

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
June 25, 2012

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Chairman Emkes called the meeting to order at 10:30 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration
Vice-Chairman Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Peter Heimbach, Department of General Services
Jonathan Rummel, Secretary of State's Office
Joy Harris, Treasurer's Office
Melinda Parton, Comptroller's Office
Bruce Davis, Legislative Budget Office
Jason Mumpower, Comptroller's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Steve Cates, Department of General Services
Jurgen Bailey, Department of General Services
Steve Berry, Department of General Services
Rich Cardwell, Office of the State Architect
John Carr, Department of Finance and
Administration
Chloe Shafer, Department of General Services
Heather Iverson, Department of General Services
Laura Waynick, Department of General Services

Tom Robinson, Department of Correction
Cindy Liddell, Comptroller's Office
Mike Gower, Middle Tennessee State University
John Cothern, Middle Tennessee State University
Joe Bales, Middle Tennessee State University
David Gregory, Tennessee Board of Regents
Michael Williams, Department of Transportation
Alan Durham, Department of Transportation
Helen Hennon, QE2
Rick Sinclair, QE2
George Hyfantis, QE2
Scott Boelscher, THEC
Kim Adkins, Codell Construction
Diane Uhler, Tennessee Board of Regents
Luke Ashley, Governor's Office
Carl Manka, Tennessee Board of Regents
Lynelle Jensen, Department of General Services
Bill Phillips, Windrow Group

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CONSENT AGENDA

Approved the following real property transactions which had been reviewed and recommended for approval by Subcommittee staff, except for Item P, which was addressed as a regular agenda item:

- A. Agency: **Department of Military – Hamblen County**
Transaction: Acquisition in fee
Provision: Waiver of appraisals & advertisement

- B. Agency: **Department of Transportation – McMinn County**
Transaction: Acquisition of stream mitigation credits
Provision: Waiver of appraisals & advertisement

- C. Agency: **Department of Transportation – Greene County**
Transaction: Acquisition of wetland mitigation credits
Provision: Waiver of appraisals & advertisement

- D. Agency: **Department of Transportation – Rutherford County**
Transaction: Acquisition of wetland mitigation credits
Provision: Waiver of appraisals & advertisement

- E. Agency: **Tennessee Wildlife Resource Agency – Dyer County**
Transaction: Acquisition in fee
Provision: Waiver advertisement & one (1) appraisal

- F. Agency: **Tennessee Wildlife Resource Agency – Dyer County**
Transaction: Acquisition in fee
Provision: Waiver advertisement & one (1) appraisal

- G. Agency: **Tennessee Wildlife Resource Agency – Dyer County**
Transaction: Acquisition in fee
Provision: Waiver advertisement & one (1) appraisal

- H. Agency: **Tennessee Wildlife Resource Agency – Dyer County**
Transaction: Acquisition in fee
Provision: Waiver advertisement & one (1) appraisal

- I. Agency: **Tennessee Wildlife Resource Agency – Dyer County**
Transaction: Acquisition in fee
Provision: Waiver advertisement & one (1) appraisal

- J. Agency: **Tennessee Wildlife Resource Agency – Fayette County**
Transaction: Acquisition in fee
Provision: Waiver advertisement & one (1) appraisal

- K. Agency: Tennessee Wildlife Resource Agency – Coffee County
Transaction: Acquisition in fee
Provision: Waiver advertisement & one (1) appraisal
- L. Agency: Tennessee Board of Regents – Knox County
Transaction: Acquisition in fee
Provision: Waiver advertisement and one (1) appraisal
- M. Agency: Tennessee Board of Regents – Knox County
Transaction: Acquisition in fee
Provision: Waiver advertisement and one (1) appraisal
- N. Agency: Tennessee Board of Regents – Knox County
Transaction: Demolition of 2 structures
- O. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Acquisition in fee
Provision: Waiver advertisement and one (1) appraisal
- P. Agency: Department of General Services
Transaction: Waiver of Real Estate Management Fees (*addressed at end of regular agenda*)

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Pedestrian Mall Phase II

Project Description: Improvements will include the extension of new walkways in the central campus area, a new pavilion structure, and associated site lighting, landscaping and planting.

SBC Number: 540/005-01-2011

Total Project Budget: \$2,900,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,000,000.00	\$600,000.00	\$2,600,000.00	TSSBA	(A)
	300,000.00	0.00	300,000.00	Gifts	(O)

Original Project Budget: \$2,300,000.00

Change in Funding: \$600,000.00

Revised Project Budget: \$2,900,000.00

Comment: This increase will allow the award of the lowest responsive bid received from Wilson Construction Group, LLC.

Previous Action: 04/14/2011 SBC Approved project
06/14/2012 SBC Referred to ESC with authority to act
06/18/2012 SSC Staff requested follow-up with Bond Finance regarding bond funds

Minutes: 06/25/2012 ESC Approved revision in project budget and source(s) of funding in order to award a contract

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

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

Project Title: Parking Garage Construction

Project Description: Construct parking garage and new tennis courts.

SBC Number: 166/005-06-2011

Revised Project Budget: \$26,100,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	15,500,000.00	3,000,000.00	18,500,000.00	2011	TSSBA (parking)	(O)
	6,500,000.00	100,000.00	6,600,000.00		Plant (Non-Auxiliary)	(A)
	500,000.00	0.00	500,000.00		Plant (Auxiliary-Athletics)	(O)
	500,000.00	0.00	500,000.00		Plant (Auxiliary-Recreation)	(O)
Original Project Budget:	23,000,000.00					
Change in Funding:		3,100,000.00				
Revised Project Budget:			26,100,000.00			

Comment: Bids were received on May 30, 2012. Award is for base bid in the amount of \$21,794,000. The Tennis Courts subproject previously bid at \$1,454,700.00.

Previous Action:

07/18/2011	SBC	Approved project and use of ADM
07/25/2011	ESC	Selected designer (Barber McMurry Architects LLC)
01/11/2012	SBC	OSA approved EDP
01/12/2012	SBC	Revised funding
06/14/2012	SBC	Referred to ESC with authority to act
06/18/2012	SSC	Referred to ESC with recommendation

Minutes: 06/25/2012 ESC Approved revision in project budget and source(s) of funding in order to award a contract

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Memphis Regional Megasite, Haywood County, Tennessee

Requested Action: Approval of an additional consultant

Project Title: Memphis Regional Megasite

Project Description: Phased development of a water and wastewater project to serve the West Tennessee Megasite

SBC Number: 529/000-02-2010

Source of Funding: \$ 615,000.00 ECD Operating Funds (A)
 \$6,050,000.00 10/11 CurrFunds-CapImprov (A)

Comment: Additional consultant is for Hydrology Engineering Services that was not included in the consultant list last year due to the existence of a Hydrology report. This report has been since determined to require updating.

CONSULTANT	SERVICE	LOCATION
Layne Christensen Co	Hydrology Engineering	Memphis, TN

Previous Action: 03/11/2010 SBC Approved designer (SSOE, Inc.)
 05/23/2011 ESC Approved consultants
 05/31/2011 SBC Approved fully plan; allocate funds; develop MOU
 02/09/2012 SBC Revised funding & Total Budget; approved grant & IDC
 06/18/2012 SSC Recommended approval of additional consultant

Minutes: 06/25/2012 ESC Josh Helton presented the request and noted that the project title had been changed to Memphis Regional Megasite. Comptroller Wilson requested that the Department give a brief update on the project in the next couple of months, and Mr. Helton responded that they would do so. Subcommittee approved the request for an additional consultant for Hydrology Engineering Services and acknowledged the name change to Memphis Regional Megasite. Commissioner Emkes thanked Mr. Helton for the good work he and his department are doing for the State of Tennessee.

DEPARTMENT OF GENERAL SERVICES

Old Tennessee State Prison, Nashville, Davidson County, Tennessee

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

Project Title: Site Demolition & Stabilization

Project Description: Demolition, stabilization, clean-up, and disposal of building debris, collapsed and deteriorating structures, and related work as required for correcting unstable, unsafe, and deteriorated conditions in order to ensure personnel's safety and a secure environment for the old main prison site and facility.

SBC Number: 529/000-04-2004

Total Project Budget: \$1,550,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$500,000.00	\$ 0.00	\$500,000.00		FRF (501.04)	(A)
	500,000.00	\$ 0.00	500,000.00	05/06	Current Funds-Capital Maint.	(A)
	0.00	183,462.67	183,462.67	01/02	Current Funds-Capital Maint	(R)
	0.00	181,051.61	181,051.61	02/03	Current Funds-Capital Maint	(R)
	<u>0.00</u>	<u>185,485.72</u>	<u>185,485.72</u>	04/05	Current Funds-Capital Maint	(R)
Original Project Budget:	\$1,000,000.00					
Change in Funding:		\$550,000.00				
Revised Project Budget:			\$1,550,000.00			

Comment: Project was actively solicited by the Designer. Only two contractors' submitted bids and those bids were higher than anticipated. Project budget was originally set in 2005.

Previous Action:

- 06/10/2004 SBC Approve Project: Designer to SC
- 06/21/2004 ESC Approve Designer (Quantum Environmental)
- 08/11/2005 SBC Revise Funding
- 05/08/2008 SBC Report Change Order No. 4
- 05/31/2011 SBC Report designer add'l services
- 04/12/2012 SBC Referred to SC with authority
- 04/23/2012 ESC Deferred action pending further info
- 06/18/2012 SSC Referred to ESC with recommendation

Minutes: 06/25/2012 ESC Approved a revision in project budget and source(s) of funding in order to award a contract. Commissioner Emkes commented to that it was his understanding they were looking at the complete picture going forward. Peter Heimbach responded "yes", that it was their intention to request moving forward with updating one of the master plans at a future SBC meeting.

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a project budget, scope, source(s) of funding and to issue a Request for Proposals for Consulting Services

Project Title: Statewide Environmental Services

Project Description: To provide environmental services to State properties, interest and initiatives

SBC Number: 529/000-04-2012

Total Project Budget: \$5,000,000.00

Current Project Funding: \$4,000,000.00
(If not fully funded)

Source of Funding:	\$ 500,000.00	10/11	CurrFunds-Cap Maint	(A)
	500,000.00	11/12	CurrFunds-Cap Maint	(A)
	3,000,000.00		Various Departmental Funds	(O)

Comment: Services include consulting, assessments, surveys, monitoring, training and remediation as may be required for maintaining environmental regulatory compliance and addressing environmental concerns. Previous contract (SBC 529/000-03-2008) was approved on 8/14/2008 and extended for the first one year period on 9/8/2011.

Previous Action: 06/14/2012 SBC Referred to the Subcommittee, with authority to act, a request for approval of a project budget, scope, source(s) of funding and to issue a Request for Proposals for Consulting Services
06/18/2012 SSC Referred to ESC with recommendation

Minutes: 06/25/2012 ESC Comptroller Wilson asked if the RFP had been approved by his office and was told it had been reviewed, but not approved. Discussion ensued regarding the timeline of the contract and the fact that a former employee for the current contractor was now an employee of the State and should not be involved as an evaluator of the RFP, and Mr. Heimbach concurred. Treasurer Lillard asked if anyone wanted to be heard on the matter, and George Hyfantis, President of QE2, was recognized. He stated it has been their pleasure to work for the State of Tennessee and, as far as he knew, the State had been pleased with their performance and would like to continue using them by negotiating and extending their contract. Treasurer Lillard stated that the Subcommittee does not have the authority to extend the contract and that their rules state that the contract must be competitively bid and not negotiated. Commissioner Emkes told Mr. Hyfantis that his company has done a good job, but because of the change in scope and spirit of

competitiveness and fairness, it was felt that an RFP needed to be developed because of the rules and regulations that are in place. He said that some might question the rules, but that is what is in place today. Secretary Hargett asked Assistant Attorney General Porter that, since the contract expires September 30, what would be the ramifications to the vendor and to General Services if the RFP was not ready to be awarded by October 1. Ms. Porter responded that a provision could be made in the RFP to allow for a short term extension to provide for that possibility. Comptroller Wilson made a motion to approve the request subject to final review and approval of the RFP by staff. The motion was properly seconded and passed without objection.

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to revise allocated funding and a Phase I Environmental Assessment on the property

Description: Williamson County – 36 +/- acres – 1228 Liberty Pike, Franklin, TN – Trans. No. 10-11-008 (Maholland)

Purpose: Acquisition in fee to acquire property in Franklin for the benefit of Columbia State Community College. The property will be used for the relocation of Columbia State Williamson County campus.

Total Project Budget: \$6,290,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$6,250,000.00	\$40,000.00	\$6,290,000.00	11/12	CurrFundsCapImprov (A)
Original Project Budget:	<u>\$6,250,000.00</u>				
Total Funding Change:		\$40,000.00			
Revised Project Budget:			\$6,290,000.00		

Owner(s): Summit Strategic Investments, LLC

Comment: In the Master Plan.
The owner has offered the property to the State in the amount of \$6,250,000 (the property appraised at \$7.8M on 12-7-2010). Funds in the amount of \$6.5M were appropriated for this transaction in the 2011-2012 State Budget. This transaction allocates additional line item funding.

Tax Assessor's Value: \$5,400,000

Previous Action:

07/18/2011 SSC	Approved with recommendation
07/25/2011 ESC	Approved the request as presented
06/18/2012 SSC	Referred to ESC with recommendation

Minutes: 06/25/2012 ESC Approved a revision in allocated funding and a Phase I Environmental Assessment on the property

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver advertisement
Description:	Rutherford County – 17.4 +/- acres – 400 N. Highland Ave., Murfreesboro, TN – Trans. No. 12-05-021 (Maholland)
Purpose:	Acquisition in fee to acquire property to benefit of MTSU. The property is the former Middle TN Medical Center Campus that has 115,000 sq. ft. building and 143,000 sq. ft. parking garage with 407 parking spaces and an additional 188 surface parking spaces. Property is in the Master Plan.
Estimated Sale Price:	Fair Market Value
Source of Funding:	\$10,000,000 TSSBA Funds (Private gift) (A) \$1,000,000 Campus Plant Funds – Auxiliary (Parking) (A)
Owner(s):	Seton Corporation aka Baptist Hospital
Comment:	Property will be an extremely valuable asset to MTSU for immediate academic and academic support needs. Purchased by Owner: Seton Corp. acquired property over several years Purchase Price: \$ N/A Property Assessor's Value: \$9,805,800 Improvement Square Footage: 115,000 bldg. and 143,000 parking garage
SSC Report:	06/18/2012 SSC Peter Heimbach summarized the transaction. Dick Tracy stated the property will be used for academic purposes. Staff questioned about TSSBA Bonding on academic buildings and referred to Executive Subcommittee for discussion.
Minutes:	06/25/2012 ESC Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver advertisement.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Land Transaction

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

Project Title: Doe Mountain/ Neva Valley

Project Description: Acquisition in fee for land conservation to be used for public recreation

Transaction Number: 12-03-010 (Bailey)

Total Project Budget: \$ 9,150,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$8,500,000.00	\$0.00	\$8,500,000.00	11/12	CurrFundsCapImprov	(A)
	650,000.00	(600,000.00)	50,000.00	03/04	CurrFunds-CapImprov	(R)
		300,000.00	300,000.00	11/12	CurrFunds-CapImprov	(A)
		300,000.00	300,000.00		Local Funds	(O)
Original Project Budget:	<u>\$9,150,000.00</u>					
Total Funding Change:		<u>\$0.00</u>				
Revised Project Budget:			<u>\$9,150,000.00</u>			

Comment: Funding is being changed to reflect the 11/12 supplemental appropriation and the local funding provided by Johnson County.

Previous Action: 04/16/2012 SSC Referred to ESC with recommendation
 04/23/2012 ESC Approved the request as presented
 06/18/2012 SSC Referred to ESC with recommendation

Minutes: 06/25/2012 ESC Approved a revision in source(s) of funding

DEPARTMENT OF GENERAL SERVICES

Land Transaction

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

Description: Davidson County – 4.1+/- acres – 1022 Charlotte Avenue, Nashville, TN-Trans. No. 12-06-003 (JB)

Purpose: Acquisition by lease for contractor parking and associated uses for the T3 project.

Term: One (1) year lease with option to extend for an additional year (120 day cancellation provision)

Type: New Lease – negotiated

Funding: SBC Project No. 529-001-01-2012 - \$146,300

Comment: Lease to be paid out of the SBC Project. Project funding:

\$ 800,000.00		FRF-Operating Funds	(A)
950,000.00		FRF-Residual Funds	(R)
250,000.00		Treasury Operating Funds	(A)
69,500,000.00	12/13	FRF-CurrFund Cap Maint	(A)

Lessor: North Charlotte Avenue Holdings, LLC

SSC Report: 06/18/2012. SSC Staff requested Commissioner Justification Letter as per SBC Policy 7.01 E, and referred to Executive Subcommittee for discussion.

Minutes: 06/25/2012 ESC The Department deferred a request to approve acquisition by lease with waiver of advertisement and appraisals

DEPARTMENT OF GENERAL SERVICES

Special Land Item

- 1) Reimbursement of waived Real Estate Management Fees from the General Fund as recommended by the Commissioner of General Services for the following transactions for fiscal year 2011-2012.

Transaction No.	Reason for Waiver	REM Fee
10-10-002	G.O. Bonds	\$10,000
11-08-004	G.O. Bonds	\$8,000
10-09-009	G.O. Bonds	\$7,875
11-08-006	G.O. Bonds	\$1,200
11-08-005	G.O. Bonds	\$8,150
11-11-007	G.O. Bonds	\$7,050

TOTAL: \$42,275

SSC Report: 06/18/2012. SSC Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 06/25/2012 ESC Approved the reimbursement of waived Real Estate Management Fees from the General Fund as recommended by the Commissioner of General Services for the following transactions for fiscal year 2011-2012

DEPARTMENT OF FINANCE AND ADMINISTRATION

SBC By-Laws, Policy & Procedures

Treasurer Lillard made the following motion to accept the edited policies and procedures with regard to Item 7 of the *SBC By-Laws, Policy & Procedures*. Lease Reporting and Amendments:

- Changes the threshold of proposed Higher Education leases of property in the existing SBC Policy 7.01.F that must be submitted to and approved by the SBC from \$75,000 to \$150,000 pursuant to amended TCA 12-2-115(b)(1).
- Creates a new SBC Policy 7.01.G as required under the new TCA 12-2-115(b)(2)(A):regarding the posting of certain lease information (e.g., Lessor and Lessee names, lease description and purpose, lease term, rental rate, sources of funding, procurement method, other information as directed by the SBC) on the Office of the State Architect website pertaining to leases that are not subject to the approval of the SBC, and any changes on said lease information, in a manner and format consistent with SBC policies and procedures with the following exceptions:
 - All leases entered into prior to July 1, 2012 unless amended on or after July 1, 2012. (the “unless amended on or after July 1, 2012” is language in addition to the what is currently drafted)
 - New, succeeding, superseding leases or lease renewals where the annual rental will be less than \$25,000 or where property is leased from one entity of the State to another entity of the State. (this deletes the language “or where the term of the lease will be (1) one year or less”)
 - Throughout SBC Policy Item 7, changes all references of “Department of Finance and Administration’s Division of Real Property Administration (RPA)” or just “RPA” to the “Department of General Services State of Tennessee Real Estate Asset Management Division (STREAM)” or just “STREAM” to reflect the departmental change in duties and responsibilities.
 - As it is used throughout SBC Policy Item 7, adds a definition of leases entered into by the “State” in SBC Policy 7.01.A to mean “any State agency, department, institution or office thereof.”

Treasurer Lillard stated that he was willing to have this exception apply to those leases only \$25k or less and added that, just as with any other SBC policy, it can be changed in the future. Chloe Shafer responded that the Department of General Services was fine with deleting the language regarding the one year or less. Commissioner Emkes asked Mr. Heimbach if they needed time to review, and was told “no”. Mr. Heimbach stated that if there is some objection, they will come back to discuss changing it.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on May 23, 2012.

Designer Selections

The following designer selections represent projects approved by the State Building Commission and as recommended by the State Procurement Agencies. Secretary Hargett stated they used the normal criteria in determining final selections including current workload, workload for past several years, and maintaining the geographic integrity of the process.

- | | |
|---|--|
| <ol style="list-style-type: none">1) East Tennessee State University
(Kingsport Family Physicians Center)
Total Project Budget: \$1,825,000.00
Total Project Funding: \$ 325,000.00
SBC Project No. 166/005-01-2012
Designer: RED CHAIR ARCHITECTS2) Northeast State Community College
(Johnson City Downtown Center Renovation)
Total Project Budget: \$1,000,000.00
SBC Project No. 166/038-01-2012
Designer: SHAW & SHANKS3) University of Tennessee Institute of Agri
(Clyde M. York 4-H Camp Improvements)
Total Project Budget: \$500,000.00
SBC Project No. 540/001-01-2012
Designer: DESIGN INNOVATIONS | <ol style="list-style-type: none">4) University of Tennessee Institute of Agri
(Ridley 4-H camp Improvements)
Total Project Budget: \$500,000.00
SBC Project No. 540/001-02-2012
Designer: LYLE COOK MARTIN5) University of Tennessee Martin
(Football Pressbox Improvements-Planning)
Total Project Budget: \$3,000,000.00
Total Project Funding: \$ 100,000.00
SBC Project No. 540/011-02-2012
Designer: FLEMING ASSOCIATES |
|---|--|

DEPARTMENT OF MILITARYLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver appraisals and advertisement
Description:	Hamblen County – 0.16 +/- acres (7,153 sq. ft. plus 10 ft. temporary construction easement) – East Andrew Johnson Hwy, Russellville, TN – Trans. No. 12-05-022 (Woodard)
Purpose:	Acquisition in fee for a utility easement from the Hamblen County Board of Education to install a sewer force main across property and for Russellville Armory.
Estimated Sale Price:	\$10.00 for consideration
Source of Funding:	Military Operating Funds – (A)
Owner(s):	Hamblen County Board of Education
Comment:	This easement is for the benefit of the Armory; the easement will cross Hamblen County Board of Education and connect to the City of Morristown sewer system. Board of Education has agreed to \$10.00 consideration.
SSC Report:	06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
ESC Minutes:	06/25/2012 Subcommittee approved obtaining title work, appraisal, survey, and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver appraisals and advertisement.

DEPARTMENT OF TRANSPORTATIONLand Transaction

Requested Action:	Approval to acquire stream mitigation credits and waiver of appraisals and advertisement
Description:	McMinn County – 974 stream mitigation credits from the Blue Ridge Waterways, LLC, Athens, TN – Trans. No. 12-05-018 (Bailey)
Purpose:	The acquisition of stream mitigation credits will be used to mitigate unavoidable stream impacts to road projects being completed in McMinn County.
Estimated Sale Price:	\$233,760.00 (\$240 per credit x 974 credits (linear ft)) Stream credits are sold by the linear foot (instead of by the acre as they are in wetland credits) – this is the reason for the difference in pricing when compared to wetland credit prices.
Funding Sources:	2012 State Highway Funds – 20% (A) 2012 Federal Funds – 80% (F)
Owner(s):	Blue Ridge Waterways, LLC
SSC Report:	06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
ESC Minutes:	06/25/2012 Subcommittee approved acquiring stream mitigation credits and waiver of appraisals and advertisement.

DEPARTMENT OF TRANSPORTATIONLand Transaction

Requested Action:	Approval to acquire wetland mitigation credits and waiver of appraisals and advertisement
Description:	Greene County – 15 wetland mitigation credits from the Lick Creek Two Wetland Bank, Greeneville, TN – Trans. No. 12-05-017 (Bailey)
Purpose:	The acquisition of wetland mitigation credits will be used to mitigate unavoidable wetland impacts to road projects being completed in Greene County.
Estimated Sale Price:	\$540,000 (\$36,000 per credit x 15 acres)
Funding Sources:	2012 State Highway Funds – 20% (A) 2012 Federal Funds – 80% (F)
Owner(s):	Water Resources, LLC / Lick Creek Two Wetland Bank
SSC Report:	06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
ESC Minutes:	06/25/2012 Subcommittee approved acquiring wetland mitigation credits and waiver of appraisals and advertisement.

DEPARTMENT OF TRANSPORTATION

Land Transaction

Requested Action: Approval to acquire wetland mitigation credits and waiver of appraisals and advertisement

Description: Rutherford County – 12 wetland mitigation credits from the Wetlands Reserve, LLC. Eagleville, TN – Trans. No. 12-05-019 (Bailey)

Purpose: The acquisition of wetland mitigation credits will be used to mitigate unavoidable wetland impacts to road projects being completed in Rutherford County.

Estimated Sale Price: \$288,000 (\$24,000 per credit x 12 acres)

Funding Sources: 2012 State Highway Funds – 20% (A)
2012 Federal Funds – 80% (F)

Owner(s): Wetland Reserve, LLC / Swamp Road Wetland Mitigation Bank

SSC Report: 06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

ESC Minutes: 06/25/2012 Subcommittee approved acquiring wetland mitigation credits and waiver of appraisals and advertisement.

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement
Description:	Dyer County – 216.2 +/- acres – Crumpler Tract – Tom Canada Road, Dyersburg, TN – Trans. No. 12-05-007 (Jackson)
Purpose:	Acquisition in fee to acquire property of the seven top highest priority tracts under the wetland preservation act of 1986. The property will be preserved wetland properties.
Estimated Sale Price:	Fair Market Value
Source of Funding:	2011/2012 Wetland Acquisition Funds – (A)
Owner(s):	Eden Smith c/o Robert M. Rogers
Comment:	Purchased by Owner: January 6, 1967 Purchase Price: N/A Property Assessor's Value: \$374,000 Improvement Square Footage: None
SSC Report:	06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
ESC Minutes:	06/25/2012 Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

Description: Dyer County – 285 +/- acres – Rogers Bottom Tract – Dyersburg, TN – Trans. No. 12-05-008 (Jackson)

Purpose: Acquisition in fee to acquire property of the seven top highest priority tracts under the wetland preservation act of 1986. The property will be preserved wetland properties.

Estimated Sale Price: Fair Market Value

Source of Funding: 2011/2012 Wetland Acquisition Funds – (A)

Owner(s): Eden Smith c/o Robert M. Rogers

Comment: Purchased by Owner: January 6, 1967
Purchase Price: N/A
Property Assessor's Value: \$382,300
Improvement Square Footage: None

SSC Report: 06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

ESC Minutes: 06/25/2012 Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

Description: Dyer County – 51 +/- acres – Viar Tract – Beaver Road, Dyersburg, TN – Trans. No. 12-05-009 (Jackson)

Purpose: Acquisition in fee to acquire property of the seven top highest priority tracts under the wetland preservation act of 1986. The property will be preserved wetland properties.

Estimated Sale Price: Fair Market Value

Source of Funding: 2011/2012 Wetland Acquisition Funds – (A)

Owner(s): Eden Smith c/o Robert M. Rogers

Comment: Purchased by Owner: January 6, 1967
Purchase Price: N/A
Property Assessor's Value: \$80,300
Improvement Square Footage: None

SSC Report: 06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

ESC Minutes: 06/25/2012 Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement
Description:	Dyer County – 85.5 +/- acres – Bane Farm Tract – Bradley Road, Dyersburg, TN – Trans. No. 12-05-010 (Jackson)
Purpose:	Acquisition in fee to acquire property of the seven top highest priority tracts under the wetland preservation act of 1986. The property will be preserved wetland properties.
Estimated Sale Price:	Fair Market Value
Source of Funding:	2011/2012 Wetland Acquisition Funds – (A)
Owner(s):	Eden Smith c/o Robert M. Rogers
Comment:	Purchased by Owner: December 30, 1976 Purchase Price: N/A Property Assessor's Value: \$154,900 Improvement Square Footage: None
SSC Report:	06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
ESC Minutes:	06/25/2012 Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

Description: Dyer County – 48 +/- acres – Millard Tract – Hwy 104 W., Dyersburg, TN – Trans. No. 12-05-011 (Jackson)

Purpose: Acquisition in fee to acquire property of the seven top highest priority tracts under the wetland preservation act of 1986. The property will be preserved wetland properties.

Estimated Sale Price: Fair Market Value

Source of Funding: 2011/2012 Wetland Acquisition Funds – (A)

Owner(s): Millard Lacy etux Virginia Lacy

Comment: Purchased by Owner: January 16, 2004
Purchase Price: N/A
Property Assessor's Value: \$85,400
Improvement Square Footage: None

SSC Report: 06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

ESC Minutes: 06/25/2012 Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

TENNESSEE WILDLIFE RESOURCES AGENCY

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

Description: Fayette County – 125 +/- acres – Rossville Holding Co. Tract – South of Johnson Dr., Somerville, TN – Trans. No. 12-05-012 (Jackson)

Purpose: Acquisition in fee to acquire property of the seven top highest priority tracts under the wetland preservation act of 1986. The property will be preserved wetland properties.

Estimated Sale Price: Fair Market Value

Source of Funding: 2011/2012 Wetland Acquisition Funds – (A)

Owner(s): Rossville Holding Partnership

Comment: Purchased by Owner: December 29, 2010
Purchase Price: N/A
Property Assessor's Value: \$122,800
Improvement Square Footage: None

SSC Report: 06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

ESC Minutes: 06/25/2012 Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

TENNESSEE WILDLIFE RESOURCES AGENCYLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement
Description:	Coffee County – 200 +/- acres – Beavers Tract – John Road, Manchester, TN – Trans. No. 12-05-013 (Jackson)
Purpose:	Acquisition in fee to acquire property of the seven top highest priority tracts under the wetland preservation act of 1986. The property will be preserved wetland properties.
Estimated Sale Price:	Fair Market Value
Source of Funding:	2011/2012 Wetland Acquisition Funds – (A)
Owner(s):	Robert & Linda Beavers
Comment:	Purchased by Owner: January 20, 2011 Purchase Price: N/A Property Assessor's Value: \$97,600 & \$155,600 Improvement Square Footage: None
SSC Report:	06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
ESC Minutes:	06/25/2012 Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal
Description:	Knox County – 3.0 +/- acres – 2528 Bryant Lane, Knoxville, TN – Trans. No. 12-05-004 (Woodard)
Purpose:	Acquisition in fee to acquire property adjacent to the Pellissippi State Community College / Hardin Valley campus for protection from unwanted encroachment and future recreational use. Property is in the Master Plan.
Estimated Sale Price:	Fair Market Value
Source of Funding:	Campus Plant Funds (non-auxiliary) (A)
Owner(s):	Mary Wilkins and Vergus Porter, Jr.
Comment:	Purchased by Owner: 2007 Purchase Price: N/A Property Assessor's Value: \$67,900 Improvement Square Footage:
SSC Report:	06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
ESC Minutes:	06/25/2012 Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

TENNESSEE BOARD OF REGENTSLand Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal
Description:	Knox County – 10.0 +/- acres – 2521 Bryant Lane, Knoxville, TN – Trans. No. 12-05-005 (Woodard)
Purpose:	Acquisition in fee to acquire property adjacent to the Pellissippi State Community College / Hardin Valley campus for protection from unwanted encroachment and future recreational use. Property is in the Master Plan.
Estimated Sale Price:	Fair Market Value
Source of Funding:	Campus Plant Funds (non-auxiliary) (A)
Owner(s):	Bartley Wilkins and John Harmon
Comment:	Purchased by Owner: July 1907 Purchase Price: \$240.00 Property Assessor's Value: \$200,000 Improvement Square Footage:
SSC Report:	06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
ESC Minutes:	06/25/2012 Subcommittee approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal and advertisement

TENNESSEE BOARD OF REGENTSPellissippi State Community College, Knoxville, Knox County, Tennessee

Requested Action: **Approval of project budget, scope, and source of funding**

Project Title: Demolition – 2521 & 2528 Bryant Lane

Project Description: Demolish residence and shed

SBC Number: 166/032-01-2012

Total Project Budget: \$ 28,000.00

Source of Funding: \$ 28,000.00 Plant (Non-Auxiliary) (A)

Comment: TN Historical Commission in the demolition letter stated that the demo will not adversely affect this State owned resource and no further action is necessary.

SSC Report: 06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.


ESC Minutes: 06/25/2012. Approved project budget, scope, and source of funding

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action:	Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal
Description:	Rutherford County – 225 +/- acres – 13142 Highway 99, Eagleville, TN – Trans. No. 12-05-020 (Woodard)
Purpose:	Acquisition in fee to acquire property to benefit of MTSU for their programs in agriculture, biology, botany, environmental sciences and forensics as a field lab and demonstration area. Property is in the Master Plan.
Estimated Sale Price:	Gift
Source of Funding:	Campus Plant Funds (non-auxiliary) (A) (administration cost)
Owner(s):	Middle TN State University Foundation
Comment:	The property is environmentally protected wetland area and open farm property, gifted from the family of the estate Clarence Puckett that requested that once the Wetland Bank has utilized its wetland credits, the property be available for the public good.
SSC Report:	06/18/2012. Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
ESC Minutes:	06/25/2012. Approved obtaining title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire or accept as gift required interest, not to exceed appraised value and waiver one (1) appraisal

Approved:


Mark A. Emkes, Commissioner
Department of Finance and Administration