

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
September 23, 2015

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The State Building Commission Executive Subcommittee met this day at 3:00 p.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee with the following members and Departments present. Secretary Hargett called the meeting to order at 3:00 p.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

MEMBERS PRESENT

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

MEMBERS ABSENT

Larry Martin, Commissioner, Department of Finance and Administration

ORGANIZATION

- Department of General Services

PRESENTER

Ted Hayden

## DEPARTMENT OF GENERAL SERVICES

### Statewide

**Requested Action:** Approval of a project and scope and to release a Request for Proposal

**Project Title:** Energy Generation Systems

**Project Description:** Generation of electricity from systems installed and maintained by others and located on State owned properties.

**SBC Number:** 460/000-06-2015

**Comment:** The State seeks to reduce electrical utility cost and consumption through the installation of on-site renewable energy generating systems. The energy generating systems will be leased and the term of the lease will be for 25 years with a right to terminate with removal after six years. The Central Procurement Office will assist with the procurement. Funding for the lease payments will be diverted from the User Agencies' electrical operating costs and will be less than the current annual energy expenditures. The projected operating cost savings are due to the reduced cost of electricity from the on-site systems as compared to purchasing electricity from the grid. All sites will be subject to the approval of the State Building Commission. Sites on which energy generating systems may be installed may include:

#### Department of Correction

- DeBerry Correctional Facility/ Riverbend Maximum Security Institution
- Bledsoe County Correctional Complex
- Northeast Correctional Complex
- Northwest Correctional Complex
- West Tennessee State Penitentiary
- Morgan County Correctional Complex
- Turney Center Industrial Complex
- Tennessee Prison for Women

#### General Services

- Metro Center Complex
- RS Gass Complex – various buildings
- Ellington Agricultural Center – various FRF buildings

#### Mental Health

- Middle TN Mental Health Institute
- Western Mental Health Institute

**Previous Action:** 09/10/2015 SBC Referred to the Executive Subcommittee with authority to act.  
09/21/2015 ESC Agency requested deferral to a called meeting

Department of General Services – continued:

Minutes:

09/23/2015 ESC Ted Hayden presented the request for approval of a project and scope and to release an RFP. Secretary Hargett made a motion to approve the request provided that Tennessee Tech University was removed from the list of agencies that was part of the item. Hearing no objection, the motion was properly seconded. In reference to the comment regarding the sites where systems may be installed, Comptroller Wilson asked if it meant there may be installations included at additional facilities. Mr. Hayden responded that there would not be any additional sites, but that some on the list may not be included. Comptroller Wilson stated that what they were approving was a Request for Proposals that would be analyzed to determine whether or not to go forward depending upon the responses, and was told "that is correct". Mr. Hayden expressed appreciation of the flexibility of the staff and members as well as the critical involvement and numerous hours expended by the Comptroller's Office and the OSA over the past three weeks during their collaborative drafting and fine-tuning process. He said it had been an incredible effort on everyone's behalf and they appreciated the involvement of all those that had contributed. Subcommittee approved the request as stated by Secretary Hargett with the removal of TTU from the list of sites.

Approved:



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