	BK	PG	BLOCK	LOT	TRACT	SSD1		Map 035 Updated 10/05/2017 Dist 09 Printed 08/12/2018		
		Additional Description Dimensions						SSD2				
		Total Land Units Deeded Acres Calculated Acres							34.42 34.42 0.00			
		Card 2 of 5										
		Page 3 of 6										

COMMERCIAL BUILDING DATA

Bldg #	1982	Effective Year	1962	Identical Units	1	Proration	
Yr Built	30 Office	Market Adj		C&D	1	Date	
Grade	1-Average	Bldg Value	1,999,240	Factor			
Imp Name		Class		Other Value			
RCN	4,996,100	RCNLD	1,999,240	Value \$/SqFt	23.32		
RCN \$/SqFt	58.30	%Complete		Area Sum	85,738		
%Good	40	Bldg Factor		Bus Living Area	85,370		
%Good Ovr		Cost Value	1,999,240				
Info Src 0	Occ 0	Rental Src	Year	Amount	Sched		
Foundation	02 Continuous Footing	Floor Finish	04 Asphalt Tile				
Floor System	01 Slab On Grade	Interior Finish	07 Drywall				
Party Wall	00 None	Paint/Decor	03 Average				
Struct. Frame	03 Concrete Reinforced	Plumbing Fix	61				
Roof Framing	07 Reinforced Concrete	Bath Tile	00 None				
Roof Cov/Deck	10 Built-Up Composition	Electrical	03 Average				
Cab/Millwork	03 Average	Heating/Air	01 Unit Heater				
		Shape	01 Rectangular Design				

Commercial Interior/Exterior	Dep'r Yr	2016	County Factor	1.00
Line 1 Section 01	From 01	To 01	YrBlt	EFFR
Use Type 30	Office	Wall/Ht	0	Exterior Wall 10 Conc Block/Brick
Structural Frame	3 Concrete Reinforced	Perimeter		Class
Finish 100	Partition 0 None	Heat 0	None	Air 0 None
Plumbing 3	Above Normal	Lighting 2	Normal	Condition A
Depr: Physical 60	Other Phys	Functional	External	%Good 40
VALUES	Other Features 8,630	RCN	4,475,080	SqFt Rate 66.03
	% Complete	User Adj		Cost Value 1,790,030

Commercial Features				
Line Int/Ext	Structure	Dim1	Dim2	Units
1	OPF	368	1	1
				Elev Stops
				0
				8,630
Commercial Interior/Exterior	Dep'r Yr	2016	County Factor	1.00
Line 2 Section 01	From 01	To 01	YrBlt	EFFR
Use Type SPN	Service Production	Wall/Ht	0	Exterior Wall 10 Conc Block/Brick
Structural Frame	3 Concrete Reinforced	Perimeter	-2	Class
Finish 100	Partition 0 None	Heat 0	None	Air 0 None
Plumbing 3	Above Normal	Lighting 2	Normal	Condition A
Depr: Physical 60	Other Phys	Functional	External	%Good 40
VALUES	Other Features 0	RCN	523,020	SqFt Rate 48.04
	% Complete	User Adj		Cost Value 209,210

Code Description	Yr Bill	Eff Yr	AREA Grade	Units	Addl Description	Class	Rate	Ord	RCN %Good	Prort	Adj Fac	Value

OUTBUILDINGS and YARD ITEMS

#	Type	Table	Code	Acc	Front	Depth	Units	MARKET LAND	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class	

AGRICULTURAL/GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value

APPRaised VALUES	LAND	516,300
	IMPROVEMENTS	3,071,900
	TOTAL APPRAISAL	3,588,200
	GREENBELT APR	
	ASSESSED @	0%
	APPROACH	COST VALUE
	Value Correlation	3,588,200
	MARKET	
	INCOME	
	COST	
	MARKET	
	NBHD	L99
	Review Flag	
	Living Units	
	Water/Sewer	
	01 Public / Public	
	Electricity	
	01 Public	
	Gas	
	00 None	
	Topo	0 Level
	Road Type	3 Paved
	Deale Next Year	
	Greenbelt Review	N
	Land Apr Date	04/02/2014
	By 04	
	# Improvements	5
	# Mobile Homes	0
	NH Trend	0 Stable
	Other	
	Land Use Code	36 51
	Zoning	
	GREENBELT	
	Recorded	
	Book/Fg	
	Year	
	Apppl	
	Building Permits	
	Type Status	Last Visit

ENTRANCES	Date	Code	ID
	07/17/2015	00 Per Review	04
	03/24/2011	01 Bldg Apr	10
	01/24/2011	01 Bldg Apr	02

TOTAL OBY Value	
Totals:	

Totals:	
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NOR-WELL

COMPANY, INC. • MECHANICAL CONTRACTORS

February 4, 2020

To: Carter County Mayor's Office
801 East Elk Ave.
Elizabethton, TN 37643

Attn: Mayor Barnett

Re: Carter County Courthouse – Replace Boilers

We propose to provide labor and material to replace the two existing steam boilers with a new steam boiler with the same capacity of the two boilers. The new boiler will be a cast iron sectional boiler. It will be shipped in sections so that it can be assembled in place in the mechanical room. We will connect the new boiler to the existing gas piping, power wiring, steam piping, and steam condensate piping. New boiler will control off steam pressure.

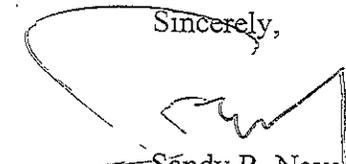
For the Sum of: \$ 64,970.00

Clarifications and Exclusions:

- Work to be performed on regular time.
- Please allow 4-5 weeks for delivery.
- A 1 year parts and labor warranty is included.
- Existing condensate pump will be reused.

If you should need any further information, please call. Thank you for the opportunity to present this proposal.

Sincerely,



Sandy R. Nave, P.E.
Project Manager



136 East Elk Avenue • Elizabethton, Tennessee 37643 • (423) 543-4373 • (423) 928-1779 • Fax (423) 543-7109
e-mail: norwell@chartertn.net

LICENSED IN TENNESSEE, VIRGINIA & NORTH CAROLINA

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 3396

Del Tower S/N 39279

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 5857

del monitor S/N 49608

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 3404

Del monitor S/N 47608

Clerk & master

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 5851

Del monitor S/N 65037

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 5849

Del Monitor S/N 61907

Clerk & master

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 3399

Del monitor S/N 48615

PROPERTY OF
CARTER COUNTY

INVENTORY NO. 3403

Dell Monitor S/N 75290°

PROPERTY OF
CARTER COUNTY

INVENTORY NO. 5853

Dell Monitor S/N 72363 on it)

(on sheet? 47603)

NO INV ?
Decal

Dell Monitor S/N 65039

PROPERTY OF
CARTER COUNTY

INVENTORY NO. 5847

Dell Monitor S/N 66807

9 @ Dell Mouses (Mice)

5 @ Cords

No Inv
Decal

Dell Keyboard
CN-ODJ331-71616-130-07BC

No Inv
Decal

Dell Keyboard
CN-ODJ331-71616-130-0BDD

No Inv
Decal

Dell Keyboard
CN-ODJ331-71616-130-0BDF

No Inv
Decal

Dell Keyboard
CN-ODJ331-71616-130-03N9

No Inv
Decal

Dell Keyboard KB212-B
CN-ODJ454-71581-
2BM-0458-A00

No Inv
Decal

Dell Keyboard KB212-B
CN-ODJ454-71581-
2BM-0458-A00 DP/NODJ454

No Inv
Decal

Dell Keyboard
CN-ODJ331-71616-130-03N3

NO INV
Decal

Logitech Keyboard K120
S/N 85141

NO INV
Decal

Logitech Keyboard K120
S/N 86040 10USBKD

M/N: 4-40009 P/N 820-007374 S/N 1650MR041D38

CORDS

6 - New IN BAG 2G-01111011HC2GLAB

* INV# 3401

Dell Computer Tower

WK/2 BIS S/N 69277

OPTIPLEX 390

* Not on my Print out

NO
INV
Decal

Windows 7 Professional Key 64Bit

D8FHG-B2GPG-Q9YJG-WQWPN-QG3H8

S/N 74463

18PC

WK05

Optiplex

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 5848

Dell Tower S/N 69275
WK 9

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 5850

Dell Tower S/N 69273
WK 6
Optiplex 380

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 5854

Dell Tower
S/N 69276
Optiplex 380
WK 1

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 5852

Dell Tower
S/N 69278 WK 3
Optiplex 380

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 5845

Dell Tower
S/N 69274
Optiplex 380
WK 4

PROPERTY OF
CARTER COUNTY
INVENTORY NO.
7302

Dell Tower
S/N 69271

PROPERTY OF
CARTER COUNTY
INVENTORY NO. 6001

Cannon - Scanner DR-2010C
~~S/N~~ 69210 + Cord

Bis