MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
May 20, 2013

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee. Secretary Hargett called the meeting to order at 10:32 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Vice-Chairman Tre Hargett, Secretary of State
David Lillard, State Treasurer
Justin Wilson, Comptroller of the Treasury

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Chairman Mark Emkes, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Peter Heimbach, Department of General Services
Terry Mason, Comptroller’s
Jonathan Rummel, Secretary of State’s Office
Janie Porter, Attorney General’s Office
Genie Whitesell, Attorney General’s Office
Jurgen Bailey, Department of General Services
Dick Tracy, Tennessee Board of Regents
David Gregory, Tennessee Board of Regents
Robbi Stivers, University of Tennessee
Tony Hopson, University of Tennessee
Mitch Robinson, Austin Peay State University
Kent Brummett, Department of Intellectual & Developmental Disabilities
Eddie Rhodman, Department of Children’s Services
Phillip McEwen, Department of Children’s Services
Michelle Thomas, Department of General Services
Greg Steck, Department of General Services
Bob Qualey, Department of General Services
Terry Bonham, Department of Environment and Conservation
John Carr, Department of Finance and Administration
Jason Hartman, Department of Finance and Administration
Heather Iverson, Department of General Services
Denise Miller, Department of General Services
Chloe Shafer, Department of General Services
Chris Tarnacki, THEC
Steve Berry, Department of General Services
Gordon Martin, Tennessee Wildlife Resources Agency
Ed Carter, Tennessee Wildlife Resources Agency
Ted Hayden, Office of the State Architect
Gwen Parker, SELC
CONSENT AGENDA

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

A. Agency: University of Tennessee – Knox County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement and one appraisal

B. Agency: University of Tennessee – Knox County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement and one appraisal

C. Agency: University of Tennessee – Knox County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement and one appraisal

D. Agency: Tennessee Board of Regents – Shelby County
   Transaction: Acquisition in fee
   Provision: Waiver of one appraisal and REM Fees

E. Agency: Tennessee Board of Regents – Shelby County
   Transaction: Acquisition in fee
   Provision: Waiver of one appraisal and REM Fees

F. Agency: Tennessee Board of Regents – Shelby County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement and one appraisal

G. Agency: Tennessee Board of Regents – Putnam County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement and one appraisal

H. Agency: Tennessee Board of Regents – Putnam County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement and one appraisal

I. Agency: Tennessee Board of Regents – Putnam County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement and one appraisal

J. Agency: Tennessee Board of Regents – Putnam County
   Transaction: Acquisition in fee
   Provision: Waiver of advertisement and one appraisal
<table>
<thead>
<tr>
<th></th>
<th>Agency:</th>
<th>Transaction:</th>
<th>Provision:</th>
</tr>
</thead>
<tbody>
<tr>
<td>K</td>
<td>Tennessee Board of Regents – Putnam County</td>
<td>Acquisition in fee</td>
<td>Waiver of advertisement and one appraisal</td>
</tr>
<tr>
<td>L</td>
<td>Tennessee Board of Regents – Putnam County</td>
<td>Acquisition in fee</td>
<td>Waiver of advertisement and one appraisal</td>
</tr>
<tr>
<td>M</td>
<td>Tennessee Board of Regents – Putnam County</td>
<td>Acquisition in fee</td>
<td>Waiver of advertisement and one appraisal</td>
</tr>
<tr>
<td>N</td>
<td>Department of Agriculture – Putnam County</td>
<td>Disposal in fee</td>
<td>Waiver of advertisement and one appraisal</td>
</tr>
<tr>
<td>O</td>
<td>Department of Safety – Cumberland County</td>
<td>Acquisition by lease</td>
<td>Waiver of advertisement and appraisals</td>
</tr>
<tr>
<td>P</td>
<td>Tennessee Wildlife Resources Agency - McMinn County</td>
<td>Acquisition in fee</td>
<td>Waiver of advertisement and one appraisal</td>
</tr>
<tr>
<td>Q</td>
<td>Tennessee Wildlife Resources Agency - Monroe County</td>
<td>Acquisition by easement</td>
<td>Waiver of advertisement and one appraisal</td>
</tr>
<tr>
<td>R</td>
<td>Department of Transportation - Shelby County</td>
<td>Acquisition in fee</td>
<td>Waiver of advertisement and one appraisal</td>
</tr>
</tbody>
</table>
UNIVERSITY OF TENNESSEE

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

Requested Action: Approval of a project budget, scope, source(s) of funding utilizing consultant for design

Project Title: 1308 White Avenue Demolition

Project Description: This project will provide for the demolition of the house located at 1308 White Avenue. The house contains approximately 5,068 square feet.

SBC Number: 540/009-02-2013

Total Project Budget: $60,000.00

Source of Funding: $60,000.00 Plant (Non-Auxiliary) (A)

Comment: The land base is required in order to construct a future classroom/lab building. Requisite professional services will be planned by the University's annual consultant(s). The TN Historical Commission stated that the demolition will adversely affect this State owned resource and consultation with the office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect.

Minutes: 05/20/2013 ESC Robbi Stivers presented the transaction and stated that there is some historic significance to the property since it was built in the late 1800's. He said that the TN Historical Commission had come to Knoxville to review the structure and that the University completed an archival research report as well as documented photos, which was a customary practice with the THC. He added that the University considered alternate sites, had met with several community groups, and discussed the University's plans for a classroom/lab that is slated to go on the site, which is the University's #1 capital outlay project for next year. The Subcommittee inquired if anyone from the TN Historical Commission was in the audience. Given no response, Subcommittee approved the project, budget, scope and source of funding utilizing consultant for design.
Requested Action: Approval of a project budget, scope, source(s) of funding utilizing consultant for design

Project Title: 1312 White Avenue Demolition

Project Description: This project will provide for the demolition of the house located at 1312 White Avenue. The house contains approximately 5,200 square feet.

SBC Number: 540/009-03-2013

Total Project Budget: $60,000.00

Source of Funding: $60,000.00 Plant (Non-Auxiliary) (A)

Comment: The land base is required in order to construct a future classroom/lab building. Requisite professional services will be planned by the University’s annual consultant(s). The TN Historical Commission stated that the demolition will adversely affect this State owned resource and consultation with the office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect.

Minutes: 05/20/2013 ESC Robbi Stivers presented the transaction and stated that there is some historic significance to the property since it was built in the late 1800’s. He said that the TN Historical Commission had come to Knoxville to review the structure and that the University completed an archival research report as well as documented photos, which was a customary practice with the THC. He added that the University considered alternate sites, had met with several community groups, and discussed the University’s plans for a classroom/lab that is slated to go on the site, which is the University’s #1 capital outlay project for next year. The Subcommittee inquired if anyone from the TN Historical Commission was in the audience. Given no response, Subcommittee approved the project, budget, scope and source of funding utilizing consultant for design.
UNIVERSITY OF TENNESSEE

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

Requested Action: Approval of a project budget, scope, source(s) of funding utilizing consultant for design

Project Title: 1302 White Avenue Demolition

Project Description: This project will provide for the demolition of the house located at 1302 White Avenue. The house contains approximately 5,225 square feet.

SBC Number: 540/009-04-2013

Total Project Budget: $60,000.00

Source of Funding: $60,000.00 Plant (Non-Auxiliary) (A)

Comment: The land base is required in order to construct a future classroom/lab building. Requisite professional services will be planned by the University’s annual consultant(s). The TN Historical Commission stated that the demolition will adversely affect this State owned resource and consultation with the office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect.

Minutes: 05/20/2013 ESC Robbi Stivers presented the transaction and stated that there is some historic significance to the property since it was built in the late 1800’s. He said that the TN Historical Commission had come to Knoxville to review the structure and that the University completed an archival research report as well as documented photos, which was a customary practice with the THC. He added that the University considered alternate sites, had met with several community groups, and discussed the University’s plans for a classroom/lab that is slated to go on the site, which is the University’s #1 capital outlay project for next year. The Subcommittee inquired if anyone from the TN Historical Commission was in the audience. Given no response, Subcommittee approved the project, budget, scope and source of funding utilizing consultant for design.
### Tennessee Technological University, Cookeville, Putnam, Tennessee

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

**Project Title:** Demolition  

**Project Description:** Demolish building at 201 West 7th Street for the benefit of TTU’s master plan  

**SBC Number:** 166/011-05-2013  

**Total Project Budget:** $10,000.00  

**Source of Funding:**  
- $10,000.00 Plant (Non-Auxiliary) (A)  

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

**Minutes:** 05/20/2013 ESC Approved project, budget, scope and source of funding
Tennessee Technological University, Cookeville, Putnam, Tennessee

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

Project Title: Demolition

Project Description: Demolish building at 817 N. Whitney Avenue for the benefit of TTU’s master plan

SBC Number: 166/011-07-2013

Total Project Budget: $10,000.00

Source of Funding: $10,000.00 Plant (Non-Auxiliary) (A)

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

Minutes: 05/20/2013 ESC Approved project, budget, scope and source of funding
TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam, Tennessee

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

Project Title: Demolition

Project Description: Demolish building at 816 N. Whitney Avenue for the benefit of TTU’s master plan

SBC Number: 166/011-08-2013

Total Project Budget: $10,000.00

Source of Funding: $10,000.00 Plant (Non-Auxiliary) (A)

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

Minutes: 05/20/2013 ESC Approved project, budget, scope and source of funding
TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam, Tennessee

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

Project Title: Demolition

Project Description: Demolish building at 805 North Willow Avenue for the benefit of TTU’s master plan

SBC Number: 166/011-09-2013

Total Project Budget: $15,000.00

Source of Funding: $15,000.00 Plant (Non-Auxiliary) (A)

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

Minutes: 05/20/2013 ESC Approved project, budget, scope and source of funding
TENNESSEE BOARD OF REGENTS

**Tennessee Technological University,** Cookeville, Putnam, Tennessee

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

**Project Title:** Demolition

**Project Description:** Demolish building at 845 West 8th Street for benefit of TTU's Master Plan

**SBC Number:** 166/011-06-2013

**Total Project Budget:** $10,000.00

**Source of Funding:** $10,000.00  Plant (Non-Auxiliary)  (A)

**Comment:** The TN Historical Commission stated that the demolition will not adversely affect this State owned resource and no further action is necessary

**Minutes:** 05/20/2013  ESC  Approved project, budget, scope and source of funding
TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford, Tennessee

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

Project Title: Demolition

Project Description: Demolish five (5) buildings at 3912 Manson Pike

SBC Number: 166/009-02-2013

Total Project Budget: $85,000.00

Source of Funding: $85,000.00 Plant (Non-Auxiliary) (A))

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

Minutes: 05/20/2013 ESC 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 interest, not to exceed appraised value with waiver of advertisement and one appraisal.

Description: Montgomery County – 0.45+/- acres – 103 Legion St., Clarksville, TN – Trans. No. 13-02-002 (Woodard)

Purpose: Acquisition in fee to purchase the continuing Education, Small Business Development Center, Community Center and Community School of Arts. The property is in the Austin Peay State University 2007 Master Plan.

Estimated Sale Price: $650,000.00 not to exceed Fair Market Value

Source of Funding: $650,000.00 Plant (Non-Auxiliary) (A)

Owner(s): Michael V. Biggs, etux et al

Comment: Expected capital renovations have been disclosed as a separate project.

Date of last transfer: December 17, 2009
Purchase Price: N/A
Property Assessor’s Value: $821,200
Improvement Square Footage: 10,560

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 05/20/2013 Comptroller Wilson asked Dick Tracy if the Phase 1 environmental assessment had been done and if he was satisfied that he was not purchasing an environmental liability. Mr. Tracy responded that they had done some environmental work on the building and were going to update the Phase 1 following a letter from TDEC stating that the adjacent dry cleaners was no longer an issue to the occupants of the building and that the Phase 1 will make sure there are not any other hazardous issues. Subcommittee approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal.
## DEPARTMENT OF CORRECTION

### South Central Correctional Facility, Clifton, Wayne County, Tennessee

**Requested Action:** Approval to award a contract to the best evaluated proposer

**Project Title:** Private Management and Operation

**Project Description:** A private management and operations contract for TDOC for a period from July 1, 2013 to June 30, 2016. The contract will be a three (3) year contract with a two (2) year option.

**SBC Number:** 142/018-01-2013

**Comment:** State Building Commission approval is required pursuant to TCA 41-24-104.

**Previous Action:**
- 02/14/2013 SBC Referred to ESC with authority to act
- 03/25/2013 ESC Approved issuing RFP
- 05/09/2013 SBC Referred to ESC with authority to act

**Minutes:** 05/20/2013 ESC Subcommittee approved the Department’s request to defer the matter to the next available meeting.
Alvin C. York Institute, Jamestown, Fentress County, Tennessee

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

Project Title: HVAC Upgrades (Science, English & JROTC Bldgs)

Project Description: Project will replace HVAC systems to the Science, English and Jr ROTC Buildings & connect to current Energy Management System in Phase 1A of current Master Plan.

SBC Number: 168/001-01-2012

Total Project Budget: $900,000.00

Source of Funding:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
<th>CurrFunds CapMaint</th>
</tr>
</thead>
<tbody>
<tr>
<td>$130,000.00</td>
<td>$0.00</td>
<td>$130,000.00</td>
<td>12/13</td>
</tr>
<tr>
<td>600,000.00</td>
<td>0.00</td>
<td>600,000.00</td>
<td>1999</td>
</tr>
<tr>
<td>0.00</td>
<td>170,000.00</td>
<td>170,000.00</td>
<td>06/07</td>
</tr>
</tbody>
</table>

Original Project Budget: $730,000.00

Change in Funding: $170,000.00

Revised Project Budget: $900,000.00

Comment: The project bid over target. Additional funding is needed to complete the full scope of the project, including replacement of hydronic piping and enhanced controls with new HVAC equipment.

Previous Action:
- 08/20/2012 SBC Approved project
- 09/24/2012 ESC Selected designer (Maffet Loftis Engr)
- 02/14/2013 ESC Report sole source procurement
- 05/09/2013 SBC Referred to ESC with authority to act

Minutes: 05/20/2013 ESC Approved a revision in project budget and source(s) of funding.
Requested Action: Approval of the demolition of structures

Project Title: Intermediate Care Facilities/MR Homes

Project Description: Project consist of constructing multiple four (4) bedroom American Disabilities Act (ADA) compliant group homes for the medically fragile, known as ICF/MR, in Shelby, Fayette, Greene and Davidson counties. Also included are homes to satisfy the treatment for individuals with behavioral difficulties. Project includes all related work.

SBC Number: 346/000-05-2005

Total Project Budget: $56,580,000.00

Source of Funding:  
- $520,000.00  05/06  Current Funds Capital Improv (A)  
- $960,000.00  06/07  Current Funds Capital Improv (A)  
- $18,000,000.00  2006  G.O. Bonds Cap Improv (A)  
- $29,700,000.00  2008  G.O. Bonds Cap Improv (A)  
- $7,400,000.00  2009  G.O. Bonds Cap Improv (A)

Comment: The Tennessee Historical Commission stated that the demolition will not adversely affect the State owned resource and no further action is necessary. The properties scheduled for demolition are:

- 328 Dennywood Drive, Nashville, TN (Davidson County)  
- 2410 Wilford Drive, Nashville, TN (Davidson County)  
- 3209 Earhart Road, Hermitage, TN (Davidson County)  
- 3947 Saundersville Road, Old Hickory, TN (Wilson County)

Previous Action:
- 07/14/2005 SBC  Approved project & designer (Clark-Dixon Assoc.)  
- 06/08/2006 SBC  Revised EPC; allocate funds  
- 06/12/2008 SBC  Revised scope  
- 11/13/2008 SBC  Approved utility grants  
- 01/08/2009 SBC  Revised scope/funding; select designers  
- 06/11/2009 SBC  Referred to SC with authority  
- 06/22/2009 ESC  Discussion; deferred action  
- 07/09/2009 SBC  Referred to SC with authority  
- 07/20/2009 ESC  Approved bid modification  
- 09/10/2009 SBC  Revised source of funding  
- 12/09/2010 SBC  Approved Alt Del Method  
- 02/10/2011 SBC  Revised scope  
- 11/15/2012 SBC  Referred utility grant to ESC with authority to act

Minutes: 05/20/2013 ESC  In response to questions, Peter Heimbach stated that the four properties were purchased for the intent of building group homes in Middle Tennessee and is part of the $56 million statewide project. Subcommittee approved the demolition of structures as requested.
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Pickwick Landing State Park, Pickwick Dam, Hardin County, Tennessee

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

Project Title: American Disabilities Act (ADA) Compliance

Project Description: Provide park wide ADA compliance at the visitors center bathhouses, group camps, picnic areas and boating facilities

SBC Number: 126/079-01-2006

Total Project Budget: $735,800.00

Source of Funding:

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$135,000.00</td>
<td>$</td>
<td>$135,000.00</td>
</tr>
<tr>
<td>500,000.00</td>
<td>0</td>
<td>500,000.00</td>
</tr>
<tr>
<td>0</td>
<td>30,000.00</td>
<td>30,000.00</td>
</tr>
<tr>
<td>0</td>
<td>70,800.00</td>
<td>70,800.00</td>
</tr>
</tbody>
</table>

Original Project Budget: $635,000.00
Change in Funding: $100,800.00
Revised Project Budget: $735,800.00

Comment: The project bid over target. Additional funding is needed to complete the project without having to reduce scope or rebid the project.

Previous Action:
07/20/2006 SBC   Approved project & designer (Self-Tucker Architects)
05/09/2013 ESC   Referred to ESC with authority to act

Minutes:
05/20/2013 ESC   Approved a revision in project budget and source(s) of funding
Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest not to exceed appraised value with waiver of advertisement and appraisals

Description: Cocke County – 874 +/- acres – Brown Hollow Road, Newport City, TN – Trans. No. 13-04-006 (Jackson)

Purpose: Acquisition in fee to acquire this tract with the assistance of The Conservation Fund. This is being acquired as priority under the provisions of the Wetland Acquisition Act. TWRA intends to furnish a list of expenses incurred by The Conservation Fund to be reimbursed.

Estimated Sale Price: Fair Market Value

Source of Funding: 12/13 Wetland Acquisition Funds (A)

Owner(s): Tennessee Immobillien Co. Ltd. / Christopher Jon Holt

Comment: Date of last transfer: January 1, 1901
Purchase Price: N/A
Property Assessor’s Value: $595,500
Improvement Square Footage: None

The acreage is based on the tax records. Discrepancies exist as to the actual acreage which will be determined by the survey. Any third party cost will be reported on the quarterly report. TWRA has recommended payment of these costs and STREAM concurs that cost normally borne by the State are reasonable.

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest not to exceed appraised value with waiver of advertisement and appraisals.
Per the Subcommittee’s request from the previous meeting, Executive Director Ed Carter made a presentation regarding TWRA’s process for establishing the wetlands priority list. He stated that wetland property acquisitions are requested of the TWRA in various ways including offers from property owners and knowledge of potentially available properties from both staff and third parties. The basis of the initial decision making is the “National Wetlands Inventory” compiled by the federal government which identifies all wetlands in the country. The “Important Wildlife Lands in Tennessee” report and the “Tennessee Heritage Conservation Plan” are also consulted in this process.

Properties that are proposed for acquisition go through a process of elimination to make sure that they are appropriate to the mission and statutory requirements of the TWRA and the Wetlands Acquisition Fund. Steps include an initial review by central staff, a more in-depth review by regional staff, a formal qualification and grading of the property by a biologist and, finally, a review and prioritization by the Executive Director.

The initial staff reviews determine two things: first, that the property makes sense from a general standpoint and that the property is desirable for acquisition by the agency. The regional staff will contact the property owners to visit the site to make sure that it is appropriate and that the property is truly available. If all of those items are positive, the property is recommended to be passed to a biologist for grading of the property.

The Functioning Wetlands evaluation is done on a 90-point scale. This grading serves to rank the properties that are available according to their “natural importance”, meaning based on determinable but not necessarily changeable factors. The lowest score is a 37 and the highest is 90. All properties receiving a score can be acquired, but not all will be. If a score is below 37 it would not normally be considered a wetland. As new properties are identified, this list will change in order, but unless new information about a property is presented, its grade should not change.

As new properties are added to the list and as funds, both State and outside grants, become available, the list is presented to the Executive Director of TWRA for determination of properties to be purchased. The decision on a purchase is based on three factors: the property’s wetlands score, the availability of funds and the existing obligations of the fund. This composite priority list is then presented to the Commissioner of Agriculture for concurrence. Typically, the highest scoring property that is available and has funding will be presented to the Executive Subcommittee for approval to purchase. Properties that are not recommended at any stage will either be rejected, if there is no rationale for acquisition by the State, or be passed to another group to acquire if the property is desirable but not a wetland.

After general discussion and questions by the Subcommittee, Secretary Hargett stated that he would like to meet with the Director to get a better understanding of the process. He then thanked Director Carter for coming and providing the information.
DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

Requested Action: Approval to preplan Phase 4 of the project budget, scope and source(s) of funding, and to utilize a CM/GC on the 4th Phase

Project Title: Mechanical & Electrical Upgrade

Project Description: Replacement and upgrade of mechanical, electrical and security systems at the State Capitol, Legislative Plaza and War Memorial Building

SBC Number: 529/005-01-2005

Total Project Budget: $29,000,000.00

Current Project Funding: $16,852,900.00
(If not fully funded)

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ 2,700,000.00</td>
<td>$</td>
<td>$ 2,700,000.00</td>
</tr>
<tr>
<td></td>
<td>11,500,000.00</td>
<td>0</td>
<td>11,500,000.00</td>
</tr>
<tr>
<td></td>
<td>1,075,600.00</td>
<td>0</td>
<td>1,075,600.00</td>
</tr>
<tr>
<td></td>
<td>427,300.00</td>
<td>0</td>
<td>427,300.00</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>1,150,000.00</td>
<td>1,150,000.00</td>
</tr>
</tbody>
</table>

Original Project Budget: $15,702,900.00
Change in Funding: $1,150,000.00
Revised Project Budget: $16,852,900.00

Comment: This action does not increase the total project budget. This additional funding will be used to preplan design work at the Legislative Plaza and War Memorial Buildings. It is requested to use CM/GC as the delivery method on this project due to the scope, magnitude and schedule of the work at Legislative Plaza and War Memorial Building as well as the need to provide preconstruction services to assist in budgeting and scheduling.

Continued...
Previous Action:

07/09/2009 SBC  Rev & fully plan Phase 2, appr Commissioning
10/19/2009 ESC  Appr issuing RFP for CM/GC
12/10/2009 SBC  Discussion
12/21/2009 ESC  Status report and presentation
02/11/2010 SBC  Discussion; refer to SC
02/22/2010 ESC  Discussion; suspended certain actions
05/24/2010 ESC  Status report discussion
06/10/2010 SBC  Appr CM/GC
10/14/2010 SBC  Refer to SC with authority
11/01/2010 ESC  Revised TPB; planning funds; proceed to Phase 2
08/22/2011 ESC  Revised scope; discussion
09/08/2011 SBC  Referred to ESC with authority
09/19/2011 ESC  Revised scope to preplan security upgrade
11/10/2011 SBC  Approved proceeding w/ exterior security upgrade portion
01/12/2012 SBC  Revised funding and scope
02/21/2012 ESC  Appr proceeding w/ interior security upgrades
04/12/2012 SBC  Reported sole source procurement
06/14/2012 SBC  Revised scope & funding
05/09/2013 SBC  Referred to ESC with authority to act

Minutes:

05/20/2013 ESC  A revised lead sheet was distributed per Treasurer Lillard’s request. He stated that, after meeting with staff following the last SBC meeting, he felt that the lead sheet that was being utilized did not adequately describe what was occurring or what the requested action was. He stated that this revised lead sheet includes in the Comment that “this action does not increase the total project budget” and is simply redesignating $1,150,000 to be used for preplanning going forward. If there is any increase, that would be a future decision that would have to be made and approved by the SBC and other appropriate approvals. Treasurer Lillard made a motion to substitute the revised lead sheet with the one posted in the agenda. He further moved to approve the revised lead sheet action requesting approval to add $1,150,000 to be designated for preplanning Phase 4 of the project budget, scope and source(s) of funding and to utilize a CM/GC on the 4th Phase, which does not increase the total project budget, but simply redesignates those funds for those purposes. His motion was properly seconded and passed without objection.
Minutes of Executive Subcommittee Meeting

1) Approved the Minutes of the Executive Subcommittee meetings held on April 22 and 25, 2013.

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) **University of Tennessee Knoxville**
   (Science Engineering Facility – Strong Hall)
   Total Project Budget: $94,000,000.00
   Current Project Funding: $2,800,000.00
   SBC Project No.: 540/009-19-2012
   Designer: THE LEWIS GROUP / THE SLAM COLLABORATIVE

2) **Moccasin Bend Mental Health Institute**
   (Main Building Floor Replacement)
   Total Project Budget: $400,000.00
   SBC Project No.: 344/009-01-2013
   Designer: TWH ARCHITECTS

Other Business

1) There being no further business, the meeting adjourned at 10:58 a.m.
A.

UNIVERSITY OF TENNESSEE

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Knox County – 0.26+/-acres & 5,068 sq. ft.+/-dwelling – 1308 White Ave., Knoxville, TN – Trans. No. 13-04-021 (Baugh)

Purpose: Acquisition in fee to purchase property to construct a future classroom/lab building. This property is in the University of Tennessee's 2011 Master Plan

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Owner(s): Hembree LLC

Comment: Date of last transfer: April 27, 1998
Purchase Price: N/A
Property Assessor’s Value: $206,200
Improvements Square Footage: 5,068

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
B.

UNIVERSITY OF TENNESSEE

**Land Transaction**

**Requested Action:** Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

**Description:** Knox County – 0.11+/- acres & 5,200 sq. ft.+/- dwelling – 1312 White Ave., Knoxville, TN – Trans. No. 13-02-013 (Baugh)

**Purpose:** Acquisition in fee to purchase property to construct a future classroom/lab building. This property is in the University of Tennessee's [2011 Master Plan](#)

**Estimated Sale Price:** Fair Market Value

**Source of Funding:** Campus Plant Funds (non-auxiliary) (A)

**Owner(s):** Dileep S. Sachan

**Comment:** Date of last transfer: August 31, 2000  
Purchase Price: $130,000  
Property Assessor’s Value: $147,800  
Improvements Square Footage: 5,200

**SSC Report:** 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
C.

UNIVERSITY OF TENNESSEE

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Knox County – 0.26+/-acres & 5,225 sq. ft.+/-dwelling – 1302 White Ave., Knoxville, TN – Trans. No. 13-04-019 (Baugh)

Purpose: Acquisition in fee to purchase property to construct a future classroom/lab building. This property is in the University of Tennessee’s 2011 Master Plan

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Owner(s): Danny E. and Martha Owen

Comment: Date of last transfer: July 18, 1996
Purchase Price: $188,000
Property Assessor’s Value: $351,900
Improvements Square Footage: 5,225

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
D.

TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of one appraisal and REM Fees

Description: Shelby County – 0.195+/-acres – 3619 Watauga Avenue, Memphis, TN – Trans. No. 13-01-007 (Maholland)

Purpose: Acquisition in fee for property used for future campus expansion. This property is one of the “102” University of Memphis properties, that were approved in the July 2007 SBC Executive Sub master plan.

Estimated Sale Price: Fair Market Value

Source of Funding: 2007 GO Bonds (A)

Owner(s): Fred T. Ross, Jr. & Fred T Ross

Comment: Date of last transfer: September 1994
Purchase Price: $53,000
Property Assessor’s Value: $142,300
Improvement Square Footage: 1,656

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire
TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of one appraisal and REM Fees

Description: Shelby County – 0.195+/-acres – 3595 Watauga Avenue, Memphis, TN – Trans. No. 13-01-008 (Maholland)

Purpose: Acquisition in fee for property used for future campus expansion. This property is one of the “102” University of Memphis properties, that were approved in the July 2007 SBC Executive Sub master plan.

Estimated Sale Price: Fair Market Value

Source of Funding: 2007 GO Bonds (A)

Owner(s): Zechariah Brewer

Comment: Date of last transfer: January 2004
Purchase Price: $120,500
Property Assessor’s Value: $141,300
Improvement Square Footage: 1,722

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of one appraisal and REM Fees
TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Shelby County – 4.62 +/- acres – 1234 Finley Road, Memphis, TN – Trans. No. 13-02-004 (Maholland)

Purpose: Acquisition in fee to purchase property for the benefit of Southwest Tennessee Community College (STCC) to be used for their Whitehaven off campus teaching center. STCC has been leasing space in the Whitehaven area of Memphis since 1986 and at their current location since 2001. The lease terminates September 2014. The new facility has access to public transportation, parking and is in a more economically stable environment.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Owner(s): STCC Foundation

Comment: TBR has provided information on the Facility Assessment Renovation plans

Date of last property transfer: 2012
Purchase Price: $600,000
Property Assessor’s Value: $1.1 million
Improvement Square Footage: 45,858

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Putnam County – 4,100 sf – 215 West 7th Street, Cookeville, TN – Trans. No. 13-04-007 (Maholland)

Purpose: Acquisition in fee for property used for future campus expansion. The City of Cookeville (owner) declared this lot surplus in order that the University could purchase it. This property is in the Tennessee Tech. University 2010 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Owner(s): City of Cookeville

Comment: Date of last transfer: November 2001
Purchase Price: $25,000
Property Assessor’s Value: $26,900
Improvement Square Footage: N/A

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Putnam County – 211 West 7th Street, Cookeville, TN – Trans. No. 13-04-008 (Maholland)

Purpose: Acquisition in fee for property used for future campus expansion. The vacant lot is adjacent to the campus. This property is in the Tennessee Tech. University 2010 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Owner(s): Tammy Saylors

Comment: Date of last transfer: October 2011
Purchase Price: N/A
Property Assessor’s Value: $26,900
Improvement Square Footage: N/A

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Putnam County – 201 West 7th Street, Cookeville, TN – Trans. No. 13-04-009 (Maholland)

Purpose: Acquisition in fee for property used for future campus expansion. The lot is adjacent to the campus. This property is in the Tennessee Tech. University 2010 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Owner(s): Tammy Saylors

Comment: Date of last transfer: October 2011
Purchase Price: N/A
Property Assessor’s Value: $112,200
Improvement Square Footage: 1,740

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Putnam County – 817 N. Whitney Avenue, Cookeville, TN – Trans. No. 13-04-011 (Baugh)

Purpose: Acquisition in fee for property used for future campus expansion. This property is in Tennessee Tech. University’s 2010 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non-auxiliary) (A)

Owner(s): Jerry D. Cantrell

Comment: Date of last transfer: October 7, 1997
Purchase Price: $32,000
Property Assessor’s Value: $72,900
Improvement Square Footage: 1,512

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Putnam County – 816 N. Whitney Avenue, Cookeville, TN – Trans. No. 13-04-012 (Baugh)

Purpose: Acquisition in fee for property used for future campus expansion. This property is in Tennessee Tech. University’s 2010 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non auxiliary) (A)

Owner(s): Jerry D. Cantrell

Comment: Date of last transfer: July 28, 1997
Purchase Price: $55,000
Property Assessor’s Value: $84,600
Improvement Square Footage: 1,012 house, 504 house, 144 shed

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Putnam County – 805 N. Willow Avenue, Cookeville, TN – Trans. No. 13-04-013 (Baugh)

Purpose: Acquisition in fee for property used for future campus expansion. This property is in Tennessee Tech. University’s 2010 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non auxiliary) (A)

Owner(s): Jerry D. Cantrell

Comment: Date of last transfer: February 14, 1974
Purchase Price: N/A
Property Assessor’s Value: $267,100
Improvement Square Footage: 2,990

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
TENNESSEE BOARD OF REGENTS

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Putnam County – 845 West 8th Street, Cookeville, TN – Trans. No. 13-04-014 (Baugh)

Purpose: Acquisition in fee for property used for future campus expansion. This property is in Tennessee Tech. University's 2010 Master Plan.

Estimated Sale Price: Fair Market Value

Source of Funding: Campus Plant Funds (non auxiliary) (A)

Owner(s): Jerry D. Cantrell

Comment: Date of last transfer: July 28, 1997
Purchase Price: $55,000
Property Assessor's Value: $69,300
Improvement Square Footage: 908

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal
DEPARTMENT OF AGRICULTURE

Land Transaction

Requested Action: Approval of disposal in fee below Fair Market Value

Description: Putnam County – 7.6+/- acres – 1060 East Spring St, Cookeville, TN – Trans. No. 07-02-020 (Jackson)

Purpose: Disposal in fee to sell the property at below the appraised value.

Original Cost to State: $2,000

Date of Original Conveyance: 1950

Grantor Unto State: J.L. McCawley and wife

Sale Price: $465,000

Source of Funding: REM Fee paid from proceeds from sale of property

Buyer: Paul and Marsha Krenke

Owner(s): Department of Agriculture

Comment: The Department of Agriculture (DOA), Division of Forestry acquired this property by transfer of jurisdiction from TDEC in November 1998. The facility is now vacant and there is no longer a need of this property. The property was advertised twice in the area newspaper with no respondents. A subsequent offer of $465,000 has been made which is below the November 15, 2012 appraised value of $769,000. A public notice of the unsolicited offer was posted in a local paper. Proceeds of this sale are made available to the DOA as allowed by 2012 Public Chapter 1029, Section 8, Item 18 to address future capital needs of the Forestry Program.

SSC Report: 02/18/2013 Peter Heimbach summarized the transaction. Staff deferred the transaction.

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Previous Action: 03/26/2007 ESC Approval of transaction

Minutes: 05/20/2013 ESC Approved disposal in fee below Fair Market Value
DEPARTMENT OF SAFETY

Land Transaction

Requested Action: Approval to enter into a land lease agreement with waiver of advertisement and appraisals

Description: Cumberland County – 1+/- acre – located on Hinch Mountain – Trans. No. 13-03-013 (Bailey)

Purpose: Acquisition by lease to allow Safety’s interoperable system on the Hinch Mountain tower

Term: Thirty (30) year term beginning on the effective date of lease with 90-day clause

Rent: No-Cost - Mutual Benefit

Lessor: Volunteer Energy Cooperative

Comment: Part of approved SBC Project No. 502/001-01-2011

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved entering into a land lease agreement with waiver of advertisement and appraisals
Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest not to exceed appraised value with waiver of advertisement and one appraisal

Description: McMinn County – 0.57 +/- acres with a 2,250 sf bldg. – 195 Church Street, Calhoun, TN – Trans. No. 13-01-005 (Woodard)

Purpose: Acquisition in fee for warehouse space used currently by TWRA

Sale Price: $78,000

Source of Funding:
- $ 7,800 TWRA Operating Funds (Boating) (A)
- $78,000 TWRA Operating Funds (Wildlife) (A)

Owner(s): Drew and Audra Morrow

Comment: Additional funds are for administrative cost.

Purchased by Owner: February 26, 2009
Purchase Price: $37,500
Property Assessor’s Value: $30,160
Improvement Square Footage: 2,250

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest not to exceed appraised value with waiver of advertisement and one appraisal
## Land Transaction

### Requested Action:
Approval to acquire easement with waiver of advertisement and one appraisal

### Description:
Monroe County – 3.5 +/- acres for Permanent Recreational Easement – Vonore City, TN – Trans. No. 13-04-010 (Jackson)

### Purpose:
Acquisition by easement to acquire property of the Toqua Recreation Area adjacent to the Toqua public use boat ramp. TWRA is requesting Tennessee Valley Authority (TVA) to approve and complete the transfer to TWRA. The State will pay all cost to TVA in completing the necessary land rights transfer.

### Estimated Sale Price:
No Cost

### Source of Funding:
12/13 TWRA Operating Funds (A)

### Owner(s):
TVA

### SSC Report:
05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

### Minutes:
05/20/2013 ESC Approved acquiring an easement with waiver of advertisement and one appraisal
DEPARTMENT OF TRANSPORTATION

Land Transaction

Requested Action: Approval to obtain title work, appraisal, survey, phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal

Description: Shelby County – 3.911 +/- acres – Byhalia Road & Collierville Road, Collierville, TN – 13-04-015 (Woodard)

Purpose: Acquisition in fee by land swap to widening project on Local Public Agent (LPA) SR – 175.

Estimated Sale Price: Land swap

Source of Funding: N/A

Owner(s): Chuck Hutton Leasing, LLC

Comment: TDOT has had the property appraised, surveyed and the environmental assessment is complete. This property is being received as consideration for disposal of 1.659+/– acres for Trans. No. 12-01-008 approved on 02/21/2012.

SSC Report: 05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire interest, not to exceed appraised value with waiver of advertisement and one appraisal