The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee with the following members and Departments present. Commissioner Martin called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Peter Heimbach.

**MEMBERS PRESENT**

Larry Martin, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

**ORGANIZATION**

- Tennessee Board of Regents
- Department of Mental Health & Substance Abuse Services
- Department of Transportation
- Department of Environment & Conservation
- Tennessee Wildlife Resources Agency
- Department of General Services
- State Building Commission

**PRESENTER**

- Dick Tracy
- Heather Gundersen
- Jeff Hoge
- Bill Avant
- Tim Churchill
- Bob Oglesby
- Peter Heimbach
CONSENT AGENDA

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

A. Agency: Tennessee Board of Regents – Montgomery County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal

B. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal

C. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal

D. Agency: Department of Environment & Conservation – Davidson County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal

E. Agency: Tennessee Wildlife Resources Agency – Greene County  
Transaction: Disposal – Easement (Utility)  
Provision: Waiver of advertisement and one appraisal

F. Agency: Tennessee Wildlife Resources Agency – Carroll County  
Transaction: Acquisition – Fee (Gift)  
Provision: Waiver of advertisement and appraisals

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

H. Agency: Tennessee Wildlife Resources Agency – Madison County  
Transaction: Acquisition – Fee (Third Party)  
Provision: Waiver of advertisement and one appraisal

I. Agency: Tennessee Wildlife Resources Agency – Madison County  
Transaction: Acquisition – Fee (Third Party)  
Provision: Waiver of advertisement and one appraisal

J. Agency: Tennessee Wildlife Resources Agency – Madison County  
Transaction: Acquisition – Fee (Third Party)  
Provision: Waiver of advertisement and one appraisal

K. Agency: Tennessee Wildlife Resources Agency – Madison County  
Transaction: Acquisition – Fee (Third Party)  
Provision: Waiver of advertisement and one appraisal

L. Agency: Tennessee Wildlife Resources Agency – Campbell County  
Transaction: Acquisition – Fee (Third Party)  
Provision: Waiver of advertisement and one appraisal
Requested Action: Approval of project, budget, scope, funding and source(s) of funding

Project Title: Demolition – 511 E. 11th Street

Project Description: This project provides for the demolition of 511 E. 11th Street in Cookeville, Tennessee in accordance with the TTU 2014 Master Plan.

SBC Number: 166/011-09-2015

Total Project Budget: $10,000.00

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

Comment: This building is less than 50 years old and does not require THC review.

Minutes: 09/21/2015 ESC Approved project, budget, scope, funding and source(s) of funding.
Moccasin Bend Mental Health Institute, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Unit 6 Dayroom Addition

**Project Description:** New addition to increase the Dayroom. Project will include all related work.

**SBC Number:** 344/009-01-2014

**Total Project Budget:** $435,000.00

**Source of Funding:**

<table>
<thead>
<tr>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
</tr>
</thead>
<tbody>
<tr>
<td>$300,000.00</td>
<td>$0.00</td>
<td>$300,000.00</td>
</tr>
<tr>
<td>0.00</td>
<td>135,000.00</td>
<td>135,000.00</td>
</tr>
</tbody>
</table>

| Original Project Budget: | $300,000.00 |
| Change in Funding: | $135,000.00 |
| Revised Project Budget: | $435,000.00 |

**Comment:** Three bids were received on August 27, 2015. An increase in funding is needed to award a contract to BP Construction for the base bid only. There will be no additional designer fees.

**Previous Action:**

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>08/21/2014</td>
<td>SBC Approved project</td>
</tr>
<tr>
<td>08/28/2014</td>
<td>ESC Selected designer (TWH Architects)</td>
</tr>
</tbody>
</table>

**Minutes:**

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/21/2015</td>
<td>ESC</td>
<td>Approved a revision in project budget, funding and sources(s) of funding in order to award a contract.</td>
</tr>
</tbody>
</table>
DEPARTMENT OF TRANSPORTATION

Disposal – Fee

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

Transaction Description:
- Location: Shelby County – 8.199+/- acres (4 tracts) – Sam Cooper Blvd., Memphis, TN
- Estimated Sale Price: Fair Market Value

Comment: The property has been determined to be surplus to the Agency's needs. The sale is expected to be marketed as a single transaction.

Date of Last Transfer: 1967, 1968, 1969
Original Cost to State $1,218,324 (larger tract)

Minutes: 09/21/2015
Comptroller Wilson asked the reasoning for selling the property as a single transaction and not as separate tracts, and was told that their Commissioner had received letters from the City and County Mayors requesting it. Subcommittee approved the disposal in fee with waiver of one appraisal.
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

Transaction Description:
- Location: Carter County – 9.36+/– acres (2 tracts) - State Hwy 143 – Elizabethton, TN
- Owner(s): Shelving Rock, LLC c/o Thomas Burleson
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 15/16 State Lands Acquisition Fund (A)

Comment: Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The property is related to Sycamore Shoals State Historic Park. The purchase of tracts will protect historical property from future development. Donated funds are being sought to offset a portion of the purchase price. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: October 4, 2007
Purchase Price: $0.00
Property Assessor's Value: $132,600 (3.78 acres)
Square Footage Improvements: None

Date of Last Transfer: August 31, 2007
Purchase Price: $0.00
Property Assessor's Value: $140,200 (5.58 acres)
Square Footage Improvements: None

Minutes: 09/21/2015 Comptroller Wilson asked about the historic significance of the property. Bill Avant stated that it was due to the over mountaineers victory during the Revolutionary War and is part of the Overmountain Victory National Historic Trail. Comptroller Wilson noted that it was one of the most historic places in the country. Subcommittee approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.
**DEPARTMENT OF ENVIRONMENT AND CONSERVATION**

### Acquisition – Fee (Purchase)

**Requested Action:** Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

**Transaction Description:**
- **Location:** Fentress County – 4.8+/-acres – 3521 Wolf River Loop – Pall Mall, TN
- **Owner(s):** Gerald E. York/Trustee
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 State Lands Acquisition Fund (A)

**Comment:** Per TCA 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The property is contiguous to Sgt. Alvin C. York State Historic Park. The purchase of the property will protect viewshed. No additional management costs are anticipated with this acquisition.

- **Date of Last Transfer:** July 22, 2015
- **Purchase Price:** $140,000
- **Property Assessor’s Value:** $133,500
- **Square Footage Improvements:** 1,271

**Minutes:** 09/21/2015  Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.
Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

Transaction Description:
- Location: Fayette County – 449.16+/- acres (3 tracts) – Hwy 18 North/Yager Dr., Somerville TN
- Owner(s): William W. Cox, Sr., James R. Mynatt, Preston Carpenter, et.al
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 15/16 Wetlands Acquisition Fund (A)

Comment: Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency. The property is contiguous to the Wolf River Wildlife Management Area and will protect and preserve watershed functions. This is also a strategic acquisition which is key for access to a public highway. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: June 12, 2006
Purchase Price: Unknown
Property Assessor’s Value: $167,500 (264.13 acres)
Square Footage Improvements: 864

Date of Last Transfer: June 12, 2006
Purchase Price: Unknown
Property Assessor’s Value: $153,100 (129.23 acres)
Square Footage Improvements: None

Date of Last Transfer: June 12, 2006
Purchase Price: Unknown
Property Assessor’s Value: $125,000 (55.80 acres)
Square Footage Improvements: None

Minutes: 09/21/2015
Comptroller Wilson noted that one of the sellers was a Commissioner and asked if he participated in the vote to purchase the property or had any influence or pressure to acquire this property, and was told “no”. The Comptroller asked if the purchase price was determined and verified by an outside third party, and was told “yes”. Treasurer Lillard asked that the letter from Executive Director Ed Carter, dated 9/15/2015, be made a part of the minutes. Subcommittee approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.
September 15, 2015

Peter Heimbach, Jr., State Architect
Department of Finance and Administration
William R. Snodgrass Tennessee Tower
312 Rosa L. Parks Avenue, Suite 1800
Nashville, Tennessee 37243

Dear Mr. Heimbach:

This letter is in response to a request from the State Building Commission Subcommittee Staff concerning transaction 15-08-018. This transaction concerns the acquisition of 449 acres of wetlands at Wolf River WMA in Fayette County, Tennessee. It is being offered for purchase to TWRA by its owners, one of whom is William Cox, Sr. who is a standing commissioner on the Tennessee Fish and Wildlife Commission (TFWC). The TFWC is a 13-member board that oversees the affairs of TWRA, but is not responsible for daily decisions made by TWRA staff.

This letter is meant to certify that TWRA decided to undertake this acquisition with wetland funds, and did so without any pressure or duress from Commissioner Cox. The 3 tracts to be purchased are in-holdings within Wolf River WMA and thus are highly desirable as additions for public hunting land and watershed protection. The wetlands were evaluated for their value and scored a 79 which equals the highest wetland value currently being considered on other wetland tracts. The decision to pursue purchase was vetted through TWRA managers without any consultation of wetland value or voting on the part of Commissioner Cox. All 3 tracts were appraised using STREAM’s standard bidding procedure and the owners will be offered Fair Market Value (FMV) just as any other seller. In summary, these are good tracts to add to our WMA and we wish to purchase them if the sellers are willing sell at FMV.

Please don’t hesitate to contact me or Tim Churchill, TWRA’s Chief of Real Estate if you or the Subcommittee Staff have any more questions regarding this transaction.

Sincerely,

[Signature]

Ed Carter, Executive Director
Tennessee Wildlife Resources Agency

The State of Tennessee
IS AN EQUAL OPPORTUNITY, EQUAL ACCESS, AFFIRMATIVE ACTION EMPLOYER
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

TN Board of Regents
- TN Tech at Cookeville

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.

Minutes: 09/21/2015 ESC Commissioner Oglesby stated that the item was not quite ready to act upon and requested it be deferred to a special called meeting. Comptroller Wilson said they would look at having a called meeting, but added that they would like to have firm documents ten days before the meeting for adequate review. He said that there is additional risk if this is not done, and there seemed to be a pattern of rushes. Subcommittee deferred action saying they would look into having a called meeting.
DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, budget, scope, funding and sources(s) of funding, utilizing the Job Order Contract for construction and the Agency Consultant for design

Project Title: 27th Floor Renovation – Economic & Community Development

Project Description: Demolition and build-out of the standard office area floor including standard finishes, renovation of restrooms, necessary system modifications, abatement activities and all related work.

SBC Number: 529/079-01-2015

Total Project Budget: $493,000.00

Source of Funding: $200,000.00 15/16 ECD Operating Funds (A) 293,000.00 FRF Reserves (R)

Comment: The JOC is requested in order to expedite this project to take earlier advantage of the type of work environment that management believes is in the best interest of the State. Because design services are limited to construction documents, the use of the Agency consultant is requested. The anticipated construction cost is $402,000.

Previous Action: 09/10/2015 SBC Commissioner Oglesby brought the project up from the floor and Comptroller Wilson questioned the urgency of the request. After discussion, the matter was referred to the Executive Subcommittee with authority to act.

Minutes: 09/21/2015 ESC Approved a project, budget, scope, funding and sources(s) of funding, utilizing the Job Order Contract for construction and the Agency Consultant for design.
DEPARTMENT OF GENERAL SERVICES

Report Item:

Pursuant to State Building Commission Policy and Procedures, Item 8.01 (J) Report Item as approved on September 19, 2011.

For all acquisition and disposals of interest in real property, closed in the previous quarter, that have been previously approved by the Executive Subcommittee, the following information shall be reported back to the Executive Sub Committee by STREAM on a quarterly basis (April 1, 2015 – June 30, 2015).

1. Resulting appraisal value(s)
2. Final purchase or sales price
3. Amount(s) and source of funding used or received
4. 3rd Party Costs

Minutes: 09/21/2015 Subcommittee acknowledged receipt of the report.
STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

1) Approved the Minutes of the Executive Subcommittee meeting held on August 24, 2015.

Designer Selections

1) Report received of the following designer selection as delegated to the State Architect for projects below the major maintenance threshold:

   - **Location:** UT Chattanooga
   - **Project Title:** Arena Roof Repairs
   - **Total Project Budget:** $460,000
   - **SBC Project No.:** 540/005-09-2015
   - **Designer:** HEFFERLIN + KRONENBERG ARCHITECTS

2) 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) UT Institute of Agriculture**
     - (Ag Research and Extension – Roof Replacements)
     - **Total Project Budget:** $2,000,000
     - **SBC Project No.:** 540/001-03-2015
     - **Designer:** JOHNSON ARCHITECTURE
   
   - **2) UT Chattanooga**
     - (Campus Site Improvements)
     - **Total Project Budget:** $3,500,000
     - **SBC Project No.:** 540/005-03-2015
     - **Designer:** WM WHITAKER ASSOCIATES
   
   - **3) UT Institute of Agriculture**
     - (Consultant – Architectural)
     - **Total Project Budget:** $40,000
     - **SBC Project No.:** 540/001-04-2015
     - **Designer:** COMMUNITY TECTONICS
   
   - **4) UT Institute of Agriculture**
     - (Consultant – Mechanical / Electrical)
     - **Total Project Budget:** $25,000
     - **SBC Project No.:** 540/001-04-2015
     - **Designer:** FACILITY SYSTEMS CONSULTANTS
   
   - **5) UT Chattanooga**
     - (Consultant – Architectural)
     - **Total Project Budget:** $35,000
     - **SBC Project No.:** 540/005-06-2015
     - **Designer:** DERTHICK HENLEY WILKERSON
   
   - **6) UT Chattanooga**
     - (Consultant – Structural)
     - **Total Project Budget:** $25,000
     - **SBC Project No.:** 540/005-06-2015
     - **Designer:** CTI ENGINEERS
<table>
<thead>
<tr>
<th></th>
<th><strong>UT Chattanooga</strong></th>
<th><strong>UT Knoxville</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>7)</td>
<td>(Consultant – Mechanical)</td>
<td>(Consultant – Electrical)</td>
</tr>
<tr>
<td></td>
<td>Total Project Budget: $25,000</td>
<td>Total Project Budget: $250,000</td>
</tr>
<tr>
<td></td>
<td>SBC Project No. 540/005-06-2015</td>
<td>SBC Project No. 540/009-10-2015</td>
</tr>
<tr>
<td></td>
<td>Designer: MARCH ADAMS &amp; ASSOCIATES</td>
<td>Designer: WEST WELCH REED ENGINEERS</td>
</tr>
<tr>
<td>8)</td>
<td>(Consultant – Landscape)</td>
<td>(Consultant – Environmental)</td>
</tr>
<tr>
<td></td>
<td>Total Project Budget: $25,000</td>
<td>Total Project Budget: $100,000</td>
</tr>
<tr>
<td></td>
<td>SBC Project No. 540/005-06-2015</td>
<td>SBC Project No. 540/009-10-2015</td>
</tr>
<tr>
<td></td>
<td>Designer: WM WHITAKER &amp; ASSOCIATES</td>
<td>Designer: QUANTUM ENVIRONMENTAL &amp; ENGINEERING SERVICES</td>
</tr>
<tr>
<td>9)</td>
<td>(Consultant – Environmental)</td>
<td>(Consultant – Structural)</td>
</tr>
<tr>
<td></td>
<td>Total Project Budget: $25,000</td>
<td>Total Project Budget: $100,000</td>
</tr>
<tr>
<td></td>
<td>SBC Project No. 540/005-06-2015</td>
<td>SBC Project No. 540/009-10-2015</td>
</tr>
<tr>
<td></td>
<td>Designer: PROFESSIONAL ENVIRONMENTAL CONSULTING</td>
<td>Designer: ROSS BRYAN ASSOCIATES</td>
</tr>
<tr>
<td>10)</td>
<td>(Consultant – Electrical)</td>
<td>(Consultant – Mechanical)</td>
</tr>
<tr>
<td></td>
<td>Total Project Budget: $25,000</td>
<td>Total Project Budget: $200,000</td>
</tr>
<tr>
<td></td>
<td>SBC Project No. 540/005-06-2015</td>
<td>SBC Project No. 540/009-10-2015</td>
</tr>
<tr>
<td></td>
<td>Designer: ADVANCED ENERGY ENGINEERING &amp; DESIGN</td>
<td>Designer: ENGINEERING SERVICES GROUP</td>
</tr>
<tr>
<td>11)</td>
<td>(Consultant – Civil)</td>
<td>(Consultant – Landscape)</td>
</tr>
<tr>
<td></td>
<td>Total Project Budget: $25,000</td>
<td>Total Project Budget: $200,000</td>
</tr>
<tr>
<td></td>
<td>SBC Project No. 540/005-06-2015</td>
<td>SBC Project No. 540/009-10-2015</td>
</tr>
<tr>
<td></td>
<td>Designer: ASA ENGINEERING &amp; CONSULTING</td>
<td>Designer: CRJA-IBI GROUP</td>
</tr>
<tr>
<td>12)</td>
<td>(Consultant – Architectural)</td>
<td>(Consultant – Architectural)</td>
</tr>
<tr>
<td></td>
<td>Total Project Budget: $300,000</td>
<td>Total Project Budget: $25,000</td>
</tr>
<tr>
<td></td>
<td>Designer: ARCHITECTS WEEKS AMBROSE MCDONALD</td>
<td>Designer: TLM ASSOCIATES</td>
</tr>
<tr>
<td>13)</td>
<td>(Consultant – Civil)</td>
<td>(Consultant – Mechanical/Electrical)</td>
</tr>
<tr>
<td></td>
<td>Total Project Budget: $250,000</td>
<td>Total Project Budget: $25,000</td>
</tr>
<tr>
<td></td>
<td>Designer: GRESHAM SMITH &amp; PARTNERS</td>
<td>Designer: PICKERING FIRM</td>
</tr>
<tr>
<td>14)</td>
<td>(Consultant – Architectural)</td>
<td>(Consultant – Architectural)</td>
</tr>
<tr>
<td></td>
<td>Total Project Budget: $60,000</td>
<td>Total Project Budget: $60,000</td>
</tr>
<tr>
<td></td>
<td>Designer: HAIZLIP STUDIO</td>
<td>Designer: HAIZLIP STUDIO</td>
</tr>
</tbody>
</table>
22) UT Health Science Center
(Consultant – Electrical)
Total Project Budget: $50,000
SBC Project No. 540/013-03-2015
Designer: ALLEN & HOSHALL

23) UT Health Science Center
(Consultant – Structural)
Total Project Budget: $20,000
SBC Project No. 540/013-03-2015
Designer: BURR & COLE CONSULTING ENGRS

24) UT Health Science Center
(Consultant – Mechanical)
Total Project Budget: $65,000
SBC Project No. 540/013-03-2015
Designer: BARHAM CAIN MYNATT

25) UT Health Science Center
(Consultant – Landscape)
Total Project Budget: $30,000
SBC Project No. 540/013-03-2015
Designer: A2H INC

26) Mountain View Youth Development Center
(Physical Security Upgrades)
Total Project Budget: $1,500,000
SBC Project No. 144/013-01-2015
Designer: ENGINEERING SERVICES GROUP

27) Veterans Nursing Home – Murfreesboro
(Parking Expansion)
Total Project Budget: $270,000
SBC Project No. 680/003-01-2015
Designer: ENVIRONMENTAL & CIVIL ENGINEERING SERVICES

28) Andrew Johnson / Davy Crockett Towers
(Cooling Tower Replacement)
Total Project Budget: $600,000
SBC Project No. 529/000-07-2012
Designer: SMITH SECKMAN REID

29) Department of General Services – Statewide
(Arc Flash Studies)
Total Project Budget: $740,000
SBC Project No. 529/000-05-2015
Designer: I C THOMASSON ASSOCIATES

Other Business

There being no other business, the meeting adjourned at 11:12 a.m.

* * * * * * *
A. TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

Transaction Description:

- Location: Austin Peay State University
  Montgomery County – 50 x 160 x IRR – 251 Forbes Avenue, Clarksville, TN
- Owner(s): Austin Peay State University Foundation
- Estimated Purchase Price: $65,200
- Source of Funding: Plant (Non-Auxiliary (A))

Comment:
This property is in the APSU’s 2013 Master Plan and will be used for future campus expansion. The house located on this property will be used as rental income for faculty or staff and demolished at a future date.

Date of Last Transfer: April 10, 2015
Purchase Price: $65,200
Property Assessor’s Value: $52,200
Square Footage Improvements: 1,320

Minutes: 09/21/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.
TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

Transaction Description:
- Location: Tennessee Technological University
  Putnam County – 80'x130'+/– lot – 1104 N. Washington Avenue–Cookeville, TN
- Owner(s): Susan Compton Hackney
- Estimated Purchase Price: Fair Market Value
- Source of Funding: Plant (Non-Auxiliary) (A)

Comment: This property is needed for future campus expansion and is in TTU's 2014 Master Plan.

Date of Last Transfer: August 11, 2000
Purchase Price: $25,000
Property Assessor's Value: $15,500
Square Footage Improvements: n/a

Minutes: 09/21/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.
Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description:
- Location: Tennessee Technological University
  Putnam County - 0.28 +/- acres – 511 E. 11th Street – Cookeville, TN
- Owner(s): William and Kimberly Pedigo
- Estimated Purchase Price: Fair Market Value
- Source of Funding: Plant (Non-Auxiliary) (A)

Comment: This property is needed for future campus expansion and is in TTU’s 2014 Master Plan.

Date of Last Transfer: May 13, 2011
Purchase Price: $79,900
Property Assessor’s Value: $59,000
Square Footage Improvements: 960

Minutes: 09/21/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

Transaction Description:
- Location: Davidson County – 21.03+/- acres (2 tracts)
  - Franklin Pike, Nashville, TN (36.28 acres)
  - 5535 Hillview Dr., Brentwood, TN (1.03 acres)
- Owner(s): Robert Harris, Jr. & Peggy Flynn
- Estimated Purchase Price: Fair Market Value
- Source of Funding: Friends of Radnor Lake (REM fees) (O)
  TDEC Reserves (R)

Comment:
The properties are contiguous to the Radnor Lake State Natural Area. The purchase of the tracts will provide access to Franklin Road and protect viewshed and watershed. The due diligence will be funded by the Friends of Radnor Lake as ordered by the State. The State source of funding is Piedmont Natural Gas easement acquisition proceeds. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: February 11, 2015
Purchase Price: $700,000
Property Assessor's Value: $18,440 (36.28 acres)
Square Footage Improvements: None

Date of Last Transfer: October 9, 2008
Purchase Price: $0.00
Property Assessor's Value: $126,000 (1.03 acres)
Square Footage Improvements: None

Minutes: 09/21/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.
E.

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Easement (Utility)

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

Transaction Description:
- Transaction No.: 15-08-024
- Location: Greene County – 1.5+-acres – 5130 McDonald Rd., Mohawk, TN
- Grantee: Greeneville Light and Power System
- Estimated Sale Price: Fair Market Value
- Source of Funding: Greeneville Light and Power System (O)

Comment: Request easement to construct a substation at Skinners Crossroad site and adjacent to Lick Creek Wildlife Management Area.

Date of Last Transfer: August 13, 1999
Original Cost to State $0.00

Minutes: 09/21/2015 Approved disposal by easement with waiver of advertisement and one appraisal.
### TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – Fee (Gift)**

**Requested Action:** Approval to obtain title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals

**Transaction Description:**
- **Location:** Carroll County – 490.06+/- acres (2 tracts) – Hwy 77/Firetower Rd., Huntingdon TN
- **Owner(s):** Carroll County Watershed Authority (CCWA)
- **Estimated Purchase Price:** Gift
- **Source of Funding:** CCWA (REM fees) (O)

**Comment:** In order to close out its permit for the mitigation bank, the CCWA needs to convey the completed wetland area to TWRA.

<table>
<thead>
<tr>
<th>Date of Last Transfer</th>
<th>Purchase Price</th>
<th>Property Assessor’s Value</th>
<th>Square Footage Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 17, 2004</td>
<td>$0.00</td>
<td>$0.00 (417.30 acres)</td>
<td>None</td>
</tr>
<tr>
<td>January 9, 2008</td>
<td>$130,968</td>
<td>$0.00 (72.76 acres)</td>
<td>None</td>
</tr>
</tbody>
</table>

**Minutes:** 09/21/2015  Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.
TENNESSEE WILDLIFE RESOURCES AGENCY

G.

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

Transaction Description:
- Location: Robertson County – 54.9+/--acres – Dunn Rd., Springfield, TN
- Owner(s): Watson Ricchuite
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 15/16 Wetlands Acquisition Fund (A)

Comment:
Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

The property is contiguous to the Cedar Hill Swamp Wildlife Management Area and will protect and preserve watershed functions. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: February 15, 1999
Purchase Price: $31,900
Property Assessor’s Value: $101,600 (54.90 acres)
Square Footage Improvements: None

Minutes: 09/21/2015 Approved obtaining title work, appraisal, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.
TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal

Transaction Description: Transaction No 15-08-022
- Location: Madison County – 512+/-acres (2 tracts) - Hwy 45 Bypass W. and Sanders Bluff Rd., Jackson, TN
- Owner(s): Kenny Manning & Sharlene Manning
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 15/16 Wetlands Acquisition Fund (A)
- Third Party: The Nature Conservancy
- Third Party Costs: $6,750.00

Comment: Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

Utilization of the third party is requested because of the need to close more quickly than would be possible under the State process.

The property is in close proximity to the Horns Bluff Refuge and will protect and preserve watershed functions. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: December 31, 2013
Purchase Price: $858,293
Property Assessor’s Value: $1,178,000 (355.0 acres)
Square Footage Improvements: None

Date of Last Transfer: December 31, 2013
Purchase Price: $858,293
Property Assessor’s Value: $516,800 (145.0 acres)
Square Footage Improvements: None

Minutes: 09/21/2015 Approved obtaining title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.
TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal

Transaction Description: Transaction No 15-08-021
- Location: Madison County – 81.6+/-acres (2 tracts) - Sanders Bluff Rd., Jackson, TN
- Owner(s): Allen & Carolyn Winfred
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 15/16 Wetlands Acquisition Fund (A)
- Third Party: The Nature Conservancy
- Third Party Costs: $6,319.00

Comment: Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

Utilization of the third party is requested because of the need to close more quickly than would be possible under the State process.

The property is in close proximity to the Horns Bluff Refuge and will protect and preserve watershed functions. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: January 31, 2003
Purchase Price: $150,000
Property Assessor's Value: $222,900 (58.0 acres)
Square Footage Improvements: None

Date of Last Transfer: April 2, 2007
Purchase Price: $84,576
Property Assessor's Value: $211,900 (52.86 acres)
Square Footage Improvements: None

Minutes: 09/21/2015 Approved obtaining title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.
Acquisition – Fee (Third Party)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal

Transaction Description:
- **Location:** Madison County – 95.5+/- acres (2 tracts) - Sanders Bluff Rd., Jackson, TN
- **Owner(s):** ALTU, Limited Partners
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 Wetlands Acquisition Fund (A)
- **Third Party:** The Nature Conservancy
- **Third Party Costs:** $4,567.00

Comment:
Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

Utilization of the third party is requested because of the need to close more quickly than would be possible under the State process.

The property is in close proximity to the Horns Bluff Refuge and will protect and preserve watershed functions. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: December 2, 1996
Purchase Price: Unknown
Property Assessor's Value: $102,200 (36.0 acres)
Square Footage Improvements: None

Date of Last Transfer: December 2, 1996
Purchase Price: Unknown
Property Assessor's Value: $86,300 (29.0 acres)
Square Footage Improvements: None

Minutes: 09/21/2015 Approved obtaining title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.
Acquisition – Fee (Third Party)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.

Transaction Description:
- Location: Transaction No 15-08-020
- Owner(s): Madison County – 86.2+/- acres - Sanders Bluff Rd., Jackson, TN
- Estimated Purchase Price: Nelson Cunningham
- Source of Funding: Fair Market Value
- Third Party: 15/16 Wetlands Acquisition Fund (A)
- Third Party Costs: The Nature Conservancy
- Third Party Costs: $1,750.00

Comment: Per TCA 11-14-402, this property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

Utilization of the third party is requested because of the need to close more quickly than would be possible under the State process.

The property is in close proximity to the Horns Bluff Refuge (HBF) and will protect and preserve watershed functions. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: September 11, 2008
Purchase Price: $50,000
Property Assessor’s Value: $313,300 (83.36 acres)
Square Footage Improvements: None

Minutes: 09/21/2015 Approved obtaining title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.
TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal

Transaction Description: Transaction No 15-08-017
- Location: Campbell County – 157.0+/-/acres - Duff Rd., Jacksboro, TN
- Owner(s): Mt. Cloud, Inc.
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 15/16 Wetlands Acquisition Fund (A)
- Third Party: The Nature Conservancy
- Third Party Costs: $17,700.00

Comment: Per TCA 11-14-401(e), this property has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency.

Utilization of the third party is requested because of the need to close more quickly than would be possible under the State process.

The property is contiguous to the North Cumberland Wildlife Management Area and will protect uplands and other forest functions. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: October 25, 2007
Purchase Price: Unknown
Property Assessor's Value: $1,105,800 (1,261 acres)
Square Footage Improvements: None

Minutes: 09/21/2015 Approved obtaining title work, appraisal, survey, and environmental assessment; exercise an option to acquire the required interest, not to exceed fair market value; and to utilize third party with waiver of advertisement and one appraisal.
Approved:

[Signature]

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