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. Commissioner Martin 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

Larry Martin, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

David Lillard, State Treasurer

<table>
<thead>
<tr>
<th>ORGANIZATION</th>
<th>PRESENTER</th>
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</thead>
<tbody>
<tr>
<td>University of Tennessee</td>
<td>Robbi Stivers</td>
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<tr>
<td>Tennessee Board of Regents</td>
<td>Dick Tracy</td>
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<tr>
<td>Military Department</td>
<td>Brad Bishop</td>
</tr>
<tr>
<td>Department of General Services</td>
<td>Bob Oglesby</td>
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<tr>
<td>State Building Commission</td>
<td>Peter Heimbach</td>
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</table>
CONSENT AGENDA

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

A. Agency: University of Tennessee – Knox County
   Transaction: Acquisition / Disposal – Easement (Stormwater)
   Provision: Waiver of advertisement and one appraisal

B. Agency: University of Tennessee – Knox County
   Transaction: Acquisition – Fee (Gift)
   Provision: Waiver of advertisement and appraisal

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

D. Agency: Tennessee Board of Regents – Madison County
   Transaction: Acquisition – Fee (Purchase)
   Provision: Waiver of advertisement and appraisals

E. Agency: Tennessee Board of Regents – Shelby County
   Transaction: Disposal – Fee
   Provision: Waiver of advertisement and one appraisal

F. Agency: Department of Correction – Davidson County
   Transaction: Disposal – Fee
   Provision: Waiver of one appraisal

G. Agency: Tennessee Wildlife Resources Agency – Bedford County
   Transaction: Acquisition – Fee (Gift)
   Provision: Waiver of advertisement and appraisals

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

I. Agency: Department of Environment & Conservation – Davidson County
   Transaction: Acquisition – Fee (Gift)
   Provision: Waiver of advertisement and appraisals

J. Agency: Department of Environment & Conservation – Lawrence County
   Transaction: Acquisition – Fee (Third Party)
   Provision: Waiver of advertisement and one appraisal
K. Agency: Department of Environment & Conservation – Cumberland County
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

L. Agency: Department of Environment & Conservation – Claiborne County
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

M. Agency: Department of Environment & Conservation – McNairy County
Transaction: Acquisition – Easement (Conservation)
Provision: Waiver of advertisement and appraisals
UNIVERSITY OF TENNESSEE

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to exercise option to acquire or accept as gift, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description:
- Location: UTIA – West Tennessee 4-H Camp
  Hardeman County - 10000 Lake Hardeman Road, Middleton, TN
- Owner(s): Lone Oaks LP – Scott Ledbetter et al
- Estimated Purchase Price: $15,900,000.00
- Source of Funding: $14,300,000.00 2015 GO Bonds (A)
  $1,590,000.00 Plant (Non-Auxiliary) (A)
  $10,000.00 15/16 Current Funds/Capital Improvement (A)

Comment: This is a FY 15/16 line-item in the capital budget. The University proposes to acquire property that includes approximately 1,200 +/- acres and improvements for use as the UTIA West Tennessee 4-H Camp. The property includes numerous buildings, improvements, equipment and other personal property that could be used immediately to teach youth about agriculture, natural resources, and other STEM-related subjects.

Date of Last Transfer: Various
Purchase Price: Various
Property Assessor’s Value: $4,668,800
Square Footage Improvements: 87,091 s.f. farm/rec buildings
  16,380 s.f. residential

Minutes: 07/20/2015 Approved obtaining title work, survey, and environmental assessment, and to exercise option to acquire or accept as gift, not to exceed fair market value, with waiver of advertisement and one appraisal.
TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

Project Title: Accessibility (ADA) Adaptations at Southwest Tennessee State Community College

Project Description: Implement accessibility adaptations responding to ADA. Project will ensure program accessibility at all universities and community colleges.

SBC Number: 166/033-03-2010

Total Project Budget: $711,380.61

Source of Funding:

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Original Project Budget: $641,380.61
Change in Funding: $70,000.00
Revised Project Budget: $711,380.61

Comment: Four bids were received on July 1, 2015. An increase in funding is needed to award a contract to Albro Construction Services for the base bid and alternates 1 and 2. There will be no additional designer fees.

Previous Action:
07/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (Braganza Associates, P.C.)
07/14/2011 SBC Revised funding
07/12/2012 SBC Allocate funding
07/10/2014 SBC Allocate funding
10/09/2014 SBC Revised funding
07/09/2015 SBC Referred to ESC with authority to act

Minutes: 07/20/2015 ESC Approved a revision in project budget, funding and source of funding in order to award a contract.
DEPARTMENT OF MILITARY

Smyrna Volunteer Training Site, Smyrna, Rutherford County, Tennessee

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

Project Title: Smyrna Fitzhugh Avenue/A Street Paving Improvements

Project Description: Removal of existing asphalt, milling, paving, traffic control, painting and striping and all related work.

SBC Number: 361/079-03-2014

Total Project Budget: $808,250.00

Source of Funding: | Original | Change | Revised |
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Original Project Budget: $690,000.00
Change in Funding: $118,250.00
Revised Project Budget: $808,250.00

Comment: Three bids were received on June 30, 2015. An increase in funding is needed to award a contract to Hoover, Inc., for base bid only. There will be no additional designer fees.

Previous Action: 07/10/2014 SBC Approved project
07/10/2014 ESC Selected designer (Ragan-Smith Assoc.)
07/09/2015 SBC Referred to ESC with authority to act

Minutes: 07/20/2015 ESC Approved a revision in project budget and source of funding in order to award a contract.
DEPARTMENT OF GENERAL SERVICES

**New State Museum**, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a revision in current project funding and source of funding, utilizing Construction Manager/General Contractor delivery method for construction, proceeding with the process to select a designer, and awarding a contract to the best evaluated proposer for a Project Manager as Agent

**Project Title:** New State Museum

**Project Description:** Complete design and construction of new State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

**SBC Number:** 529/050-01-2015

**Total Project Budget:** $160,000,000.00

**Current Project Funding:** $121,610,000.00

(If not fully funded)

**Source of Funding:**

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15/16 FRF CurrFunds-CapImprov (A)

**Original Project Funding:** $0.00

**Change in Funding:** $121,610,000.00

**Revised Project Funding:** $121,610,000.00

**Comment:** This project is a 15/16 line-item in the capital budget. CM/GC is being requested to obtain the services of a contractor who has experience in partnership, quality workmanship and coordination with the State's team. Firms with experience in coordination with exhibit design will be sought.

Nine proposals were received on June 23, 2015. The Notice of Intent to award was sent on July 14, 2015 naming Compass Partners, LLC as the best evaluated proposer.

**Previous Action:**

- **05/13/2015 SBC** Referred to the ESC, with authority to act
- **05/26/2015 ESC** Approved budget, scope & issue RFQ
- **07/09/2015 SBC** Referred to ESC with authority to act

**Minutes:**

- **07/20/2015 ESC** Approved a revision in current project funding and source of funding, utilizing Construction Manager/General Contractor delivery method for construction, proceeding with the process to select a designer, and awarding a contract to Compass Partners, LLC as Project Manager as Agent.
DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

Requested Action: Approval to fully fund the project and to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

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.

SBC Number: 529/005-01-2005

Total Project Budget: $136,500,000.00

Source of Funding:

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FRF OperFunds (A)
FRF GO Bonds-CapImprov (A)
FRF GO Bonds-/Energy (R)
FRF Reserves (R)
FRF CurrFundsCapMaint (A)
FRF CurrFundsCapImprov (A/R)
FRF CurrFunds Cap Maint (A)
FRF CurrFunds Cap Maint (A/R)
Legislative Reserves (R)

Original Project Funding: $26,202,900.00
Change in Funding: $110,297,100.00
Revised Project Funding: $136,500,000.00

Comment: This adds two FY 15/16 line-items in the capital budget. The $7.70M is added from the Office Modernization (T3) Additional Funds and the $21.49M is added pursuant to 2015 Public Chapter 427, Section 44, Item 4 and 2015 Public Chapter 427 Section 65, Item 8. The remainder of the added funds is from Legislative Reserves.

Five proposals were received on June 25, 2015. The Notice of Intent to award was sent on July 7, 2015 naming Skanska as the best evaluated proposer. No protests were received.

Continued
State Capitol - Continued

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
- 05/24/2010 ESC  Status report discussion
- 06/10/2010 SBC  Approved CMGC
- 10/14/2010 SBC  Referred to ESC with authority
- 11/01/2010 ESC  Revised EPC; planning funds; proceed w/Phase 2
- 08/22/2011 ESC  Revised scope; discussion
- 09/08/2011 SBC  Referred to ESC with authority
- 09/19/2011 ESC  Revised scope to preplan security upgrade
- 11/10/2011 SBC  Approved proceeding w/exterior security upgrade
- 01/12/2012 SBC  Revised funding & scope
- 02/21/2012 ESC  Approved proceeding w/interior security upgrades
- 04/12/2012 SBC  Reported sole source procurement
- 06/14/2012 SBC  Revised scope & funding
- 05/09/2013 SBC  Referred to ESC with authority
- 05/20/2013 ESC  Approved preplan Phase 4 & utilizing CMGC
- 06/13/2013 SBC  Referred to ESC with authority
- 06/24/2013 ESC  Revised scope/funding; approved GMP Phase 3
- 07/11/2013 SBC  Revised funding
- 08/08/2013 SBC  Report additional services
- 06/12/2014 SBC  Report Designer Additional Services to SBC
- 5/13/2015 SBC  Revised scope/funding; referred future actions to ESC

Minutes:

- 07/20/2015 ESC  Approved full funding of the project and award of a contract to Skanska as Construction Manager/General Contractor.
STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

1) Approved the Minutes of the Executive Subcommittee meeting held on June 22, 2015.

SPA Policy & Procedures

Peter Heimbach presented the following policy revisions for approval. Comptroller Wilson asked if the "records clause" had been added to items 2 and 3, and was told they had been included. Subcommittee approved the following as presented:

1) Approved the University of Tennessee's form of request for proposal (including pro forma lease) to comply with Item 7.01.B.3 Procurement of Leases Where the State is Lessee, General Requirements.

2) Approved Real Estate Asset Management (STREAM's) form of crop lease request for proposal (including pro forma lease) to comply with Item 7.01.B.3 - Procurement of Leases Where the State is Lessee, General Requirements.

3) Approved Tennessee Wildlife Resources Agency's forms for crop leases to comply with Item 7.05.A - Disposal of Interest in Land by Leasing of Surplus State Real Property for Crop Lease.

Designer Selections

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) **Austin Peay State University**
   (Music Mass Comm HVAC Replacement)
   Total Project Budget: $2,400,000
   SBC Project No. 166/003-05-2015
   Designer: **I C THOMASSON ASSOCIATES**

2) **Chattanooga State Community College**
   (Parking Lots Updates)
   Total Project Budget: $850,000
   SBC Project No. 166/012-02-2015
   Designer: **BARGE WAGGONER SUMNER CANNON**

3) **Cleveland State Community College**
   (Electrical Infrastructure Modernization)
   Total Project Budget: $410,000
   SBC Project No. 166/013-02-2015
   Designer: **WEST WELCH REED ENGINEERS**

4) **Columbia State Community College**
   (Powerhouse System Repairs)
   Total Project Budget: $400,000
   SBC Project No. 166/015-02-2015
   Designer: **OLIVER LITTLE GIPSON ENGINEERING**
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<th><strong>Designer</strong></th>
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<td>5</td>
<td><strong>East Tennessee State University</strong> (Health Sciences Campus Sprinkler Updates)</td>
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<td>Department of Agriculture (Forestry Work Center)</td>
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<td>BUFORD GOFF &amp; ASSOCIATES</td>
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<td>DeBerry Special Needs / TN Prison for Women (BAS and HVAC Systems Upgrades)</td>
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<td>Lois M. DeBerry Special Needs Facility (Dialysis Center)</td>
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<td>Morgan County Correctional Complex (Switchgear Replacement)</td>
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<td>West Tennessee State Penitentiary (Domestic Water Line and Systems Upgrades)</td>
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<tr>
<td>33</td>
<td>Carter House State Historic Site (Battle of Franklin Building Demolition)</td>
<td>$500,000</td>
<td>160/008-01-2015</td>
<td>SCOTT WILSON ARCHITECT</td>
</tr>
<tr>
<td>34</td>
<td>Dept of Intellectual &amp; Developmental Disabilities (Architectural Consultant)</td>
<td>Maximum Liability: $50,000</td>
<td>346/000-02-2015</td>
<td>EOA ARCHITECTS</td>
</tr>
<tr>
<td>35</td>
<td>Clover Bottom Developmental Center (Essential Maintenance)</td>
<td>$2,700,000</td>
<td>346/003-01-2015</td>
<td>DESIGN HOUSE 1411</td>
</tr>
<tr>
<td>36</td>
<td>Western Mental Health Institute (Administration Building Relocation)</td>
<td>$850,000</td>
<td>344/015-01-2015</td>
<td>A2H INC</td>
</tr>
</tbody>
</table>
37) **Military Department**  
(Architectural/Civil/Structural Engineering Consultant)  
Maximum Liability: $75,000  
SBC Project No. 361/000-03-2015  
Designer: **GOODWYN MILLS & CAWOOD**

38) **Military Department**  
(Roofing Consultant)  
Maximum Liability: $30,000  
SBC Project No. 361/000-02-2015  
Designer: **ROOF DESIGN & CONSULTING SERV**

39) **Military Department**  
(MEP Engineering Consultant)  
Maximum Liability: $50,000  
SBC Project No. 361/000-01-2015  
Designer: **GRESHAM SMITH & PARTNERS**

40) **Alamo Readiness Center**  
(HVAC & Energy Updates)  
Total Project Budget: $1,350,000  
SBC Project No. 361/001-01-2015  
Designer: **ALLEN & HOSHALL**

41) **Clinton Readiness Center**  
(Roof and Facility Update)  
Total Project Budget: $1,040,000  
SBC Project No. 361/013-01-2015  
Designer: **MICHAEL BRADY INC**

42) **Columbia Readiness Center**  
(HVAC & Energy Updates)  
Total Project Budget: $1,420,000  
SBC Project No. 361/014-01-2015  
Designer: **OLIVER LITTLE GIPSON ENGINEERING**

43) **Millington Readiness Center**  
(HVAC & Energy Updates)  
Total Project Budget: $1,110,000  
SBC Project No. 361/055-01-2015  
Designer: **HNA ENGINEERING**

44) **Veterans Cemetery – Middle Tennessee**  
(Cemetery Improvements)  
Total Project Budget: $4,350,000  
SBC Project No. 682/004-01-2015  
Designer: **TLM ASSOCIATES**

**Other Business**

There being no other business, the meeting adjourned at 11:15 a.m.
UNIVERSITY OF TENNESSEE

Acquisition / Disposal – Easement (Stormwater)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment and to enter into option to acquire/dispose interest by easement, not to exceed fair market value with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-06-026
- Location: UTIA – Knoxville
  Knox County - 1501 Cherokee Trail, Knoxville, TN
- Grantee: Knox Ridge Apartments/State of Tennessee
- Estimated Sale Price: Fair Market Value

Comment: The University proposes to create a permanent joint stormwater easement, of which 7.3 +/- acres (disposal) will be on University property and 1.55 +/- acres (acquisition) on Knox Ridge Apartments property. The irregularly shaped easement will authorize both parties to allow storm water to drain to this area.

Date of Last Transfer: 02/01/1964 (University Property)
Original Cost to State: N/A

Minutes: 07/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment and to enter into option to acquire/dispose interest by easement, not to exceed fair market value with waiver of advertisement and one appraisal.
### UNIVERSITY OF TENNESSEE

#### 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:**
- **Location:**
  - UT Knoxville
  - Knox County - Chi Phi Avenue, between Lake Avenue and Terrace Avenue, Knoxville, TN
- **Owner(s):** City of Knoxville
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant (Non-Auxiliary) (REM Fees) (A)

**Comment:** The proposed street right-of-way acquisition is necessary for construction of a new parking garage and implementation of the master plan. This street is in the University of Tennessee Knoxville [2011 Master Plan](#).

**Minutes:** 07/20/2015  Approved obtaining title work, survey and environmental assessment, and to accept as gift the required interest, with waiver of advertisement and appraisals.
TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

Transaction Description:
- Location: Transaction No. 15-06-021
  - Pellissippi State Community College
  - Knox County – 0.085+/- Acre - 0 Knott Avenue – Knoxville, TN
- Owner(s): City of Knoxville
- Estimated Purchase Price: Fair Market Value
- Source of Funding: Plant (Non-Auxiliary) (A)

Comment: This property is in PSCC's 2013 Master Plan. The vacant parcel will be used for campus parking. The property is planned to be acquired at the City of Knoxville’s public auction tax sale.

Date of Last Transfer: 4/5/1963
Purchase Price: Unknown
Property Assessor’s Value: $7,000.00
Square Footage Improvements: NA

Minutes: 07/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.
TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, survey, and environmental assessment and to exercise option to acquire the required interest with waiver of advertisement and appraisals

Transaction Description:
- Location: University of Memphis Lambuth
  Madison County - 0.35 +/- Acre - 803 West King Street, Jackson, TN
- Owner(s): Community Redevelopment Agency of Jackson
- Purchase Price: $8,386.00
- Source of Funding: Plant (Non-Auxiliary) (A)

Comment: UoM has a right of first refusal to acquire the properties listed on the Lambuth Endowment Property List from the Community Redevelopment Agency of Jackson at a negotiated purchase price. Waiver of appraisals is requested because the purchase price was set in the right of first refusal. An historic monumental brick sign for the college is located on the property and the value of the sign exceeds the purchase price of the property.

Date of Last Transfer: June 28, 2010
Purchase Price: Unknown
Property Assessor’s Value: $10,500
Square Footage Improvements: NA

Minutes: 07/20/2015 Approved obtaining title work, survey, and environmental assessment and to exercise option to acquire the required interest with waiver of advertisement and appraisals.
Disposal – Fee

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

Transaction Description:
- Location: University of Memphis
  Shelby County - 0.39 +/- acres - 3604 Midland Avenue, Memphis, TN
- Estimated Sale Price: Fair Market Value
- Grantee: Zeta Beta Tau Fraternity

Comment: The property is located in the area designated as fraternity row in UoM's 2007 Master Plan. Properties adjacent to 3604 Midland are owned by other fraternities. The University has determined that the sale of this property is in the best interest of the State to eliminate liability associated with a long term lease. The deed will grant the State a right of first refusal if the Grantee ever decides to sell the property.

Date of Last Transfer: May 9, 2007
Previous Owner: Clifton W. Woolley Residuary Trust
Original Cost to State: $189,000
Square Footage Improvements: 2,436

Minutes: 07/20/2015 Approved disposal in fee with waiver of advertisement and one appraisal with right of first refusal.
F.

DEPARTMENT OF CORRECTION

Disposal – Fee

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

Transaction Description:
- Location: Transaction No. 15-06-009
  Charles Bass Correctional Complex
  Davidson County – 119+/--acres - 7177 Cockrill Bend Blvd., Nashville, TN
- Estimated Sale Price: Fair Market Value

Comment: The agency has no use for the property and the facility is permanently closed. Pursuant to TCA §12-2-120 proceeds from the sale will be deposited into the Sentencing Act fund. The structures are less than 50 years old and do not require Tennessee Historical Commission review.

Date of Last Transfer: December 1, 1913
Previous Owner: Mannie B. Jackson & Lollie B. Maddox
Original Cost to State: $196,520
Square Footage Improvements: 170,000

Minutes: 07/20/2015 Approved disposal in fee with waiver of one appraisal.
## TENNESSEE WILDLIFE RESOURCES AGENCY

### 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:**
- **Location:** Bedford County – 1.13+/- acres (3 tracts) Lake Bedford, TN
- **Owner(s):** County of Bedford
- **Estimated Purchase Price:** Gift
- **Source of Funding:** TWRA Operating Funds (REM fees) (A)

**Comment:** The property is an inholding of current State Fishing Area. No additional management costs are anticipated with this acquisition.

<table>
<thead>
<tr>
<th>Date of Last Transfer:</th>
<th>January 24, 1985</th>
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</thead>
<tbody>
<tr>
<td>Purchase Price:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Property Assessor’s Value:</td>
<td>$0.00 (0.81 acres)</td>
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<td>Square Footage Improvements:</td>
<td>None</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Date of Last Transfer:</th>
<th>January 15, 1985</th>
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</thead>
<tbody>
<tr>
<td>Purchase Price:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Property Assessor’s Value:</td>
<td>$1,000 (0.17 acres)</td>
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<tr>
<td>Square Footage Improvements:</td>
<td>None</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date of Last Transfer:</th>
<th>January 15, 1985</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purchase Price:</td>
<td>Unknown</td>
</tr>
<tr>
<td>Property Assessor’s Value:</td>
<td>$0.00 (0.15 acres)</td>
</tr>
<tr>
<td>Square Footage Improvements:</td>
<td>None</td>
</tr>
</tbody>
</table>

**Minutes:** 07/20/2015 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest 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:** Franklin County – 7.07+/- acres – Rock House Rd. Winchester, TN
- **Owner(s):** Chris Tursky and Sam Hatfield
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Wildlife Restoration Fund (75%) (F)
  National Wild Turkey Federation (25%) (O)

**Comment:** The property is an inholding at the Bear Hollow Mountain Wildlife Management Area. The acquisition will provide better access to the Wildlife Management Area. The required 25% match is being provided by the National Wild Turkey Federation Fund. No additional management costs are anticipated with this acquisition.

- **Date of Last Transfer:** May 29, 2014
- **Purchase Price:** Unknown
- **Property Assessor’s Value:** $82,000
- **Square Footage Improvements:** None

**Minutes:** 07/20/2015 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.
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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:
- Location: Transaction No. 15-06-030
  Radnor Lake State Park
  Davidson County – 15.0+/- acres – Clonmel Rd., Nashville, TN
- Owner(s): Friends of Radnor Lake
- Estimated Purchase Price: Gift
- Source of Funding: 14/15 State Lands Acquisition Fund (REM fees) (A)

Comment: Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The property is contiguous to the Radnor Lake State Park. This property will allow for the protection of watershed and viewshed of the park and its recreational areas. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: July 7, 2014
Purchase Price: $250,623
Property Assessor’s Value: $6,836
Square Footage Improvements: None

Minutes: 07/20/2015 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Third Party)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.

Transaction Description: Transaction No. 15-06-028
- Location: David Crockett State Park
  Lawrence County – 226+/- acres – Crawfish Rd., Lawrenceburg, TN
- Owner(s): Virgil H. Crowder, Jr.
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 14/15 State Lands Acquisition Fund (A)
- Third Party: The Conservation Fund (TCF)
- Third Party Costs: $13,100

Comment: Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

A third party is requested because of the potential to acquire the property for less than the appraised value and for continuation of an established relationship.

The property is contiguous to the David Crockett State Park. The purchase of this property will allow for the protection of viewshed, hiking trails and wildlife. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: May 22, 2002
Purchase Price: $0.00
Property Assessor’s Value: $569,500
Square Footage Improvements: None

Minutes: 07/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.
### DEPARTMENT OF ENVIRONMENT AND CONSERVATION

#### 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:** Justin P. Wilson Cumberland Trail State Park
  Cumberland County – 191.5+/- acres - 28 Old Hwy Circle, Crossville, TN
- **Owner(s):** Ella Wilson
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 State Lands Acquisition Fund (A)

**Comment:** Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The purchase of this property will extend the Cumberland Trail 0.7 miles and will allow for the development of a 4 mile loop trail. No additional management costs are anticipated with this acquisition.

<table>
<thead>
<tr>
<th>Date of Last Transfer:</th>
<th>April 3, 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purchase Price:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property Assessor's Value:</td>
<td>$249,000</td>
</tr>
<tr>
<td>Square Footage Improvements:</td>
<td>None</td>
</tr>
</tbody>
</table>

**Minutes:** 07/20/2015 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.
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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: Transaction No. 15-06-031
- Location: Justin P. Wilson Cumberland Trail State Park
  Claiborne County – 172.3+/-acres – Carr Gap Rd., Tazewell, TN
- Owner(s): David O. & Marcia A. Smith
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 14/15 State Lands Acquisition Fund (20%) (A)
  TEA 21 Viewshed (80%) (F)

Comment: Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The purchase of this property will extend the Cumberland Trail 26 miles. The required 20% match will be provided from the State Lands Acquisition Fund. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: April 3, 2009
Purchase Price: $0.00
Property Assessor’s Value: $249,000
Square Footage Improvements: None

Minutes: 07/20/2015  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.
## DEPARTMENT OF ENVIRONMENT AND CONSERVATION

### Acquisition – Easement (Conservation)

**Requested Action:** Approval to accept conservation easement with waiver of advertisement and appraisals

**Transaction Description:**
- **Transaction No:** 15-06-027
- **Location:** Shiloh National Military Park, McNairy County – 235+/- acres – Hwy 142, Selmer, TN
- **Owner(s):** James W. Fullwood, Jr.
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Civil War Trust (REM fees) (O)

**Comment:** The Civil War Trust requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of the Battle of Shiloh. The THC has agreed to hold the conservation easement in perpetuity.

**Minutes:** 07/20/2015  Approved acceptance of conservation easement with waiver of advertisement and appraisals.
Approved:

[Signature]

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