

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
July 25, 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
- Tennessee Board of Regents
- Department of General Services
- State Building Commission

PRESENTER

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.

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 – 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

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: Transaction No. 14-09-012

- **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
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$121,610,000.00	\$ 0.00	\$121,610,000.00	15/16	FRF CurrFunds-CapImprov	(A)
	0.00	17,700,000.00	17,700,000.00	FY17	FRF GO Bonds-CapImprov	(R/A)
	0.00	14,700,000.00	14,700,000.00	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/GC
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 Comptroller 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.

\$ 80,047.73	2001	FRF Cap Improv
4,959,987.31	2006	FRF Cap Maint
1,834,478.40	2007	FRF Cap Improv
406,017.30	2007	FRF Cap Maint
3,086,870.56	2008	FRF Cap Improv
1,750,000.00	2008	FRF Cap Maint
822,377.81	2009	FRF Cap Maint
280,039.00	2010	FRF Cap Maint
50,000.00	2010	FRF Cap Improv
3,000,000.00	2011	FRF Cap Improv
1,430,181.89	2011	FRF Cap Maint

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.

\$ 3,820,472.87	2004	Capital Improvements
802,570.36	2004	Capital Maintenance
291,212.46	2005	Capital Maintenance
581,938.13	2006	Capital Maintenance
43,396.73	2006	Capital Improvements
3,630,202.15	2007	Capital Improvements
3,374,777.31	2007	Capital Maintenance
472,470.18	2009	Capital Maintenance
300,000.00	2009	Capital Improvements
378,254.87	2010	Capital Maintenance
888,501.94	2011	Capital Maintenance
32,116.67	2012	Capital Maintenance
84,086.33	2012	Capital Improvements

DEPARTMENT OF GENERAL SERVICES

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:** 20,173 Square Feet

Annual Contract Rent:	\$201,326.54	@ \$9.98/sf
Estimated Annual Janitorial Cost:	22,190.73	@ \$1.10/sf
Total Annual Effective Cost:	\$223,517.27	@\$11.08/sf

● **Current Lease**

- **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:** 19,217 Square Feet

Annual Contract Rent including Utilities	\$171,030.96	@\$ 8.90/sf
Estimated Janitorial Cost:	21,138.70	@\$ 1.10/sf
Total Annual Effective Cost:	\$192,169.66	@\$10.00/sf

- **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.

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.

DEPARTMENT OF GENERAL SERVICES

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.

STATE BUILDING COMMISSION

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*:

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

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.

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| <ol style="list-style-type: none">1) Austin Peay State University
(Browning Hall Mechanical Updates)
Total Project Budget: \$1,530,000
SBC Project No. 166/003-03-2016
Designer: KURZYSKE & ASSOCIATES2) Chattanooga State Community College
(Instructional Materials Building Roof Replacement)
Total Project Budget: \$500,000
SBC Project No. 166/012-03-2016
Designer: DERTHICK HENLEY WILKERSON3) Chattanooga State Community College
(Elevator Updates)
Total Project Budget: \$990,000
SBC Project No. 166/012-02-2016
Designer: ENGINEERING SERVICES GROUP | <ol style="list-style-type: none">4) Cleveland State Community College
(Classroom Renovations)
Total Project Budget: \$330,000
SBC Project No. 166/013-02-2016
Designer: HEFFERLIN + KRONENBERG5) Cleveland State Community College
(Plumbing and Sewer Modernization)
Total Project Budget: \$750,000
SBC Project No. 166/013-01-2016
Designer: STANTEC CONSULTING SERVICES6) 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 |
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| <p>7) Dyersburg State Community College
(Gymnasium Mechanical Updates)
Total Project Budget: \$310,000
SBC Project No. 166/017-01-2016
Designer: HNA ENGINEERING</p> | <p>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</p> |
| <p>8) Dyersburg State Community College
(Interior Gym Repairs)
Total Project Budget: \$220,000
SBC Project No. 166/017-02-2016
Designer: MCGEHEE NICHOLSON BURKE</p> | <p>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</p> |
| <p>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</p> | <p>17) Southwest Tennessee Community College
(Mechanical Systems Modernization)
Total Project Budget: \$935,000
SBC Project No. 166/033-01-2016
Designer: HNA ENGINEERING</p> |
| <p>10) Jackson State Community College
(Science Building HVAC Update)
Total Project Budget: \$520,000
SBC Project No. 166/019-02-2016
Designer: ALLEN & HOSHALL</p> | <p>18) TCAT – Covington
(Moisture Remediation)
Total Project Budget: \$720,000
SBC Project No. 166/042-01-2016
Designer: AMERICAN STRUCTUREPOINT</p> |
| <p>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</p> | <p>19) TCAT – Dickson
(Roof Replacement)
Total Project Budget: \$550,000
SBC Project No. 166/046-01-2016
Designer: ADKISSON & ASSOCIATES</p> |
| <p>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</p> | <p>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</p> |
| <p>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</p> | <p>21) Tennessee State University
(Migration Implementation)
Total Project Budget: \$2,620,000
SBC Project No. 166/001-03-2016
Designer: STREET DIXON RICK</p> |
| <p>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</p> | <p>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</p> |

- 23) **Tennessee Technological University**
(Several Buildings Waterproofing & Exterior Repairs)
Total Project Budget: \$1,800,000
SBC Project No. 166/011-06-2016
Designer: **RICHARD C RINKS & ASSOCIATES**
- 24) **Tennessee Technological University**
(Cookeville Higher Education Campus Roof Repair)
Total Project Budget: \$750,000
SBC Project No. 166/011-04-2016
Designer: **RICHARD C RINKS & ASSOCIATES**
- 25) **Tennessee Technological University**
(Several Buildings Upgrades, Phase 2)
Total Project Budget: \$5,340,000
SBC Project No. 166/011-05-2016
Designer: **UPLAND DESIGN GROUP**
- 26) **University of Memphis**
(Building Envelope Repairs)
Total Project Budget: \$3,000,000
SBC Project No. 166/007-05-2016
Designer: **FLEMING ASSOCIATES ARCHITECTS**
- 27) **Volunteer State Community College**
(Roof Replacements and Envelope Repairs)
Total Project Budget: \$320,000
SBC Project No. 166/025-02-2016
Designer: **KAATZ BINKLEY JONES MORRIS**
- 28) **Volunteer State Community College**
(Ramer Building HVAC Updates)
Total Project Budget: \$352,000
SBC Project No. 166/025-01-2016
Designer: **ADVANCED ENERGY ENGINEERING**
- 29) **Tennessee Board of Regents**
(West TN Architectural Consultant)
Total Project Budget: n/a
SBC Project No. 166/000-02-2010
Designer: **PICKERING FIRM**
- 30) **Tennessee Board of Regents**
(TCAT MPE and Infrastructure Updates)
Total Project Budget: \$180,000
SBC Project No. 166/000-01-2015
Designer: **ALLEN & HOSHALL**
- 31) **University of Tennessee Knoxville**
(West Campus Redevelopment – Dining)
Total Project Budget: \$35,000,000 (subproject)
SBC Project No. 540/009-05-2014
Designer: **JOHNSON ARCHITECTURE**
- 32) **TN Fire Service and Codes Enforcement Academy**
(Dormitory HVAC Replacement)
Total Project Budget: \$810,500
SBC Project No. 700/001-01-2016
Designer: **OLIVER LITTLE GIPSON**
- 33) **John S. Wilder & Mountain View Youth Dev Ctrs**
(Gymnasium HVAC)
Total Project Budget: \$1,100,000
SBC Project No. 144/000-01-2016
Designer: **SMITH SECKMAN REID**
- 34) **John S. Wilder Youth Development Center**
(New John S. Wilder YDC – Planning)
Total Project Budget: \$500,000
SBC Project No. 144/011-01-2016
Designer: **A2H INC**
- 35) **Deberry Special Needs Facility**
(Transportation Hub)
Total Project Budget: \$2,000,000
SBC Project No. 142/011-01-2016
Designer: **JOHNSON + ASSOCIATES ARCHITECTS**
- 36) **Tennessee School for the Blind**
(Auditorium Upgrades)
Total Project Budget: \$530,700
SBC Project No. 168/005-04-2016
Designer: **LYLE COOK MARTIN ARCHITECTS**
- 37) **Tennessee School for the Deaf**
(Various Buildings Roof Repairs & Replacements)
Total Project Budget: \$665,800
SBC Project No. 168/007-01-2016
Designer: **ROOF DESIGN & CONSULTING SVS**
- 38) **Fall Creek Falls State Park**
(Village Green Visitors Center)
Total Project Budget: \$2,895,000
SBC Project No. 126/036-02-2016
Designer: **UPLAND DESIGN GROUP**

- 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**

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

71) **Department of General Services**
(West TN – Architectural Consultant)
Total Project Budget: n/a
SBC Project No. 529/000-08-2012
Designer: **TLM ASSOCIATES**

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**

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

Other Business

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

UNIVERSITY OF TENNESSEEAcquisition – 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.

TENNESSEE BOARD OF REGENTSDisposal – Easement (Utility)

Requested Action:	Approval of disposal by easement with waiver of advertisement and appraisals
Transaction Description:	Transaction No. 16-06-007
<ul style="list-style-type: none"> ● 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
<ul style="list-style-type: none"> ● Grantee: 	City of Cleveland
<ul style="list-style-type: none"> ● Estimated Sale Price: 	Mutual Benefit
<ul style="list-style-type: none"> ● Source of Funding: 	Campus Plant Funds (Non-Auxiliary) (REM Fees) (A)
Comment:	The Permanent Drainage Easements will allow for improved drainage from CISCC 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 CISCC'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.

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: Transaction No. 16-07-001-MB

- **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.

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Easement (Access)

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

Transaction Description: Transaction No. 16-06-006-MB

- **Location:** Franklin County – 6.83+/-acres (30' wide) – Rowe Gap Rd., Winchester, TN
- **Grantee:** The Nature Conservancy (TNC)
- **Estimated Sale Price:** Mutual Benefit
- **Source of Funding:** TNC (REM fees) (F)

Comment: 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.

Date of Last Transfer: March 2, 2009
 Original Cost to State \$5,100,000

Minutes: 07/25/2016 Approved disposal by easement 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: Transaction No. 16-06-005-MB

- **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.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONDisposal – 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 & CONSERVATIONAcquisition – 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.16-04-009-DM								
• 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:	<p>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.</p> <p>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.</p>								
	<table> <tr> <td>Date of Last Transfer:</td> <td>November 5, 2007</td> </tr> <tr> <td>Purchase Price:</td> <td>\$300,000</td> </tr> <tr> <td>Property Assessor's Value:</td> <td>\$83,800 (241.68 acres)</td> </tr> <tr> <td>Square Footage Improvements:</td> <td>None</td> </tr> </table>	Date of Last Transfer:	November 5, 2007	Purchase Price:	\$300,000	Property Assessor's Value:	\$83,800 (241.68 acres)	Square Footage Improvements:	None
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: Transaction No. 16-07-003-DM

- **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.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONAcquisition – 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. 16-07-004-DM
 • **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
 Purchase Price: \$3,364,784
 Property Assessor's Value: \$1,733,500 (1,786.78 acres)
 Square Footage Improvements: None

Date of Last Transfer: May 23, 2014
 Purchase Price: \$0.00
 Property Assessor's Value: \$966,900 (684.80 acres)
 Square Footage Improvements: 2,400

Date of Last Transfer: June 26, 2015
 Purchase Price: \$3,364,784 (35.77 acres)
 Property Assessor's Value: \$56,300
 Square Footage Improvements: None

Date of Last Transfer: December 3, 2014
 Purchase Price: \$650,000
 Property Assessor's Value: \$35,500 (47.30 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.

Approved:



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