MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
December 19, 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
- Department of General Services
- State Building Commission

PRESENTER

- Robbi Stivers
- John Hull
- Peter Heimbach
CONSENT AGENDA

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

A. Agency: University of Tennessee – Knox County
   Transaction: Acquisition – Fee (Purchase)
   Provision(s): Waiver of advertisement and one appraisal

B. Agency: University of Tennessee – Knox County
   Transaction: Acquisition – ROW (Purchase)
   Provision(s): Waiver of advertisement and one appraisal

C. Agency: Tennessee Board of Regents – Warren County
   Transaction: Acquisition – Fee (Gift)
   Provision(s): Waiver of advertisement and one appraisal

D. Agency: Department of Mental Health & Substance Abuse Services – Knox County
   Transaction: Disposal – Fee
   Provision(s): Waiver of advertisement and appraisals

E. Agency: Tennessee Wildlife Resources Agency – Fayette County
   Transaction: Acquisition – Fee (Purchase)
   Provision(s): Waiver of advertisement and one appraisal

F. Agency: Tennessee Wildlife Resources Agency – DeKalb County
   Transaction: Acquisition – Fee
   Provision(s): Waiver of advertisement and one appraisal

G. Agency: Department of General Services – Madison County
   Transaction: Acquisition – Fee (Gift)
   Provision(s): Waiver of advertisement and appraisals
Disposal – Lease (Land)

Requested Action: Approval to issue a Request For Proposal for disposal by lease

Transaction Description:
- Location: University of Tennessee
  Shelby County – 6.7 +/- acres - 19 parcels on 0 Jefferson Avenue, 0 Court Avenue, 951 Court Avenue, 740 Court Avenue, 22 N Orleans, 706 Madison Avenue, 714 Madison Avenue and 0 Madison Avenue, Memphis, TN
- Term: Thirty (30) years with two (2) 15-year extension options
- Area: NA

Comment: The University of Tennessee on behalf of its' Health Science Center, proposes to lease up to 6.7 +/- acres for the development of multi-family residential housing. The housing may serve students, faculty, and staff who desire to live near the campus. The housing will be open to the general public also. The successful proposer will be responsible for the design, financing, construction, and operation of the housing units. The University has the right to approve the design.

Minutes: 12/19/2016
Robbi Stivers presented the transaction. Comptroller Wilson stated this request was for the issuance of the Request for Proposal. The Comptroller asked whether the award would be returned for approval and whether the Commission would have the ability at that time to evaluate the benefits to the State proposed in the lease recommended for approval by UT. Robbi replied "yes". Subcommittee approved issuing a Request for Proposal for disposal by lease.
State Capitol, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision project budget, funding and source(s) of funding

Project Title: Mechanical & Electrical Upgrade

Project Description: Replacement and upgrade of mechanical, electrical and security systems and related renovations at the State Capitol to provide environmental control and address code compliance. Complete renovation of Cordell Hull Building including demolition of Central Services and construction of additions, a new parking garage, and improve access to the Capitol. Buss duct repair in Cordell Hull.

SBC Number: 529/005-01-2005

Total Project Budget: $149,030,000.00

Source of Funding:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
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<tbody>
<tr>
<td>$ 2,700,000.00</td>
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<td>12,949,229.02</td>
<td>11,730,000.00</td>
<td>24,679,229.02</td>
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</table>

Original Project Funding: $137,300,000.00
Change in Funding: 11,730,000.00
Revised Project Funding: $149,030,000.00

Comment: Funding is being requested to complete the transition of the space adjacent to Cordell Hull that was previously in use by the Central Services building to provide parking.

Previous Action:
06/09/2005 SBC Approved preplanning;
07/14/2005 SBC Designer selection recorded (Centric Architecture)
07/12/2007 SBC Revise scope and planning funds
12/17/2007 ESC Discussed implementation of plan
05/08/2008 SBC Revise planning funds; proceed w/Phase 1
06/12/2008 SBC Revise scope to include Senate Chambers
06/26/2008 ESC Approved proceeding w/Senate Chambers
12/22/2008 ESC Revised Planning/Phase 1 cost
07/09/2009 SBC Revised & fully plan Phase 2, approved commissioning
10/19/2009 ESC Approved issuing RFP for CMGC
12/10/2009 SBC Discussion
12/21/2009 ESC Status report and presentation
02/11/2010 SBC Discussion; referred to ESC with authority
02/22/2010 ESC Discussion; suspended certain actions
Minutes: 12/19/2016
John Hull presented the transaction. Subcommittee approved a revision in project budget, funding and source of funding.
STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

1) Approved the Minutes of the Executive Subcommittee meeting held on November 21, 2016.

SPA Policy & Procedures

1) Peter Heimbach introduced the item and deferred to John Hull. John Hull stated that there are additional comments and revisions to the following policies for STREAM and he requested that they be deferred until January to which the members concurred.
   - Leasing – Form of Request for Proposals
   - Leasing – Communications and Negotiation Policy

Designer Selections

1) 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) University of Tennessee Chattanooga (Fletcher Hall Classroom Upgrade)
   Total Project Budget: $1,700,000
   SBC Project No. 540/005-06-2016
   Designer: TWH ARCHITECTS INC

2) University of Tennessee Chattanooga (Campus Branding)
   Total Project Budget: $205,000
   SBC Project No. 540/005-09-2016
   Designer: COGENT STUDIO LLC

3) University of Tennessee Knoxville (Library Renovations)
   Total Project Budget: $1,050,000
   SBC Project No. 540/009-09-2016
   Designer: SPARKMAN & ASSOCIATES ARCH

4) East Tennessee State University (Nell Dossett Parking Lot Expansion)
   Total Project Budget: $550,000
   SBC Project No. 166/005-06-2016
   Designer: SHAW & SHANKS ARCHITECTS

5) University of Memphis (Student Housing Roof and Brick Repair)
   Total Project Budget: $2,000,000
   SBC Project No. 166/007-09-2016
   Designer: FLEMING ASSOCIATES ARCHITECTS

6) Walter State Community College (Sevier County Campus Addition)
   Total Project Budget: $12,500,000
   SBC Project No. 166/023-02-2016
   Designer: BARBER MCMURRY ARCHITECTS

7) East Tennessee State Veterans Cemetery (John Sevier Cemetery Expansion)
   Total Project Budget: $2,882,425
   SBC Project No. 682/002-01-2016
   Designer: LITTLEJOHN ENGINEERING ASSOC

Other Business

There being no further business, the meeting adjourned at 11:05 a.m.

* * * * * * *
UNIVERSITY OF TENNESSEE

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:
- Location: University of Tennessee - Knoxville
  Knox County – 8.4 +/- acres – 2501 Ailor Avenue, Knoxville, TN
- Owner(s): Knox Ag., Inc.
- Estimated Purchase Price: Fair Market Value
- Source of Funding: Plant (Non-Auxiliary)(A)

Comment: This property is in the UT Knoxville 2016 Master Plan. This property is near UTK’s Support Serves Complex and is an ideal location for non-academic functions that can be moved off campus. In the near term, the University plans to use the property for parking and outdoor storage.

Date of Last Transfer: 04/21/1999
Purchase Price: $1,000,000
Property Assessor's Value: $596,100
Square Footage Improvements: NA

Minutes: 12/12/2016
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.
Acquisition – ROW (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:
- Location: University of Tennessee - Knoxville
  Knox County – 0.2 +/- acres – Lake Avenue and Terrace Avenue
- Owner(s): City of Knoxville
- Estimated Purchase Price: Fair Market Value
- Source of Funding: Plant (Auxiliary)(A)

Comment: The proposed partial right-of-way acquisition is necessary for the construction of a new parking garage. The right-of-way is in the University of Tennessee Knoxville 2016 Master Plan.

Minutes: 12/12/2016 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.
C.

TENNESSEE BOARD OF REGENTS

Acquisition – 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 one appraisal

Transaction Description:
- **Location:** Motlow State Community College
  - Warren County – 4.35+/− acres – Vo Tech Drive, McMinnville, TN
- **Owner(s):** Warren County
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant Funds (Non-Auxiliary) (REM Fees) (A)

Comment: This donation will provide for a collaborative effort between local government, local industries, and higher education to enhance the knowledge and skill sets for the future workforce by providing an Advanced Robotics Training Center. This property is a Drive to 55 capacity fund initiative and is in MSCC’s 2012 Master Plan update.

Date of Last Transfer: February 9, 2005
Purchase Price: $10.00
Property Assessor’s Value: $0.00
Square Footage Improvements: N/A

Minutes: 12/12/2016
Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and one appraisal.
## Disposal – Fee

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of disposal in fee with waiver of advertisement and appraisals</th>
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<tbody>
<tr>
<td><strong>Transaction Description:</strong></td>
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<tr>
<td><strong>Location:</strong></td>
<td>Knox County - .70 +/- acres – 6020 Lyons View Pike, Knoxville, TN</td>
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<tr>
<td><strong>Estimated Sale Price:</strong></td>
<td>Gift</td>
</tr>
<tr>
<td><strong>Grantee</strong></td>
<td>City of Knoxville</td>
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</tbody>
</table>

**Comment:**

The property is surplus to the agency's need. The Department of Mental Health and Substance Abuse has ceased using the Greenbriar Cottage, and consistent with the intentions of the Master Plan wishes to convey that property to the City subject to an appropriate reversion clause. The State will retain the utility and access easements necessary or desirable for the State's use of the Willow Cottage.

The Tennessee Historical Commission has determined that this disposal will not adversely affect this State-owned resource of 50 + years, and no further action is necessary.

**Date of Last Transfer:** April 1, 1874  
**Previous Owner:** N/A  
**Original Cost to State:** $0.00 (1.7 acres)  
**Square Footage Improvements:** 6,100

**Minutes:** 12/12/2016 Approved disposal in fee with waiver of advertisement and appraisals.
TENNESSEE WILDLIFE RESOURCES AGENCY

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:
- Location: Fayette County – 198+/– acres – Johnson Dr., Somerville, TN
- Owner(s): Sadira Farms
- 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 Wolf River Wildlife Management Area and will protect and preserve wetlands and watershed functions. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: October 28, 2008
Purchase Price: $0.00
Property Assessor’s Value: $239,000
Square Footage Improvements: None

Minutes: 1212/2016 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.
Acquisition – Fee

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:
- Location: DeKalb County – 47+/- acres – Pea Ridge Rd., Smithville, TN
- Owner(s): Troy C. Varney
- Estimated Purchase Price: Fair Market Value
- Source of Funding: Wildlife Restoration Fund (F)  Tennessee Parks and Greenways Foundation (O)

Comment: The property is contiguous to Pea Ridge Wildlife Management Area and will provide additional access. No additional management costs are anticipated with this acquisition.

The federal funding used in this purchase requires a 25% match that is being provided by Tennessee Parks and Greenways Foundation.

Date of Last Transfer: April 13, 2015
Purchase Price: Quit Claim
Property Assessor’s Value: $118,900
Square Footage Improvements: None

Minutes: 12/12/2016  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.
### Acquisition – 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.:** 16-08-023
- **Location:** Madison County – 9.75+/-acres – Smith Lane, Jackson, TN
- **Owner(s):** City of Jackson
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 16/17 TBI Operating Funds (REM fees) (A)

**Comment:** The property will be used to build a new TBI Tennessee Regional Consolidated Facility as approved by the State Building Commission on August 11, 2016 (500/004-01-2016).

- **Date of Last Transfer:** October 24, 2000
- **Purchase Price:** $100,000
- **Property Assessor’s Value:** $29,600 (10.5 acres)
- **Square Footage Improvements:** None

**Minutes:** 12/12/2016 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.
Approved:

[Signature]

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