



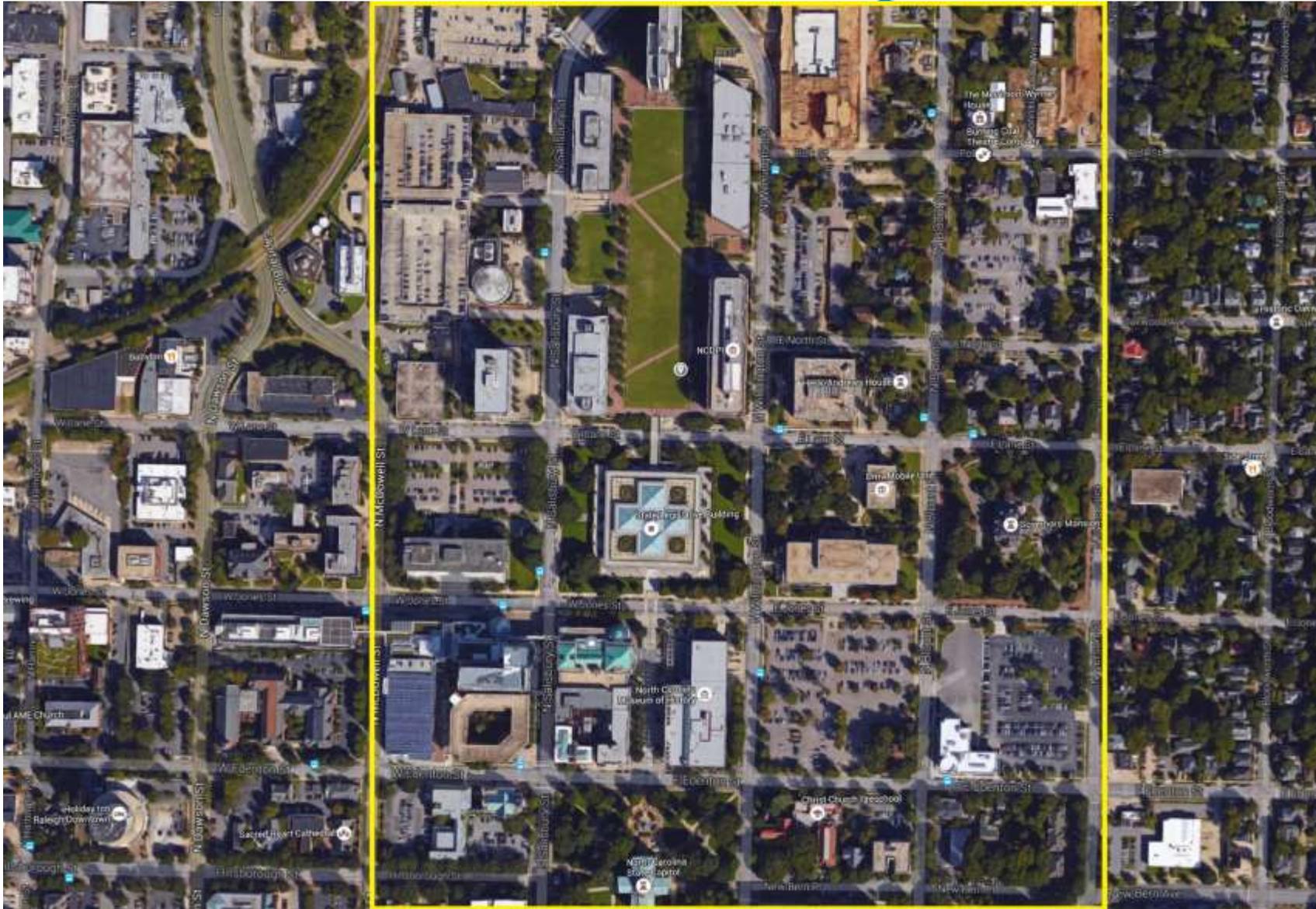
Project Phoenix Update

Presentation to State Construction Office

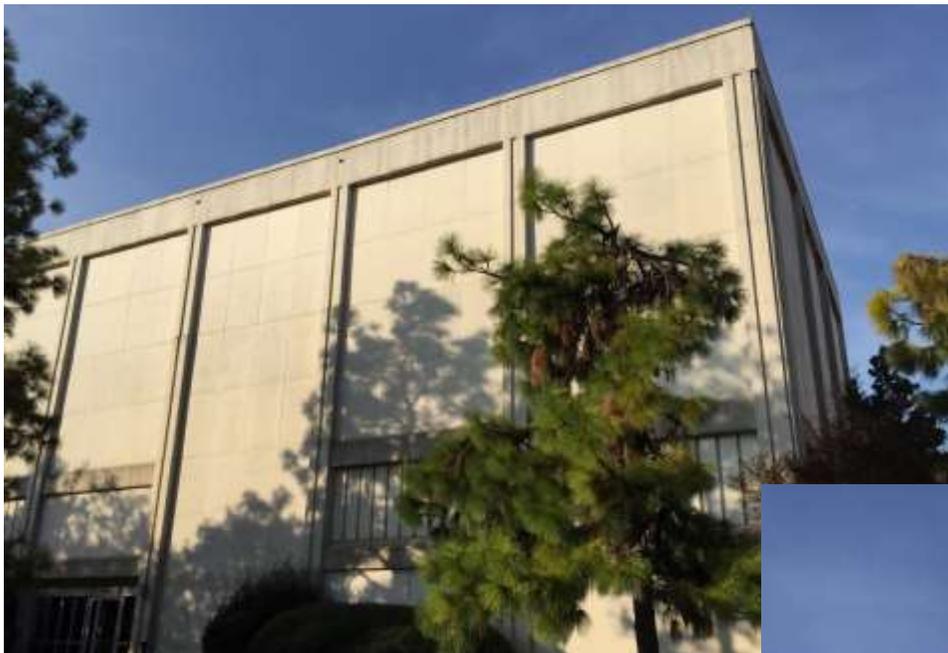
Thursday, March 24, 2016



Government Complex



State Records Building



Overview of Projects

Blount Street Houses	Personnel Training Center	Old Rex Hospital
Charlotte Prison	Blue Ridge Road Property	Lot 18 Parking Lot
DHHS New Headquarters	Department of Revenue	Moore Square

Blount Street Houses

- Heck-Andrews House
 - Sold
- Bailey-Tucker House
 - Receiving Offers
- Five Blount Street area houses
 - Sold and approved by Council of State
 - Average price psf: \$135.00
- Remaining Blount Street area houses
 - Listed for Sale and receiving offers
- A majority of these homes have been unused and have deteriorated due to the state's inaction



Personnel Training Center



- Property listed
- Offers being Reviewed
- Looking for long-term ground lease
- Prime example of an underutilized piece of property in the Capital District

Old Rex Hospital

- Located on Wade Avenue
- Large Parcel “Ripe” for multi-use development
 - lease “as is”
 - 99-year land lease
 - Will use a third-party broker
- Broker has been selected
- Property currently being marketed



Charlotte Prison



- Property is located across from the Billy Graham Center
 - Approximately 50 acres
 - Very close to the airport
- Property has been listed for Sale Fee Simple

Blue Ridge Road Property

- Develop an Underutilized Prime Real Estate Property
 - 99-year lease “as is”
 - Prime location for PPP
 - Press release issued
 - Third party broker will be used to market and lease

The
News & Observer

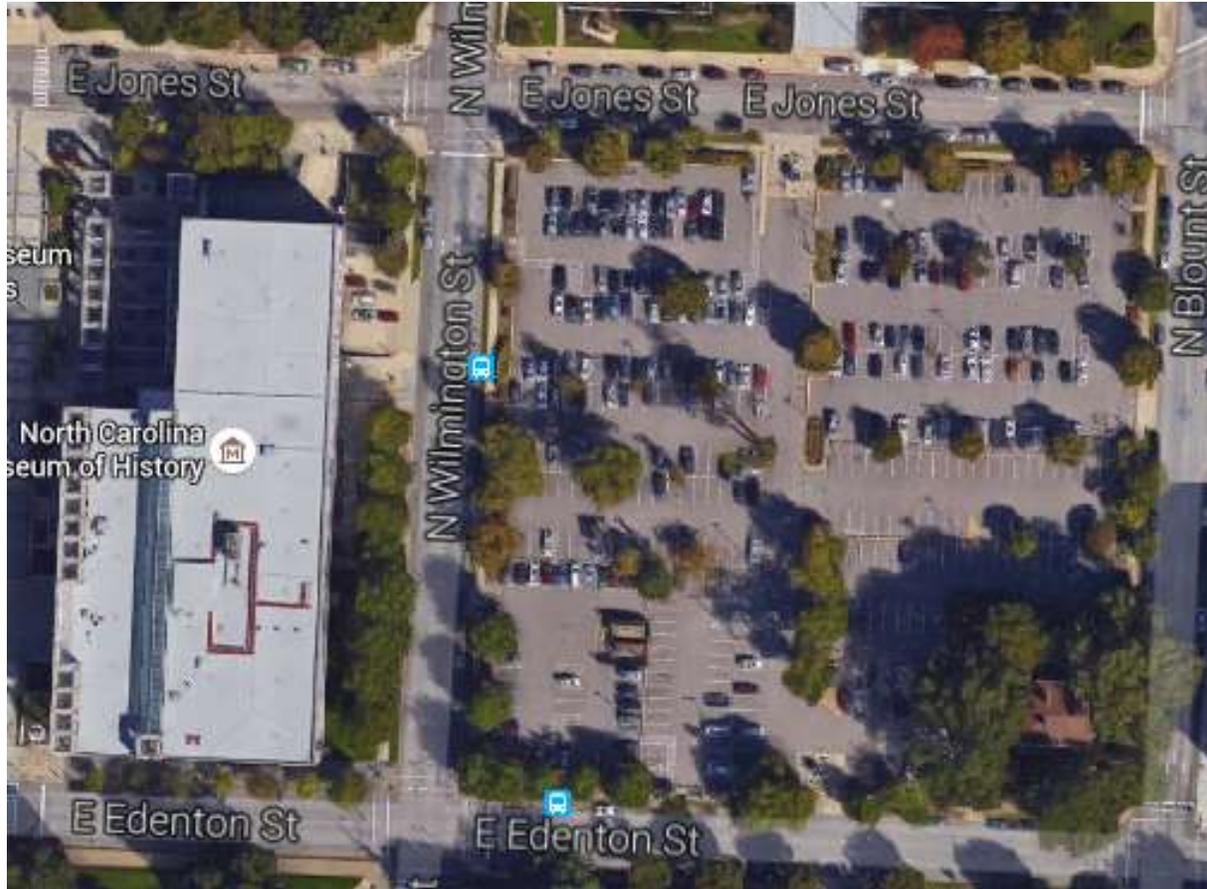
BUSINESS

DECEMBER 8, 2015

State to lease 43 acres along Raleigh’s Blue Ridge Road



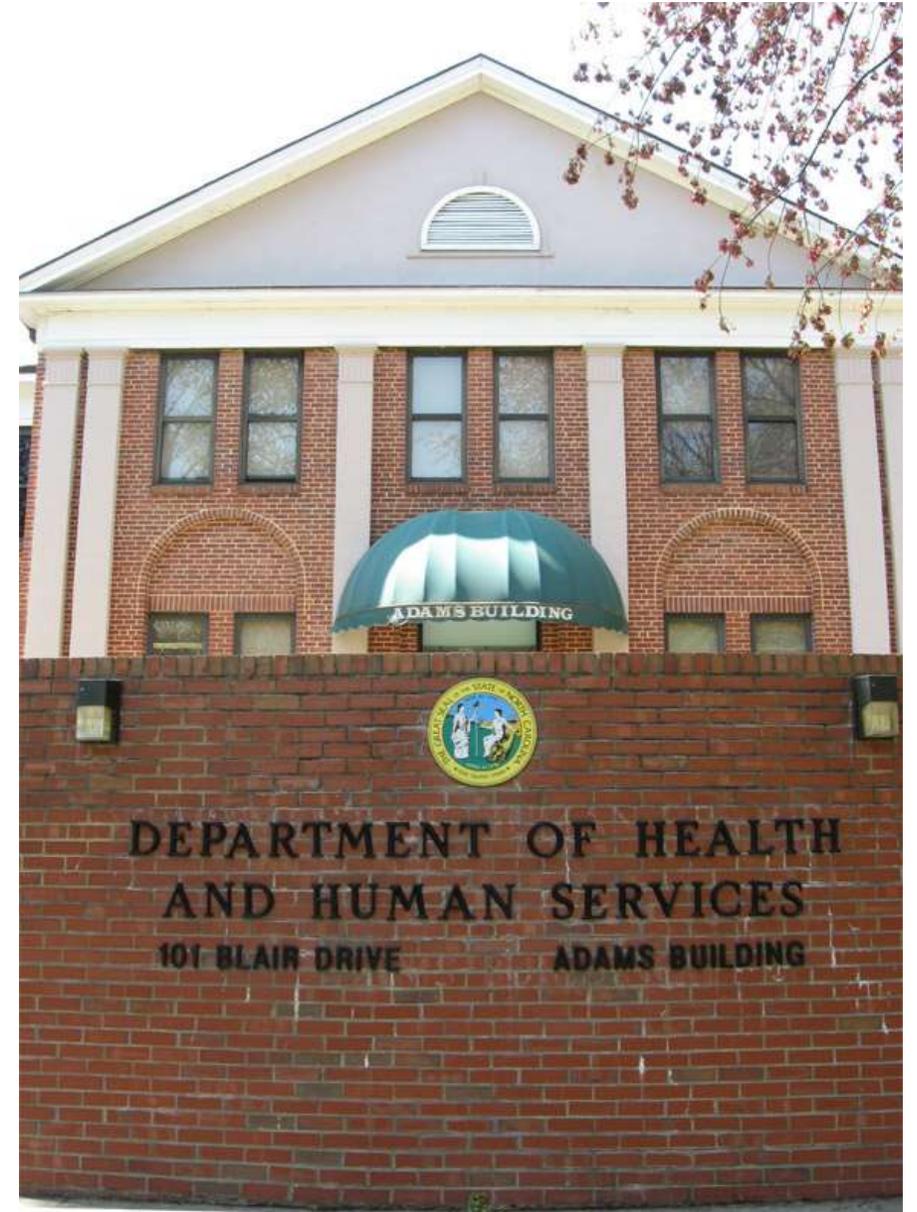
Lot 18 Parking Lot



- Currently a surface parking lot across the street from Department of Natural and Cultural Resources
 - Comprehensive review under way
 - All Stakeholders will be involved, i.e. DNCR, DOA, etc.
 - Option could include the new history museum, PPP, hotel, etc.

DHHS

- Sold Dorothea Dix property to the City of Raleigh in July for \$52 million
- DHHS is currently working on specification for their needs
 - Should be completed in next 30 days
 - Currently, identifying land sites for new headquarters
 - Could be a third-party long-term lease/build to suit or other PPP options



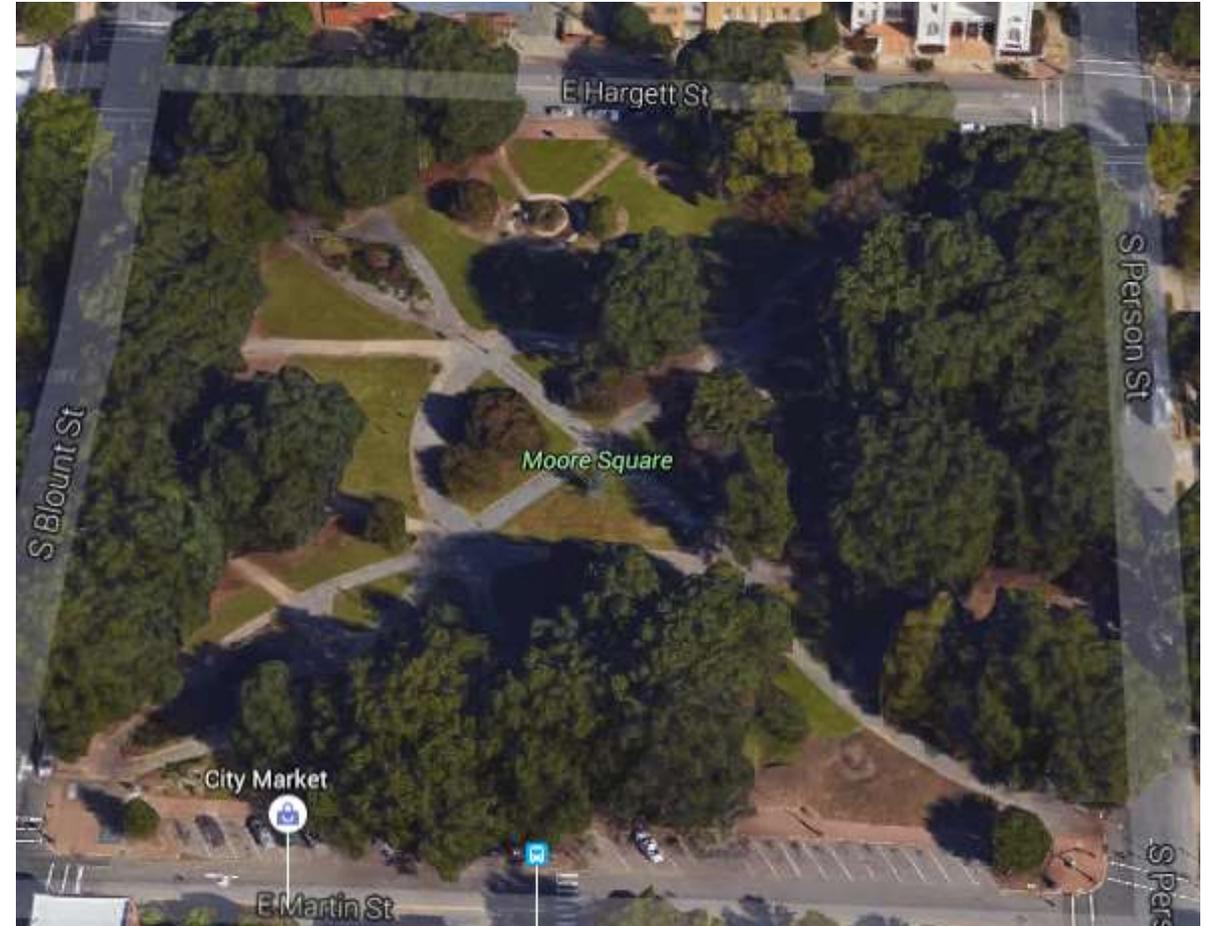
Department of Revenue Building



- Working with COO on specs for new building and space requirements
 - Department is engaging third-party advisor
 - Could free up space for other departments to relocate to their existing space
 - Making more space available for additional PPP

Moore Square

- City/State partnership
 - City will pay for upgrades and improvements including restrooms and food kiosk
 - Council of State has approved an easement for the City to construct restrooms and a food kiosk
 - City to facilitate/support
 - Groundbreaking scheduled for Spring 2016



Sidewalks on Blount Street



Downtown Nashville, TN



Albemarle Building



State Administration Building



