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                  PRESENTER

• University of Tennessee
• Tennessee Board of Regents
• Department of General Services
• State Building Commission

Robbi Stivers
Dick Tracy
John Hull
Peter Heimbach
CONSENT AGENDA

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

A. Agency: University of Tennessee – Fayette County
   Transaction: Acquisition – Lease (Space)
   Provision(s): n/a

B. Agency: Tennessee Board of Regents – Bradley County
   Transaction: Disposal – Easement (Utility)
   Provision(s): Waiver of advertisement and appraisals

C. Agency: Department of Transportation – Anderson County
   Transaction: Disposal – Fee
   Provision(s): Waiver of advertisement and one appraisal

D. Agency: Department of Agriculture – Cannon County
   Transaction: Acquisition – Fee (Gift)
   Provision(s): Waiver of advertisement and one appraisal

E. Agency: Tennessee Wildlife Resources Agency – Franklin County
   Transaction: Disposal – Easement (Access)
   Provision(s): Waiver of advertisement and appraisals

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

G. Agency: Department of Environment & Conservation – Cumberland County
   Transaction: Disposal – Lease (Land)
   Provision(s): Waiver of advertisement and appraisals

H. Agency: Department of Environment & Conservation – Van Buren County
   Transaction: Acquisition – Fee (Purchase)
   Provision(s): Waiver of advertisement and one appraisal

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

J. Agency: Department of Environment & Conservation – Rhea County
   Transaction: Acquisition – Fee (Gift)
   Provision(s): Waiver of advertisement and appraisals
UNIVERSITY OF TENNESSEE

University of Tennessee-Knoxville, Knoxville, Knox County, Tennessee

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

Project Title: Demolition – 913/915 22nd Street

Project Description: This project provides for the demolition of 913/915 22nd Street (1927) in Knoxville, TN in accordance with the UTK 2016 Master Plan.

SBC Number: 540/009-12-2016

Total Project Budget: $58,000.00

Source of Funding: $58,000.00 Plant Funds (Non-Auxiliary) (A)

Comment: This property was acquired in 2007. The THC has determined that the demolition of this 50+ year old property does affect this State-owned resource and consultation with their office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect. Mitigating activities to adequately document the facility prior to demolition are being conducted.

Minutes: 07/25/2016 ESC Approved a project, budget, scope, funding and source of funding.
UNIVERSITY OF TENNESSEE

University of Tennessee-Knoxville, Knoxville, Knox County, Tennessee

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

Project Title: Demolition – 2019 Terrace Avenue

Project Description: This project provides for the demolition of 2019 Terrace Avenue (1928) in Knoxville, TN in accordance with the UTK 2016 Master Plan.

SBC Number: 540/009-13-2016

Total Project Budget: $37,250.00

Source of Funding: $37,250.00 Plant Funds (Non-Auxiliary) (A)

Comment: This property was acquired in 1963. The THC has determined that the demolition of this 50+ year old property does affect this State-owned resource and consultation with their office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect. Mitigating activities to adequately document the facility prior to demolition are being conducted.

Minutes: 07/25/2016 ESC Approved a project, budget, scope, funding and source of funding.
Requested Action: Approval of a project, budget, scope, funding and source(s) of funding

Project Title: Demolition – 2101 Terrace Avenue

Project Description: This project provides for the demolition of 2101 Terrace Avenue (1930) in Knoxville, TN in accordance with the UTK 2016 Master Plan.

SBC Number: 540/009-14-2016

Total Project Budget: $29,500.00

Source of Funding: $29,500.00 Plant Funds (Non-Auxiliary) (A)

Comment: This property was acquired in 1999. The THC has determined that the demolition of this 50+ year old property does affect this State-owned resource and consultation with their office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect. Mitigating activities to adequately document the facility prior to demolition are being conducted.

Minutes: 07/25/2016 ESC Approved a project, budget, scope, funding and source of funding.
**University of Tennessee-Knoxville, Knoxville, Knox County, Tennessee**

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

**Project Title:** Demolition – 2111 Terrace Avenue

**Project Description:** This project provides for the demolition of 2111 Terrace Avenue (1930) in Knoxville, TN in accordance with the UTK 2016 Master Plan.

**SBC Number:** 540/009-15-2016

**Total Project Budget:** $38,000.00

**Source of Funding:** $38,000.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** The property was acquired in 1964. The THC has determined that the demolition of this 50+ year old property does affect this State-owned resource and consultation with their office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect. Mitigating activities to adequately document the facility prior to demolition are being conducted.

**Minutes:** 07/25/2016 ESC Approved a project, budget, scope, funding and source of funding.
TENNESSEE BOARD OF REGENTS

Disposal – Fee

Requested Action: Approval of disposal in fee below fair market value with waiver of one appraisal

Transaction Description:
- Location: University of Memphis
- Shelby County – 1.28+/- acres – 3745 S. Galloway Drive, Memphis, TN
- Estimated Sale Price: $658,000
- Grantee: Patrick Tronsor
- Source of Funding: Plant Funds (Non-Auxiliary)

Comment: This property was appraised in November 2014 at $1,095,000. It was listed for 10 months, during which time over 25 qualified people looked at it with no offers. Feedback was that the house was priced too high, was in poor shape, and needed extensive improvements. On June 9th the ESC approved the disposal in fee below the fair market value, but the buyers backed out. Since that time, there was water damage and the parquet floors have buckled. An individual who previously made an offer on the property has made another offer to purchase the property as-is at the previously approved price of $675,000 with $17,000 going to the buyer at the closing to account for the damage, which the campus is willing to accept.

Date of Last Transfer: December 23, 1976
Previous Owner: W. Harry and Goldie L. Feinstone
Original Cost to State: $0.00
Square Footage Improvements: 6,634

Previous Action
10/20/2014 Approved disposal in fee and to utilize TBR procurement methods to contract with a realty firm to assist with the disposal
06/09/2016 Approved disposal in fee below fair market value with waiver of one appraisal

Minutes: 07/18/2016 Approved disposal in fee below fair market value with waiver of one appraisal.
TENNESSEE WILDLIFE RESOURCES AGENCY

Region 2 – College Grove, Williamson County, Tennessee

Requested Action: Approval of project, budget, scope, funding and source(s) of funding and to utilize Agency Resources for design and construction

Project Title: Demolition – Horton Highway 31 A

Project Description: This project provides for the demolition of a barn in College Grove, Tennessee.

SBC Number: 220/018-01-2016

Total Project Budget: $0.00

Source of Funding: $0.00

Comment: Demolition of the Haley-Jaqueth storage building which is beyond repair. Agency Resources are requested because the simplicity of the structure to be demolished.

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

Minutes: 07/25/2016 ESC Subcommittee deferred action on this request.
DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

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

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: $154,010,000.00

(Original Project Budget: $121,610,000.00)

Change in Funding: $32,400,000.00

Revised Project Budget: $154,010,000.00

Source of Funding:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$121,610,000.00</td>
<td>$0.00</td>
<td>$121,610,000.00</td>
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<tr>
<td>0.00</td>
<td>17,700,000.00</td>
<td>17,700,000.00</td>
</tr>
<tr>
<td>0.00</td>
<td>14,700,000.00</td>
<td>14,700,000.00</td>
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</tbody>
</table>

15/16 FRF Curr Funds-CapImprov (A)
FY17 FRF GO Bonds-CapImprov (R/A)
FY17 GO Bonds-CapImprov (R/A)

Original Project Budget: $121,610,000.00
Change in Funding: $32,400,000.00
Revised Project Budget: $154,010,000.00

Comment: This request combines two FY 16/17 line-items in the capital budget for bridge funding. Bridge funding via commercial paper is provided to allow contracts to proceed and is anticipated to be reimbursed out of future gift funds. Breakdown of re-appropriated bond funds is provided in the attached table.

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
07/20/2015 ESC Revised funding, using CMGC; award to Compass Partners PMaA
08/24/2015 ESC Approved issuing RFQ for Exhibit Designer
08/24/2015 ESC Selected designer (EOA Architects)
10/13/2015 SBC Referred CMGC contract award to ESC
10/22/2015 ESC Approved award of contract to Turner Construction as CM/CG
10/22/2015 ESC Approved award of contract to Gallagher & Assoc. as Exhibit designer
11/12/2015 SBC Approved issuing RFP for Exhibit Fabricator Services; referred contract award to ESC
03/10/2016 SBC Approved award to Design & Production Inc for Exhibit Fabricator Services
03/30/2016 SBC Approved Early Design Phase
07/14/2016 SBC Referred to ESC with authority to act

Minutes:

07/25/2016 ESC Controller Wilson stated that, while he supports the item, he wanted it to be clear that they understood we are using commercial paper, perhaps, to fund this project. He said we have to have money available in order to have any contract and this would tie up the commercial paper by $32 million if they were not able to raise the funds. He stated this could cause us to have a bond issue earlier. He said he was not sure if this creates a problem, but we needed to be aware of what we are doing. Subcommittee approved a revision in project funding and sources of funding as presented.
The breakdown of the $17,700,000.00 FRF G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

<table>
<thead>
<tr>
<th>Amount</th>
<th>Year</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 80,047.73</td>
<td>2001</td>
<td>FRF Cap Improv</td>
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<tr>
<td>4,959,987.31</td>
<td>2006</td>
<td>FRF Cap Maint</td>
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<tr>
<td>1,834,478.40</td>
<td>2007</td>
<td>FRF Cap Improv</td>
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<td>406,017.30</td>
<td>2007</td>
<td>FRF Cap Maint</td>
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<td>3,086,870.56</td>
<td>2008</td>
<td>FRF Cap Improv</td>
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<td>1,750,000.00</td>
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<td>FRF Cap Maint</td>
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<td>822,377.81</td>
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<td>FRF Cap Maint</td>
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<tr>
<td>280,039.00</td>
<td>2010</td>
<td>FRF Cap Maint</td>
</tr>
<tr>
<td>50,000.00</td>
<td>2010</td>
<td>FRF Cap Improv</td>
</tr>
<tr>
<td>3,000,000.00</td>
<td>2011</td>
<td>FRF Cap Improv</td>
</tr>
<tr>
<td>1,430,181.89</td>
<td>2011</td>
<td>FRF Cap Maint</td>
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</table>

The breakdown of the $14,700,000.00 G.O. Bonds re-appropriated in the FY 17 Capital Budget. Bonds were all converted to Capital Improvement.

<table>
<thead>
<tr>
<th>Amount</th>
<th>Year</th>
<th>Type</th>
</tr>
</thead>
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<tr>
<td>$ 3,820,472.87</td>
<td>2004</td>
<td>Capital Improvements</td>
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<tr>
<td>802,570.36</td>
<td>2004</td>
<td>Capital Maintenance</td>
</tr>
<tr>
<td>291,212.46</td>
<td>2005</td>
<td>Capital Maintenance</td>
</tr>
<tr>
<td>581,938.13</td>
<td>2006</td>
<td>Capital Maintenance</td>
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<tr>
<td>43,396.73</td>
<td>2006</td>
<td>Capital Improvements</td>
</tr>
<tr>
<td>3,630,202.15</td>
<td>2007</td>
<td>Capital Improvements</td>
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<tr>
<td>3,374,777.31</td>
<td>2007</td>
<td>Capital Maintenance</td>
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<tr>
<td>472,470.18</td>
<td>2009</td>
<td>Capital Maintenance</td>
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<tr>
<td>300,000.00</td>
<td>2009</td>
<td>Capital Improvements</td>
</tr>
<tr>
<td>378,254.87</td>
<td>2010</td>
<td>Capital Maintenance</td>
</tr>
<tr>
<td>888,501.94</td>
<td>2011</td>
<td>Capital Maintenance</td>
</tr>
<tr>
<td>32,116.67</td>
<td>2012</td>
<td>Capital Maintenance</td>
</tr>
<tr>
<td>84,086.33</td>
<td>2012</td>
<td>Capital Improvements</td>
</tr>
</tbody>
</table>
## Acquisition – Lease (Space)

**Requested Action:** Approval of a lease  

**Transaction Description:** Transaction No. 15-03-900  

- **Proposed Lease**  
  - **Location:** Anderson County – 761 Emory Valley Rd., Oak Ridge, TN  
  - **Landlord:** Skidmore, Limited  
  - **Term:** (10 years) August 1, 2016 through July 31, 2026  
  - **Area / Costs:**  
    - **Location:** Anderson County – 761 Emory Valley Rd., Oak Ridge, TN  
    - **Landlord:** Skidmore, Limited  
    - **Term:** (10 years) October 1, 2004 through September 30, 2014  
    - **Area / Costs:**  
  - **Source of Funding:** FRF Operating Fund  
  - **Procurement Method:** Negotiated  
  - **FRF Rate:** $18.00  

**Comment:** The lease will provide office and related space for the Department of Environment and Conservation’s Energy Oversight Division.  

Tenant may terminate this lease at any time by giving written notice to landlord at least 120 days prior to the date the termination becomes effective; provided, however, that such termination shall not be effective prior to the end of the 60th month of the term.  

The Jones Lang LaSalle commission amount is $40,265.31. There will be no rebate to the State.  

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Contract Rent</td>
<td>$201,326.54</td>
<td>$9.98/sf</td>
<td>$201,326.54</td>
</tr>
<tr>
<td>Estimated Annual Janitorial Cost</td>
<td>$22,190.73</td>
<td>$1.10/sf</td>
<td>$22,190.73</td>
</tr>
<tr>
<td>Total Annual Effective Cost</td>
<td>$223,517.27</td>
<td>$11.08/sf</td>
<td></td>
</tr>
</tbody>
</table>

**Previous Action:** 11/23/2015 Approved negotiation for special and unique space  

**Minutes:** 07/25/2016 Comptroller Wilson noted for the record that JLL will receive a commission of approximately $40,000, and that there was no advertisement. Subcommittee approved the lease as presented.
Acquisition – Lease (Space)

Requested Action: Approval to negotiate a lease for special and unique space

Transaction Description: Transaction No. 15-01-914

- **Proposed Lease**
  - **Location:** Madison County – 121 Executive Drive, Jackson, TN
  - **Landlord:** Holmes & Wolfe Partnership
  - **Term:** 3 years
  - **Area / Costs:** 7,997 Rentable Square Feet / Fair Market Value

- **Current Lease**
  - **Location:** Madison County – 121 Executive Drive, Jackson, TN
  - **Landlord:** Holmes & Wolfe Partnership
  - **Term:** (10 years) January 1, 2005 through December 31, 2014
  - **Area / Costs:** 7,997 Rentable Square Feet
    - **Annual Contract Rent:** $84,768.00 @ $10.60/sf
    - **Total Annual Effective Cost:** $84,768.00 @ $10.60/sf

- **Source of Funding:** FRF Operating Fund
- **Procurement Method:** Negotiated
- **FRF Rate:** $18.00

**Comment:**
This lease space will house 31 employees with the Tennessee Bureau of Investigation (TBI). The space is special and unique because it was built out with features for TBI purposes such as bullet resistant glass, polygraph and interview rooms with one-way glass, and specially constructed secure evidence rooms with metal plated walls. The location also meets the need to be stand alone with secured parking. TBI has received funding to build a new regional headquarters and this location is only needed until the new facility opens in 3 years. Building out a new leased space with these requirements is prohibitively expensive for a 3 year term and makes this incumbent location special and unique under SBC Policy Item 7.01F.2

**Minutes:** 07/25/2016  Approved negotiating a lease for special and unique space.
Minutes of Executive Subcommittee Meeting

1) Approved the Minutes of the Executive Subcommittee meeting held on June 20, 2016.

Disposal Easements

1) Report of the following disposal easement in accordance with Item 3.02(E) of the SBC By-Laws, Policy & Procedures:

<table>
<thead>
<tr>
<th>SPA:</th>
<th>University of Tennessee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grantee:</td>
<td>Knoxville Utility Board</td>
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<tr>
<td>Type:</td>
<td>Utility</td>
</tr>
<tr>
<td>Project:</td>
<td>Lake Avenue Parking Garage - Knoxville</td>
</tr>
<tr>
<td>SBC No.</td>
<td>540/009-06-2015</td>
</tr>
<tr>
<td>Approvals:</td>
<td>Form of easement approved by OSA and AG</td>
</tr>
</tbody>
</table>

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**
   (Browning Hall Mechanical Updates)
   Total Project Budget: $1,530,000
   SBC Project No. 166/003-03-2016
   Designer: KURZYNSKE & ASSOCIATES

2) **Chattanooga State Community College**
   (Instructional Materials Building Roof Replacement)
   Total Project Budget: $500,000
   SBC Project No. 166/012-03-2016
   Designer: DERTHICK HENLEY WILKERSON

3) **Chattanooga State Community College**
   (Elevator Updates)
   Total Project Budget: $990,000
   SBC Project No. 166/012-02-2016
   Designer: ENGINEERING SERVICES GROUP

4) **Cleveland State Community College**
   (Classroom Renovations)
   Total Project Budget: $330,000
   SBC Project No. 166/013-02-2016
   Designer: HEFFERLIN + KRONENBERG

5) **Cleveland State Community College**
   (Plumbing and Sewer Modernization)
   Total Project Budget: $750,000
   SBC Project No. 166/013-01-2016
   Designer: STANTEC CONSULTING SERVICES

6) **Columbia State Community College**
   (Several Buildings Roof Replacements)
   Total Project Budget: $700,000
   SBC Project No. 166/015-01-2016
   Designer: KAATZ BINKLEY JONES MORRIS
7) **Dyersburg State Community College**  
   (Gymnasium Mechanical Updates)  
   Total Project Budget: $310,000  
   SBC Project No. 166/017-01-2016  
   Designer: HNA ENGINEERING

8) **Dyersburg State Community College**  
   (Interior Gym Repairs)  
   Total Project Budget: $220,000  
   SBC Project No. 166/017-02-2016  
   Designer: MCGEHEE NICHOLSON BURKE

9) **East Tennessee State University**  
   (Stormwater Drainage Repairs)  
   Total Project Budget: $2,000,000  
   SBC Project No. 166/005-04-2016  
   Designer: BARGE WAGGONER SUMNER CANNON

10) **Jackson State Community College**  
    (Science Building HVAC Update)  
    Total Project Budget: $520,000  
    SBC Project No. 166/019-02-2016  
    Designer: ALLEN & HOSHALL

11) **Middle Tennessee State University**  
    (Several Buildings Exterior Repairs)  
    Total Project Budget: $1,630,000  
    SBC Project No. 166/009-07-2016  
    Designer: HEFFERLIN + KRONENBERG

12) **Middle Tennessee State University**  
    (Several Buildings Electrical Updates)  
    Total Project Budget: $1,600,000  
    SBC Project No. 166/009-06-2016  
    Designer: VREELAND ENGINEERS

13) **Middle Tennessee State University**  
    (Academic Classroom Building)  
    Total Project Budget: $30,500,000  
    SBC Project No. 166/009-05-2016  
    Designer: BAUER ASKEW ARCHITECTURE

14) **Northeast State Community College**  
    (Building Controls Updates)  
    Total Project Budget: $430,000  
    SBC Project No. 166/038-02-2016  
    Designer: WEST WELCH REED ENGINEERS

15) **Roane State Community College**  
    (Campbell County Higher Education Center Lab)  
    Total Project Budget: $1,100,000  
    SBC Project No. 166/027-01-2016  
    Designer: COMMUNITY TECTONICS

16) **Roane State Community College**  
    (Campus-wide Paving)  
    Total Project Budget: $160,000  
    SBC Project No. 166/027-02-2016  
    Designer: ADAMS CRAFT HERZ WALKER

17) **Southwest Tennessee Community College**  
    (Mechanical Systems Modernization)  
    Total Project Budget: $935,000-$1,100,000  
    SBC Project No. 166/033-01-2016  
    Designer: HNA ENGINEERING

18) **TCAT – Covington**  
    (Moisture Remediation)  
    Total Project Budget: $720,000  
    SBC Project No. 166/042-01-2016  
    Designer: AMERICAN STRUCTUREPOINT

19) **TCAT – Dickson**  
    (Roof Replacement)  
    Total Project Budget: $550,000  
    SBC Project No. 166/046-01-2016  
    Designer: ADKISSON & ASSOCIATES

20) **TCAT – Oneida / Huntsville**  
    (Oneida Building Stabilization and Corrections)  
    Total Project Budget: $210,000  
    SBC Project No. 166/078-01-2016  
    Designer: ADAMS CRAFT HERZ WALKER

21) **Tennessee State University**  
    (Migration Implementation)  
    Total Project Budget: $2,620,000  
    SBC Project No. 166/001-03-2016  
    Designer: STREET DIXON RICK

22) **Tennessee Technological University**  
    (Storm Sewer Replacement Phase 2)  
    Total Project Budget: $605,000  
    SBC Project No. 166/011-01-2016  
    Designer: CIVIL ENGINEERING AND SURVEYING
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Description</th>
<th>Total Project Budget</th>
<th>Designer</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>23) Tennessee Technological University</strong></td>
<td>(Several Buildings Waterproofing &amp; Exterior Repairs) Cookeville Higher Education Campus Roof Repair</td>
<td>$1,800,000</td>
<td>Richard C Rinks &amp; Associates</td>
</tr>
<tr>
<td><strong>24) Tennessee Technological University</strong></td>
<td>(Several Buildings Waterproofing &amp; Exterior Repairs) Cookeville Higher Education Campus Roof Repair</td>
<td>$750,000</td>
<td>Richard C Rinks &amp; Associates</td>
</tr>
<tr>
<td><strong>25) Tennessee Technological University</strong></td>
<td>(Several Buildings Upgrades, Phase 2)</td>
<td>$5,340,000</td>
<td>Upland Design Group</td>
</tr>
<tr>
<td><strong>26) University of Memphis</strong></td>
<td>(Building Envelope Repairs)</td>
<td>$3,000,000</td>
<td>Fleming Associates Architects</td>
</tr>
<tr>
<td><strong>27) Volunteer State Community College</strong></td>
<td>(Roof Replacements and Envelope Repairs)</td>
<td>$320,000</td>
<td>Kaatz Binkley Jones Morris</td>
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<td><strong>28) Volunteer State Community College</strong></td>
<td>(Ramer Building HVAC Updates)</td>
<td>$352,000</td>
<td>Advanced Energy Engineering</td>
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<tr>
<td><strong>29) Tennessee Board of Regents</strong></td>
<td>(West TN Architectural Consultant)</td>
<td>$180,000</td>
<td>Allen &amp; Hoshall</td>
</tr>
<tr>
<td><strong>30) Tennessee Board of Regents</strong></td>
<td>(TCAT MPE and Infrastructure Updates)</td>
<td>$1,800,000</td>
<td>Richard C Rinks &amp; Associates</td>
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<tr>
<td><strong>31) University of Tennessee Knoxville</strong></td>
<td>(West Campus Redevelopment – Dining)</td>
<td>$35,000,000</td>
<td>Johnson Architecture</td>
</tr>
<tr>
<td><strong>32) TN Fire Service and Codes Enforcement Academy</strong></td>
<td>(Dormitory HVAC Replacement)</td>
<td>$810,500</td>
<td>Oliver Little Gipson</td>
</tr>
<tr>
<td><strong>33) John S. Wilder &amp; Mountain View Youth Dev Ctrs</strong></td>
<td>(Gymnasium HVAC)</td>
<td>$1,100,000</td>
<td>Smith Seckman Reid</td>
</tr>
<tr>
<td><strong>34) John S. Wilder Youth Development Center</strong></td>
<td>(New John S. Wilder YDC – Planning)</td>
<td>$500,000</td>
<td>A2H Inc</td>
</tr>
<tr>
<td><strong>35) Deberry Special Needs Facility</strong></td>
<td>(Transportation Hub)</td>
<td>$2,000,000</td>
<td>Johnson + Associates Architects</td>
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<tr>
<td><strong>36) Tennessee School for the Blind</strong></td>
<td>(Auditorium Upgrades)</td>
<td>$530,700</td>
<td>Lyle Cook Martin Architects</td>
</tr>
<tr>
<td><strong>37) Tennessee School for the Deaf</strong></td>
<td>(Various Buildings Roof Repairs &amp; Replacements)</td>
<td>$665,800</td>
<td>Roof Design &amp; Consulting SVS</td>
</tr>
<tr>
<td><strong>38) Fall Creek Falls State Park</strong></td>
<td>(Village Green Visitors Center)</td>
<td>$2,895,000</td>
<td>Upland Design Group</td>
</tr>
</tbody>
</table>
39) **Edgar Evins State Park**  
(Sewage Treatment Plant Upgrades)  
Total Project Budget: $2,123,000  
SBC Project No. 126/018-01-2016  
Designer: SMITH SECKMAN REID

40) **Department of Environment & Conservation**  
(Statewide – Fueling Infrastructure Upgrades & Training Facilities)  
Total Project Budget: $900,000  
SBC Project No. 126/000-01-2016  
Designer: TRIAD ENVIRONMENTAL CONSULTANTS

41) **Department of Environment & Conservation**  
(Various Facilities – Architectural Consultant)  
Total Project Budget: $100,000  
SBC Project No. 126/000-02-2016  
Designer: GOODWYN MILLS CAWOOD

42) **Rocky Mount State Historic Site**  
(Building Repairs and Site Upgrades)  
Total Project Budget: $810,600  
SBC Project No. 160/005-01-2016  
Designer: REEDY & SYKES ARCHITECTURE

43) **James K. Polk Historic Home**  
(Orman Building Demolition)  
Total Project Budget: $144,700  
SBC Project No. 160/007-01-2016  
Designer: DESIGN HOUSE 1411

44) **Mid Cumberland Regional Health Office**  
(Exterior Envelope Repairs)  
Total Project Budget: $430,000  
SBC Project No. 408/002-01-2016  
Designer: JOHNSON + ASSOCIATES ARCHITECTS

45) **Northwest Regional Health Office**  
(Roof Replacement)  
Total Project Budget: $530,000  
SBC Project No. 408/007-01-2016  
Designer: TLM ASSOCIATES

46) **Middle Tennessee Mental Health Institute**  
(Fire Alarm Systems Upgrades)  
Total Project Budget: $646,500  
SBC Project No. 344/001-01-2016  
Designer: I C THOMASSON ASSOCIATES

47) **Middle Tennessee Mental Health Institute**  
(Roof Replacement)  
Total Project Budget: $4,902,900  
SBC Project No. 344/001-02-2016  
Designer: M. SHANKS ARCHITECTS

48) **Moccasin Bend Mental Health Institute**  
(Roof Replacement)  
Total Project Budget: $2,634,000  
SBC Project No. 344/009-01-2016  
Designer: COGENT STUDIO

49) **Clarksville Armory**  
(Parking Improvements)  
Total Project Budget: $580,000  
SBC Project No. 361/011-01-2016  
Designer: 4SITE INC

50) **Clarksville Armory**  
(Windows and Doors Replacement)  
Total Project Budget: $230,000  
SBC Project No. 361/011-02-2016  
Designer: LYLE COOK MARTIN ARCHITECTS

51) **Knoxville-Sutherland Armory**  
(Renovation)  
Total Project Budget: $5,510,000  
SBC Project No. 361/047-01-2016  
Designer: DESIGN HOUSE 1411

52) **Lexington Armory**  
(Energy Updates and Reroof)  
Total Project Budget: $710,000  
SBC Project No. 361/053-01-2016  
Designer: DESIGN HOUSE 1411

53) **Livingston Armory**  
(Reroof & Facility Update)  
Total Project Budget: $200,000  
SBC Project No. 361/054-01-2016  
Designer: ROOF DESIGN & CONSULTING SVS

54) **Milan Armory**  
(Reroof & Facility Update)  
Total Project Budget: $740,000  
SBC Project No. 361/062-01-2016  
Designer: CLARK DIXON ASSOCIATES
<table>
<thead>
<tr>
<th>Project No.</th>
<th>Project Description</th>
<th>Total Project Budget</th>
<th>SBC Project No.</th>
<th>Designer</th>
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<tbody>
<tr>
<td>55)</td>
<td>Monteagle Armory</td>
<td>$660,000</td>
<td>361/069-01-2016</td>
<td>ROOF DESIGN &amp; CONSULTING SVS</td>
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<tr>
<td>56)</td>
<td>Murfreesboro Armory</td>
<td>$950,000</td>
<td>361/064-01-2016</td>
<td>4SITE INC</td>
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<td>57)</td>
<td>Ripley Armory</td>
<td>$880,000</td>
<td>361/077-01-2016</td>
<td>CLARK DIXON ASSOCIATES</td>
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<td>58)</td>
<td>Russellville Armory</td>
<td>$130,000</td>
<td>361/063-01-2016</td>
<td>ROOF DESIGN &amp; CONSULTING SVS</td>
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<td>59)</td>
<td>Tullahoma Armory</td>
<td>$590,000</td>
<td>361/093-01-2016</td>
<td>DERTHICK HENLEY WILKERSON</td>
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<td>60)</td>
<td>Tennessee Highway Patrol – Jackson</td>
<td>$8,348,100</td>
<td>502/006-01-2016</td>
<td>GOODWYN MILLS CAWOOD</td>
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<td>61)</td>
<td>The Tennessee Residence</td>
<td>$579,000</td>
<td>529/028-01-2016</td>
<td>GOODWYN MILLS CAWOOD</td>
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<td>62)</td>
<td>Tennessee Wildlife Resources Agency</td>
<td>$50,000</td>
<td>220/000-01-2016</td>
<td>BAUER ASKEW ARCHITECTURE</td>
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<td>63)</td>
<td>Department of General Services (Cockrill Bend Weapons Training Facility)</td>
<td>$23,620,000</td>
<td>529/017-02-2016</td>
<td>KLINE SWINNEY ASSOCIATES</td>
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<td>64)</td>
<td>Department of General Services (Statewide – Structural Engineering Consultant)</td>
<td>n/a</td>
<td>529/000-08-2012</td>
<td>ALLEN &amp; HOSHAL</td>
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<tr>
<td>65)</td>
<td>Department of General Services (Statewide – Historic Architectural Consultant)</td>
<td>n/a</td>
<td>529/000-08-2012</td>
<td>HEFFERLIN + KRONENBERG</td>
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<td>66)</td>
<td>Department of General Services (East TN – Survey Consultant)</td>
<td>n/a</td>
<td>529/000-08-2012</td>
<td>LITTLEJOHN ENGINEERING</td>
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<td>67)</td>
<td>Department of General Services (East TN – Roofing &amp; Envelope Consultant)</td>
<td>n/a</td>
<td>529/000-08-2012</td>
<td>ARCHITECTS WEEKS AMBROSE MCDONALD</td>
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<td>68)</td>
<td>Department of General Services (Various Facilities–East TN Architectural Consultant)</td>
<td>n/a</td>
<td>529/000-08-2012</td>
<td>ADAMS CRAFT HERZ WALKER</td>
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<td>69)</td>
<td>Department of General Services (Middle TN – Roofing &amp; Envelope Consultant)</td>
<td>n/a</td>
<td>529/000-08-2012</td>
<td>SMITH SECKMAN REID</td>
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<td>70)</td>
<td>Department of General Services (Middle TN – Survey Consultant)</td>
<td>n/a</td>
<td>529/000-08-2012</td>
<td>LITTLEJOHN ENGINEERING</td>
</tr>
</tbody>
</table>
71) Department of General Services  
(West TN – Architectural Consultant)  
Total Project Budget: n/a  
SBC Project No.: 529/000-08-2012  
Designer: TLM ASSOCIATES

72) Department of General Services  
(West TN – Survey Consultant)  
Total Project Budget: n/a  
SBC Project No.: 529/000-08-2012  
Designer: ALLEN & HOSHALL

73) Department of General Services  
(West TN – Roofing & Envelope Consultant)  
Total Project Budget: n/a  
SBC Project No.: 529/000-08-2012  
Designer: URBANARCH ASSOCIATES

Other Business

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

A.

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 8500054202

- **Proposed Lease**
  - **Location:** University of Tennessee - Martin
  - Fayette County - 214 Lakeview Road, Somerville, TN
  - **Landlord:** Town of Somerville
  - **Term:** Ten years
  - **Area / Costs:** 23,000 Square Feet
    - Annual Average Contract Rent: $11.63, $267,490.00
    - Estimated Annual Utility Cost: 1.75, 40,250.00
    - Estimated Annual Janitorial Cost: 1.10, 25,300.00
    - Total Annual Effective Cost: $14.48, $333,040.00

- **Source of Funding:** Plant Funds (Non-Auxiliary)(A)
- **Procurement Method:** Negotiated
- **FRF Rate:** $18.00/sf (for reference only)

**Comment:** The University proposes to lease 23,000 square feet from the Town of Somerville for the University of Tennessee-Martin Extended Campus and Online Studies. The Town plans to renovate the former Methodist Fayette Hospital for this purpose and reserves the right to lease or permit others to use portions of the building not occupied by UTM.

**Minutes:** 07/25/2016  Approved a lease.
Disposal – Easement (Utility)

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

Transaction Description:
- Location: Cleveland State Community College
  Bradley County – 400+/-sf permanent drainage easement; 400+/-sf permanent drainage easement; 3,948+/- sf 10’ wide temporary construction easement – Adkisson Drive and Norman Chapel Road, Cleveland, TN
- Grantee: City of Cleveland
- Estimated Sale Price: Mutual Benefit
- Source of Funding: Campus Plant Funds (Non-Auxiliary) (REM Fees) (A)

Comment: The Permanent Drainage Easements will allow for improved drainage from ClSCC into the City of Cleveland's drainage system and the resurfacing of the road along the campus’ main entrance. The temporary easement will allow for safer foot traffic to and from the College and the Baptist Student Union. Easements will not adversely affect ClSCC's property.

Date of Last Transfer: 1965, 1968, 1996
Original Cost to State $5.00, $5.00, $148,000

Minutes: 07/25/2016 Approved disposal by easement with waiver of advertisement and appraisals.
C. DEPARTMENT OF TRANSPORTATION

Disposal – Fee

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

Transaction Description: Transaction No. 16-06-003-DM
- Location: Anderson County – 0.420 +/- acres – SR 71, Rocky Top, TN
- Grantee: LKM Properties
- Estimated Sale Price: Fair Market Value

Comment: The property was acquired for the construction of SR-71 and has been determined to be surplus to the agency’s needs. The requestor is the sole adjoining landowner and the intent is to assemble property for development.

Date of Last Transfer: July 21, 1938
Original Cost to State $0.00

Minutes: 07/25/2016 Approved disposal in fee with waiver of advertisement and one appraisal.
DEPARTMENT OF AGRICULTURE

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: Cannon County – 6+/- acres – Red Hill Rd., Morrison, TN
- Owner(s): Cannon County Produce Growers (CCPG)
- Estimated Purchase Price: Gift
- Source of Funding: Forestry Operating Funds (REM fees) (A)

Comment: CCPG no longer needs the cold storage facility and would like to gift to the agency. Forestry has been leasing for several years for tree seedlings storage and distribution. No significant upkeep or improvements to the building are intended by the agency in the near future.

Date of Last Transfer: October 4, 1988
Purchase Price: $20,000
Property Assessor’s Value: $67,900
Square Footage Improvements: 7,350

Minutes: 07/25/2016  Approved obtaining title work, survey, and environmental assessment, and to accept as gift, the required interest, with waiver of advertisement and one appraisal.
## Disposal – Easement (Access)

<table>
<thead>
<tr>
<th>Requested Action:</th>
<th>Approval of disposal by easement with waiver of advertisement and appraisals</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transaction Description:</strong></td>
<td>Transaction No. 16-06-006-MB</td>
</tr>
<tr>
<td>• Location:</td>
<td>Franklin County – 6.83+/-acres (30' wide) – Rowe Gap Rd., Winchester, TN</td>
</tr>
<tr>
<td>• Grantee:</td>
<td>The Nature Conservancy (TNC)</td>
</tr>
<tr>
<td>• Estimated Sale Price:</td>
<td>Mutual Benefit</td>
</tr>
<tr>
<td>• Source of Funding:</td>
<td>TNC (REM fees) (F)</td>
</tr>
<tr>
<td><strong>Comment:</strong></td>
<td>The Nature Conservancy (TNC) is requesting an easement for ingress and egress along an existing logging road, and across a short section of undeveloped land to a land-locked parcel to provide access to the land-locked parcel and enable it to be conveyed to the United States Fish and Wildlife Service (USFWS). The land-locked parcel is a necessary part of the newly established Paint Rock River National Wildlife Refuge and will enable USFWS to acquire additional lands for this Refuge, which will benefit the State.</td>
</tr>
<tr>
<td><strong>Date of Last Transfer:</strong></td>
<td>March 2, 2009</td>
</tr>
<tr>
<td><strong>Original Cost to State:</strong></td>
<td>$5,100,000</td>
</tr>
<tr>
<td><strong>Minutes:</strong></td>
<td>07/25/2016 Approved disposal by easement with waiver of advertisement and appraisals.</td>
</tr>
</tbody>
</table>
TENNESSEE WILDLIFE RESOURCES AGENCY

F.

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: Chester County – 8+/- acres – Jacks Creek Cove, Henderson, TN
- Owner(s): Jeannette & Anthony Bolton
- 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 an inholding within the Young property that was purchased last year and is needed to improve access. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: February 23, 2015
Purchase Price: $8,000
Property Assessor's Value: $47,700
Square Footage Improvements: 400

Minutes: 07/25/2016 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.
G.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Disposal – Lease (Land)

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

Transaction Description: Transaction No. 16-07-002-DM
- Location: Justin P. Wilson Cumberland Trail State Park
  Cumberland County – 2.72+/- acres
- Tenant: Federal Aviation Administration (FAA)
- Term: October 1, 2016 through September 30, 2035
- Area / Costs: Mutual Benefit
- Source of Funding: 16/17 State Lands Acquisition Fund (REM fees) (A)

Comment: The lease is for existing FAA radar equipment. FAA had a lease with the prior owner for equipment at the time of State acquisition of the tract. The tower location also supports TDEC communication equipment, and provides navigational assistance to air traffic for the Knoxville and other smaller Tennessee Valley airports. FAA also initially built and may assist in maintenance for a road to the site which is also available to the public for access to areas of the State Park.

Date of Last Transfer: April 22, 2002
Original Cost to State: $238,600
Square Footage Improvements: None

Minutes: 07/25/2016 Approved disposal by lease with waiver of advertisement and appraisals.
Department of Environment & 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: Van Buren County – 84+- acres – Gulf Rd., Spencer, TN
- Owner(s): Mountain Village Investment Group, LLC
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 16/17 State Land Acquisition Fund (A), US Fish & Wildlife Service (USFWS) (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, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The property is contiguous to Fall Creek Falls State Park (FCFSP) and will provide additional viewshed and preservation of endangered species. The property is a foraging and roosting habitat for the federally protected Indiana Bat. USFWS is providing $50,000 toward the acquisition as part of an agreement with TVA to mitigate the adverse effect on the Indiana Bat’s habitat from a TVA project. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: November 5, 2007
Purchase Price: $300,000
Property Assessor’s Value: $83,800 (241.68 acres)
Square Footage Improvements: None

Minutes: 07/25/2016 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.
DEPARTMENT OF ENVIRONMENT & 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: Justin P. Wilson Cumberland Trail State Park
  Cumberland County – 956+/acres (3 tracts) – Kemmer Rd., Crossville, TN
- Owner(s): TN Parks & Greenways
- Estimated Purchase Price: Gift
- Source of Funding: Tennessee Parks & Greenways (REM fees) (O)

Comment: TN Parks and Greenways is acquiring these properties and will gift them to the State. These tracts share approximately two miles of the Grassy Cove Karst Area National Natural Landmark, are within Brady Mountain and Cumberland Trail areas of interest identified by the TN Heritage Conservation Trust, and within the Middle Cumberland Plateau Conservation opportunity area identified in TWRA’s SWAP. The federally protected Northern Long-eared Bat and Allegheny Woodrat have also been found on the properties. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:
- November 4, 2014
  Purchase Price: $200,000
  Property Assessor’s Value: $90,000 (100 acres)
  Square Footage Improvements: None

Date of Last Transfer:
- August 17, 2015
  Purchase Price: $200,000
  Property Assessor’s Value: $120,000 (100 acres)
  Square Footage Improvements: None

Date of Last Transfer:
- July 28, 1993
  Purchase Price: $200,000
  Property Assessor’s Value: $836,700 (800 acres)
  Square Footage Improvements: None

Minutes: 07/25/2016 Approved obtaining title work, survey, and environmental assessment, and to accept as gift, the required interest, with waiver of advertisement and appraisals.
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:** Justin P. Wilson Cumberland Trail State Park
  Rhea County – 980+/-acres (4 tracts) – Off Jolley Rd., Dayton, TN
- **Owner(s):** Soak Creek Farm LLC
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 16/17 State Land 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, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The owner will donate the land to the State to enhance the Soak Creek Section of the Cumberland Trail State Park and improve public access for paddling, hiking and other outdoor recreation. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:
- June 26, 2015
- May 23, 2014
- June 26, 2015
- December 3, 2014

Purchase Price:
- $3,364,784
- $0.00
- $3,364,784 (35.77 acres)
- $650,000

Property Assessor’s Value:
- $1,733,500 (1,786.78 acres)
- $966,900 (684.80 acres)
- $56,300
- $35,500 (47.30 acres)

Square Footage Improvements:
- None
- 2,400
- None
- None

Minutes: 07/25/2016 Approved obtaining title work, survey, and environmental assessment, and to accept as gift, the required interest, with waiver of advertisement and appraisals.
Approved:

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