

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
July 20, 2015

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

MEMBERS ABSENT

David Lillard, State Treasurer

ORGANIZATION

- University of Tennessee
- Tennessee Board of Regents
- Military Department
- Department of General Services
- State Building Commission

PRESENTER

Robbi Stivers
Dick Tracy
Brad Bishop
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: **University of Tennessee – Knox County**
Transaction: Acquisition / Disposal – Easement (Stormwater)
Provision: Waiver of advertisement and one appraisal

- B. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition – Fee (Gift)
Provision: Waiver of advertisement and appraisal

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

- D. Agency: **Tennessee Board of Regents – Madison County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and appraisals

- E. Agency: **Tennessee Board of Regents – Shelby County**
Transaction: Disposal – Fee
Provision: Waiver of advertisement and one appraisal

- F. Agency: **Department of Correction – Davidson County**
Transaction: Disposal – Fee
Provision: Waiver of one appraisal

- G. Agency: **Tennessee Wildlife Resources Agency – Bedford County**
Transaction: Acquisition – Fee (Gift)
Provision: Waiver of advertisement and appraisals

- H. Agency: **Tennessee Wildlife Resources Agency – Franklin County**
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal

- I. Agency: **Department of Environment & Conservation – Davidson County**
Transaction: Acquisition – Fee (Gift)
Provision: Waiver of advertisement and appraisals

- J. Agency: **Department of Environment & Conservation – Lawrence County**
Transaction: Acquisition – Fee (Third Party)
Provision: Waiver of advertisement and one appraisal

- K. Agency: Department of Environment & Conservation – Cumberland County
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal
- L. Agency: Department of Environment & Conservation – Claiborne County
Transaction: Acquisition – Fee (Purchase)
Provision: Waiver of advertisement and one appraisal
- M. Agency: Department of Environment & Conservation – McNairy County
Transaction: Acquisition – Easement (Conservation)
Provision: Waiver of advertisement and appraisals

UNIVERSITY OF TENNESSEE

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to exercise option to acquire or accept as gift, not to exceed fair market value, with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-06-024

- **Location:** UTIA –West Tennessee 4-H Camp
Hardeman County - 10000 Lake Hardeman Road, Middleton, TN
- **Owner(s):** Lone Oaks LP – Scott Ledbetter et/al
- **Estimated Purchase Price:** \$15,900,000.00
- **Source of Funding:** \$14,300,000.00 2015 GO Bonds (A)
\$ 1,590,000.00 Plant (Non-Auxiliary) (A)
\$ 10,000.00 15/16 Current Funds/Capital Improvement (A)

Comment: This is a FY 15/16 line-item in the capital budget. The University proposes to acquire property that includes approximately 1,200 +/- acres and improvements for use as the UTIA West Tennessee 4-H Camp. The property includes numerous buildings, improvements, equipment and other personal property that could be used immediately to teach youth about agriculture, natural resources, and other STEM-related subjects.

Date of Last Transfer: Various
Purchase Price: Various
Property Assessor's Value: \$4,668,800
Square Footage Improvements: 87,091 s.f. farm/rec buildings
16,380 s.f. residential

Minutes: 07/20/2015 Approved obtaining title work, survey, and environmental assessment, and to exercise option to acquire or accept as gift, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

Project Title: Accessibility (ADA) Adaptations at Southwest Tennessee State Community College

Project Description: Implement accessibility adaptations responding to ADA. Project will ensure program accessibility at all universities and community colleges.

SBC Number: 166/033-03-2010

Total Project Budget: \$711,380.61

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$226,000.61	\$ 0.00	\$226,000.61	05/06	Current Funds-CaptMaint	(R)
	36,790.00	0.00	36,790.00	06/07	Current Funds-CaptMaint	(A)
	36,790.00	0.00	36,790.00	07/08	Current Funds-CaptMaint	(A)
	25,000.00	0.00	25,000.00	08/09	Current Funds-CaptMaint	(A)
	25,000.00	0.00	25,000.00	09/10	Current Funds-CaptMaint	(A)
	36,800.00	0.00	36,800.00	10/11	Current Funds-CaptMaint	(A)
	30,000.00	0.00	30,000.00	11/12	Current Funds-CaptMaint	(A)
	100,000.00	0.00	100,000.00	12/13	Current Funds-CaptMaint	(A)
	125,000.00	0.00	125,000.00	14/15	Current Funds-CaptMaint	(A)
	0.00	70,000.00	70,000.00		Plant (Non Auxiliary)	(A)
Original Project Budget:	\$641,380.61					
Change in Funding:		\$70,000.00				
Revised Project Budget:			\$711,380.61			

Comment: Four bids were received on July 1, 2015. An increase in funding is needed to award a contract to Albro Construction Services for the base bid and alternates 1 and 2. There will be no additional designer fees.

Previous Action:

- 07/08/2010 SBC Approved project
- 07/23/2010 ESC Selected designer (Braganza Associates, P.C.)
- 07/14/2011 SBC Revised funding
- 07/12/2012 SBC Allocate funding
- 07/10/2014 SBC Allocate funding
- 10/09/2014 SBC Revised funding
- 07/09/2015 SBC Referred to ESC with authority to act

Minutes: 07/20/2015 ESC Approved a revision in project budget, funding and source of funding in order to award a contract.

DEPARTMENT OF MILITARY

Smyrna Volunteer Training Site, Smyrna, Rutherford County, Tennessee

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

Project Title: Smyrna Fitzhugh Avenue/A Street Paving Improvements

Project Description: Removal of existing asphalt, milling, paving, traffic control, painting and striping and all related work.

SBC Number: 361/079-03-2014

Total Project Budget: \$808,250.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$690,000.00	\$118,250.00	\$808,250.00	14/15	Federal (NGB)	(F)
Original Project Budget:	\$690,000.00					
Change in Funding:		\$118,250.00				
Revised Project Budget:			\$808,250.00			

Comment: Three bids were received on June 30, 2015. An increase in funding is needed to award a contract to Hoover, Inc., for base bid only. There will be no additional designer fees.

Previous Action: 07/10/2014 SBC Approved project
07/10/2014 ESC Selected designer (Ragan-Smith Assoc.)
07/09/2015 SBC Referred to ESC with authority to act

Minutes: 07/20/2015 ESC Approved a revision in project budget and source of funding in order to award a contract.

DEPARTMENT OF GENERAL SERVICES

New State Museum, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in current project funding and source of funding, utilizing Construction Manager/General Contractor delivery method for construction, proceeding with the process to select a designer, and awarding a contract to the best evaluated proposer for a Project Manager as Agent

Project Title: New State Museum

Project Description: Complete design and construction of new State Museum based upon the functional program and master plan developed by Lord Cultural Resources. All related work is included.

SBC Number: 529/050-01-2015

Total Project Budget: \$160,000,000.00

Current Project Funding: \$121,610,000.00
(if not fully funded)

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$0.00	\$121,610,000.00	\$121,610,000.00	15/16	FRF CurrFunds-CapImprov	(A)
Original Project Funding:	\$0.00					
Change in Funding:		\$121,610,000.00				
Revised Project Funding:			\$121,610,000.00			

Comment: This project is a 15/16 line-item in the capital budget. CM/GC is being requested to obtain the services of a contractor who has experience in partnership, quality workmanship and coordination with the State's team. Firms with experience in coordination with exhibit design will be sought.

Nine proposals were received on June 23, 2015. The Notice of Intent to award was sent on July 14, 2015 naming Compass Partners, LLC as the best evaluated proposer.

Previous Action: 05/13/2015 SBC Referred to the ESC, with authority to act
05/26/2015 ESC Approved budget, scope & issue RFQ
07/09/2015 SBC Referred to ESC with authority to act

Minutes: 07/20/2015 ESC Approved a revision in current project funding and source of funding, utilizing Construction Manager/General Contractor delivery method for construction, proceeding with the process to select a designer, and awarding a contract to Compass Partners, LLC as Project Manager as Agent.

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

Requested Action: Approval to fully fund the project and to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

Project Title: Mechanical & Electrical Upgrade

Project Description: Replacement and upgrade of mechanical, electrical and security systems *and* related renovations at the State Capitol to provide environmental control and address code compliance. Complete renovation of Cordell Hull Building including demolition of Central Services and construction of additions, a new parking garage, and improve access to the Capitol.

SBC Number: 529/005-01-2005

Total Project Budget: \$136,500,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 2,700,000.00	\$ 0.00	\$ 2,700,000.00		FRF OperFunds (A)
	11,500,000.00	0.00	11,500,000.00	2010	FRF GO Bonds-CapImprov (A)
	1,075,600.00	0.00	1,075,600.00	2001	FRF GO Bonds-/Energy (R)
	427,300.00	29,547,870.98	29,975,170.98		FRF Reserves (R)
	4,100,000.00	0.00	4,100,000.00	13/14	FRF CurrFundsCapMaint (A)
	6,400,000.00	0.00	6,400,000.00	13/14	FRF CurrFundsCapImprov (A/R)
	0.00	40,030,000.00	40,030,000.00	15/16	FRF CurrFunds CapMaint (A)
	0.00	20,070,000.00	20,070,000.00	15/16	FRF CurrFunds CapMaint (A/R)
	0.00	7,700,000.00	7,700,000.00	13/14	FRF CurrFunds CapImprov (A)
	0.00	12,949,229.02	12,949,229.02		Legislative Reserves (R)
Original Project Funding:	\$26,202,900.00				
Change in Funding:		\$110,297,100.00			
Revised Project Funding:			\$136,500,000.00		

Comment: This adds two FY 15/16 line-items in the capital budget. The \$7.70M is added from the Office Modernization (T3) Additional Funds and the \$21.49M is added pursuant to 2015 Public Chapter 427, Section 44, Item 4 and 2015 Public Chapter 427 Section 65, Item 8. The remainder of the added funds is from Legislative Reserves.

Five proposals were received on June 25, 2015. The Notice of Intent to award was sent on July 7, 2015 naming Skanska as the best evaluated proposer. No protests were received.

Continued

State Capitol - Continued

Previous Action:	06/09/2005	SBC	Approved preplanning;
	07/14/2005	SBC	Designer selection recorded (Centric Architecture)
	07/12/2007	SBC	Revise scope and planning funds
	12/17/2007	ESC	Discussed implementation of plan
	05/08/2008	SBC	Revise planning funds; proceed w/Phase 1
	06/12/2008	SBC	Revise scope to include Senate Chambers
	06/26/2008	ESC	Approved proceeding w/Senate Chambers
	12/22/2008	ESC	Revised Planning/Phase 1 cost
	07/09/2009	SBC	Revised & fully plan Phase 2, approved commissioning
	10/19/2009	ESC	Approved issuing RFP for CMGC
	12/10/2009	SBC	Discussion
	12/21/2009	ESC	Status report and presentation
	02/11/2010	SBC	Discussion; referred to ESC with authority
	02/22/2010	ESC	Discussion; suspended certain actions
	05/24/2010	ESC	Status report discussion
	06/10/2010	SBC	Approved CMGC
	10/14/2010	SBC	Referred to ESC with authority
	11/01/2010	ESC	Revised EPC; planning funds; proceed w/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
	01/12/2012	SBC	Revised funding & scope
	02/21/2012	ESC	Approved 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
	05/20/2013	ESC	Approved preplan Phase 4 & utilizing CMGC
	06/13/2013	SBC	Referred to ESC with authority
	06/24/2013	ESC	Revised scope/funding; approved GMP Phase 3
07/11/2013	SBC	Revised funding	
08/08/2013	SBC	Report additional services	
06/12/2014	SBC	Report Designer Additional Services to SBC	
5/13/2015	SBC	Revised scope/funding; referred future actions to ESC	
Minutes:	07/20/2015	ESC	Approved full funding of the project and award of a contract to Skanska as Construction Manager/General Contractor.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on June 22, 2015.

SPA Policy & Procedures

Peter Heimbach presented the following policy revisions for approval. Comptroller Wilson asked if the "records clause" had been added to items 2 and 3, and was told they had been included. Subcommittee approved the following as presented:

- 1) Approved the University of Tennessee's form of request for proposal (including pro forma lease) to comply with Item 7.01.B.3 *Procurement of Leases Where the State is Lessee, General Requirements*.
- 2) Approved Real Estate Asset Management (STREAM's) form of crop lease request for proposal (including pro forma lease) to comply with Item 7.01.B.3 - *Procurement of Leases Where the State is Lessee, General Requirements*.
- 3) Approved Tennessee Wildlife Resources Agency's forms for crop leases to comply with Item 7.05.A - *Disposal of Interest in Land by Leasing of Surplus State Real Property for Crop Lease*.

Designer Selections

The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that, while they used the normal criteria in determining final selections including maintaining the geographical balance, current work capacity, and quality and quantity of workload over past several years, it was still primarily a process driven by the individual agencies.

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|--|---|
| <ol style="list-style-type: none">1) Austin Peay State University
(Music Mass Comm HVAC Replacement)
Total Project Budget: \$2,400,000
SBC Project No. 166/003-05-2015
Designer: I C THOMASSON ASSOCIATES | <ol style="list-style-type: none">3) Cleveland State Community College
(Electrical Infrastructure Modernization)
Total Project Budget: \$410,000
SBC Project No. 166/013-02-2015
Designer: WEST WELCH REED ENGINEERS |
| <ol style="list-style-type: none">2) Chattanooga State Community College
(Parking Lots Updates)
Total Project Budget: \$850,000
SBC Project No. 166/012-02-2015
Designer: BARGE WAGGONER SUMNER CANNON | <ol style="list-style-type: none">4) Columbia State Community College
(Powerhouse System Repairs)
Total Project Budget: \$400,000
SBC Project No. 166/015-02-2015
Designer: OLIVER LITTLE GIPSON ENGINEERING |

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|---|--|
| <p>5) East Tennessee State University
(Health Sciences Campus Sprinkler Updates)
Total Project Budget: \$500,000
SBC Project No. 166/005-04-2015
Designer: WEST WELCH REED ENGINEERS</p> | <p>13) Roane State Community College
(Oak Ridge Campus Roof Replacement)
Total Project Budget: \$750,000
SBC Project No. 166/027-01-2015
Designer: DESIGN INNOVATION ARCHITECTS</p> |
| <p>6) East Tennessee State University
(Powerhouse Boiler Replacement)
Total Project Budget: \$3,000,000
SBC Project No. 166/005-02-2015
Designer: ENGINEERING SERVICES GROUP</p> | <p>14) Statewide – TCAT East Region
(MPE and Infrastructure Updates)
Total Project Budget: \$1,920,000
SBC Project No. 166/000-01-2015
Designer: ENGINEERING SERVICES GROUP</p> |
| <p>7) Jackson State Community College
(Elevator Modernization)
Total Project Budget: \$370,000
SBC Project No. 166/019-02-2015
Designer: CANUP ENGINEERING</p> | <p>15) Statewide – TCAT Middle Region
(MPE and Infrastructure Updates)
Total Project Budget: \$1,920,000
SBC Project No. 166/000-01-2015
Designer: I C THOMASSON ASSOCIATES</p> |
| <p>8) Motlow State Community College
(Exterior Building Repairs & Roof Replacement)
Total Project Budget: \$280,000
SBC Project No. 166/021-01-2015
Designer: KLINE SWINNEY ASSOCIATES</p> | <p>16) Statewide – TCAT
(Parking and Paving Repairs)
Total Project Budget: \$610,000
SBC Project No. 166/000-02-2015
Designer: HFR DESIGN</p> |
| <p>9) Middle Tennessee State University
(Central Plant Updates)
Total Project Budget: \$2,650,000
SBC Project No. 166/009-07-2015
Designer: I C THOMASSON ASSOCIATES</p> | <p>17) Southwest Tennessee Community College
(Roof Replacement & Envelope Repairs)
Total Project Budget: \$770,000
SBC Project No. 166/033-02-2015
Designer: BRAGANZA ASSOCIATES</p> |
| <p>10) Northeast State Community College
(Regional Center for Advanced Manufacturing)
Total Project Budget: \$3,300,000
SBC Project No. 166/038-02-2015
Designer: BEESON LUSK STREET</p> | <p>18) Southwest Tennessee Community College
(Industrial Readiness Facility)
Total Project Budget: \$3,500,000
SBC Project No. 166/033-01-2015
Designer: ROSS WITT ARCHITECTURE</p> |
| <p>11) Northeast State Community College
(Glass Replacement – Faculty Office Building)
Total Project Budget: \$220,000
SBC Project No. 166/038-03-2015
Designer: SHAW & SHANKS ARCHITECTS</p> | <p>19) Tennessee Technological University
(Roof Replacements)
Total Project Budget: \$1,450,000
SBC Project No. 166/011-07-2015
Designer: KAATZ BINKLEY JONES & MORRIS</p> |
| <p>12) Pellissippi State Community College
(Boiler & Chiller Updates)
Total Project Budget: \$700,000
SBC Project No. 166/032-01-2015
Designer: ENGINEERING SERVICES GROUP</p> | <p>20) University of Memphis
(Electric & Gas Utility Updates)
Total Project Budget: \$3,000,000
SBC Project No. 166/007-03-2015
Designer: OGCB INC</p> |

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| <p>21) Volunteer State Community College
(Exterior Lighting Replacement)
Total Project Budget: \$180,000
SBC Project No. 166/025-01-2015
Designer: OLIVER LITTLE GIPSON ENGINEERING</p> | <p>29) Morgan County Correctional Complex
(Switchgear Replacement)
Total Project Budget: \$1,200,000
SBC Project No. 142/014-02-2015
Designer: MICHAEL BRADY INC</p> |
| <p>22) Volunteer State Community College
(Restrooms Update – Wood Building)
Total Project Budget: \$180,000
SBC Project No. 166/025-02-2015
Designer: GOODWYN MILLS & CAWOOD</p> | <p>30) West Tennessee State Penitentiary
(Domestic Water Line and Systems Upgrades)
Total Project Budget: \$1,100,000
SBC Project No. 142/022-02-2015
Designer: A2H INC</p> |
| <p>23) Walter State Community College
(Mechanical & Electrical Updates)
Total Project Budget: \$750,000
SBC Project No. 166/023-01-2015
Designer: FACILITY SYSTEMS CONSULTANTS</p> | <p>31) Department of General Services
(Civil Engineering Consultant)
Total Project Budget: n/a
SBC Project No. 529/000-08-2012
Designer: AECOM</p> |
| <p>24) Department of Agriculture
(Forestry Work Center)
Total Project Budget: \$930,000
SBC Project No. 100/010-01-2015
Designer: ADAMS CRAFT HERZ WALKER</p> | <p>32) Department of General Services
(ADA Architectural Consultant)
Total Project Budget: n/a
SBC Project No. 529/000-08-2012
Designer: STREET DIXON RICK ARCHITECTURE</p> |
| <p>25) John S. Wilder Youth Development Center
(Energy Compliance/HVAC Upgrades)
Total Project Budget: \$750,000
SBC Project No. 144/011-01-2015
Designer: INNOVATIVE ENGINEERING SERVICES</p> | <p>33) Carter House State Historic Site
(Battle of Franklin Building Demolition)
Total Project Budget: \$500,000
SBC Project No. 160/008-01-2015
Designer: SCOTT WILSON ARCHITECT</p> |
| <p>26) Department of Children’s Services - Statewide
(PREA Compliance)
Total Project Budget: \$5,030,000
SBC Project No. 144/000-01-2015
Designer: BUFORD GOFF & ASSOCIATES</p> | <p>34) Dept of Intellectual & Developmental Disabilities
(Architectural Consultant)
Maximum Liability: \$50,000
SBC Project No. 346/000-02-2015
Designer: EOA ARCHITECTS</p> |
| <p>27) DeBerry Special Needs / TN Prison for Women
(BAS and HVAC Systems Upgrades)
Total Project Budget: \$2,300,000
SBC Project No. 140/001-01-2015
Designer: SMITH SECKMAN REID</p> | <p>35) Clover Bottom Developmental Center
(Essential Maintenance)
Total Project Budget: \$2,700,000
SBC Project No. 346/003-01-2015
Designer: DESIGN HOUSE 1411</p> |
| <p>28) Lois M. DeBerry Special Needs Facility
(Dialysis Center)
Total Project Budget: \$2,800,000
SBC Project No. 142/011-01-2015
Designer: GOODWYN MILLS & CAWOOD</p> | <p>36) Western Mental Health Institute
(Administration Building Relocation)
Total Project Budget: \$850,000
SBC Project No. 344/015-01-2015
Designer: A2H INC</p> |

37) **Military Department**
(Architectural/Civil/Structural Engineering Consultant)
Maximum Liability: \$75,000
SBC Project No. 361/000-03-2015
Designer: **GOODWYN MILLS & CAWOOD**

38) **Military Department**
(Roofing Consultant)
Maximum Liability: \$30,000
SBC Project No. 361/000-02-2015
Designer: **ROOF DESIGN & CONSULTING SERV**

39) **Military Department**
(MEP Engineering Consultant)
Maximum Liability: \$50,000
SBC Project No. 361/000-01-2015
Designer: **GRESHAM SMITH & PARTNERS**

40) **Alamo Readiness Center**
(HVAC & Energy Updates)
Total Project Budget: \$1,350,000
SBC Project No. 361/001-01-2015
Designer: **ALLEN & HOSHALL**

41) **Clinton Readiness Center**
(Roof and Facility Update)
Total Project Budget: \$1,040,000
SBC Project No. 361/013-01-2015
Designer: **MICHAEL BRADY INC**

42) **Columbia Readiness Center**
(HVAC & Energy Updates)
Total Project Budget: \$1,420,000
SBC Project No. 361/014-01-2015
Designer: **OLIVER LITTLE GIPSON ENGINEERING**

43) **Millington Readiness Center**
(HVAC & Energy Updates)
Total Project Budget: \$1,110,000
SBC Project No. 361/055-01-2015
Designer: **HNA ENGINEERING**

44) **Veterans Cemetery – Middle Tennessee**
(Cemetery Improvements)
Total Project Budget: \$4,350,000
SBC Project No. 682/004-01-2015
Designer: **TLM ASSOCIATES**

Other Business

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

UNIVERSITY OF TENNESSEEAcquisition / Disposal – Easement (Stormwater)

Requested Action: Approval to obtain title work, appraisal, survey, and environmental assessment and to enter into option to acquire/dispose interest by easement, not to exceed fair market value with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 15-06-026
 ● **Location:** UTIA – Knoxville
 Knox County - 1501 Cherokee Trail, Knoxville, TN
 ● **Grantee:** Knox Ridge Apartments/State of Tennessee
 ● **Estimated Sale Price:** Fair Market Value

Comment: The University proposes to create a permanent joint stormwater easement, of which 7.3 +/- acres (disposal) will be on University property and 1.55 +/- acres (acquisition) on Knox Ridge Apartments property. The irregularly shaped easement will authorize both parties to allow storm water to drain to this area.

Date of Last Transfer: 02/01/1964 (University Property)
Original Cost to State: N/A

Minutes: 07/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment and to enter into option to acquire/dispose interest by easement, not to exceed fair market value with waiver of advertisement and one appraisal.

UNIVERSITY OF TENNESSEE

Acquisition – Fee (Gift)

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

Transaction Description: Transaction No. 15-06-025

- **Location:** UT Knoxville
Knox County - Chi Phi Avenue, between Lake Avenue and Terrace Avenue, Knoxville, TN
- **Owner(s):** City of Knoxville
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant (Non-Auxiliary) (REM Fees) (A)

Comment: The proposed street right-of-way acquisition is necessary for construction of a new parking garage and implementation of the master plan. This street is in the University of Tennessee Knoxville 2011 Master Plan

Minutes: 07/20/2015 Approved obtaining title work, survey and environmental assessment, and to accept as gift the required interest, with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 15-06-021

- **Location:** Pellissippi State Community College
Knox County – 0.085+/- Acre - 0 Knott Avenue – Knoxville, TN
- **Owner(s):** City of Knoxville
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant (Non-Auxiliary) (A)

Comment: This property is in PSCC's 2013 Master Plan. The vacant parcel will be used for campus parking. The property is planned to be acquired at the City of Knoxville's public auction tax sale.

Date of Last Transfer: 4/5/1963
Purchase Price: Unknown
Property Assessor's Value: \$7,000.00
Square Footage Improvements: NA

Minutes: 07/20/2015 Approved obtaining title work, appraisal, survey, and environmental assessment to acquire the required interest, not to exceed fair market value, with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, survey, and environmental assessment and to exercise option to acquire the required interest with waiver of advertisement and appraisals

Transaction Description: Transaction No. 15-07-001

- **Location:** University of Memphis Lambuth
Madison County - 0.35+/- Acre - 803 West King Street, Jackson, TN
- **Owner(s):** Community Redevelopment Agency of Jackson
- **Purchase Price:** \$8,386.00
- **Source of Funding:** Plant (Non-Auxiliary) (A)

Comment: UoM has a right of first refusal to acquire the properties listed on the Lambuth Endowment Property List from the Community Redevelopment Agency of Jackson at a negotiated purchase price. Waiver of appraisals is requested because the purchase price was set in the right of first refusal. An historic monumental brick sign for the college is located on the property and the value of the sign exceeds the purchase price of the property.

Date of Last Transfer: June 28, 2010
Purchase Price: Unknown
Property Assessor's Value: \$10,500
Square Footage Improvements: NA

Minutes: 07/20/2015 Approved obtaining title work, survey, and environmental assessment and to exercise option to acquire the required interest with waiver of advertisement and appraisals.

TENNESSEE BOARD OF REGENTS

Disposal – Fee

Requested Action: Approval of disposal in fee with waiver of advertisement and one appraisal with right of first refusal

Transaction Description: Transaction No. 15-06-015

- **Location:** University of Memphis
Shelby County - 0.39+/- acres - 3604 Midland Avenue, Memphis, TN
- **Estimated Sale Price:** Fair Market Value
- **Grantee** Zeta Beta Tau Fraternity

Comment: The property is located in the area designated as fraternity row in UoM's 2007 Master Plan. Properties adjacent to 3604 Midland are owned by other fraternities. The University has determined that the sale of this property is in the best interest of the State to eliminate liability associated with a long term lease. The deed will grant the State a right of first refusal if the Grantee ever decides to sell the property.

Date of Last Transfer:	May 9, 2007
Previous Owner:	Clifton W. Woolley Residuary Trust
Original Cost to State:	\$ 189,000
Square Footage Improvements:	2,436

Minutes: 07/20/2015 Approved disposal in fee with waiver of advertisement and one appraisal with right of first refusal.

DEPARTMENT OF CORRECTIONDisposal – Fee

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

Transaction Description: Transaction No. 15-06-009
 ● **Location:** Charles Bass Correctional Complex
 Davidson County – 119+/-acres - 7177 Cockrill Bend Blvd., Nashville, TN
 ● **Estimated Sale Price:** Fair Market Value

Comment: The agency has no use for the property and the facility is permanently closed. Pursuant to TCA §12-2-120 proceeds from the sale will be deposited into the Sentencing Act fund. The structures are less than 50 years old and do not require Tennessee Historical Commission review.

Date of Last Transfer: December 1, 1913
 Previous Owner: Mannie B. Jackson & Lollie B. Maddox
 Original Cost to State: \$196,520
 Square Footage Improvements: 170,000

Minutes: 07/20/2015 Approved disposal in fee with waiver of one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee (Gift)

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

Transaction Description: Transaction No. 15-06-033
 ● Location: Bedford County – 1.13+/-acres (3 tracts) Lake Bedford, TN
 ● Owner(s): County of Bedford
 ● Estimated Purchase Price: Gift
 ● Source of Funding: TWRA Operating Funds (REM fees) (A)

Comment: The property is an inholding of current State Fishing Area. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: January 24, 1985
 Purchase Price: Unknown
 Property Assessor's Value: \$0.00 (0.81 acres)
 Square Footage Improvements: None

Date of Last Transfer: January 15, 1985
 Purchase Price: Unknown
 Property Assessor's Value: \$1,000 (0.17 acres)
 Square Footage Improvements: None

Date of Last Transfer: January 15, 1985
 Purchase Price: Unknown
 Property Assessor's Value: \$0.00 (0.15 acres)
 Square Footage Improvements: None

Minutes: 07/20/2015 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

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 15-06-034

- **Location:** Franklin County – 7.07+/-acres – Rock House Rd. Winchester, TN
- **Owner(s):** Chris Tursky and Sam Hatfield
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Wildlife Restoration Fund (75%) (F)
National Wild Turkey Federation (25%) (O)

Comment: The property is an inholding at the Bear Hollow Mountain Wildlife Management Area. The acquisition will provide better access to the Wildlife Management Area. The required 25% match is being provided by the National Wild Turkey Federation Fund. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	May 29, 2014
Purchase Price:	Unknown
Property Assessor's Value:	\$82,000
Square Footage Improvements:	None

Minutes: 07/20/2015 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 (Gift)

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

Transaction Description: Transaction No. 15-06-030

- **Location:** Radnor Lake State Park
Davidson County – 15.0+/-acres – Clonmel Rd., Nashville, TN
- **Owner(s):** Friends of Radnor Lake
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 14/15 State Lands Acquisition Fund (REM fees) (A)

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

The property is contiguous to the Radnor Lake State Park. This property will allow for the protection of watershed and viewshed of the park and its recreational areas. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: July 7, 2014
Purchase Price: \$250,623
Property Assessor's Value: \$6,836
Square Footage Improvements: None

Minutes: 07/20/2015 Approved obtaining title work, survey, and environmental assessment, and to accept as gift the required interest with waiver of advertisement and appraisals.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

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. 15-06-028

- **Location:** David Crockett State Park
Lawrence County – 226+/-acres – Crawfish Rd., Lawrenceburg, TN
- **Owner(s):** Virgil H. Crowder, Jr.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 State Lands Acquisition Fund (A)
- **Third Party:** The Conservation Fund (TCF)
- **Third Party Costs:** \$13,100

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, Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

A third party is requested because of the potential to acquire the property for less than the appraised value and for continuation of an established relationship.

The property is contiguous to the David Crockett State Park. The purchase of this property will allow for the protection of viewshed, hiking trails and wildlife. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	May 22, 2002
Purchase Price:	\$0.00
Property Assessor's Value:	\$569,500
Square Footage Improvements:	None

Minutes: 07/20/2015 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.

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: Transaction No. 15-06-032

- **Location:** Justin P. Wilson Cumberland Trail State Park
Cumberland County – 191.5+/-acres - 28 Old Hwy Circle, Crossville, TN
- **Owner(s):** Ella Wilson
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 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, Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The purchase of this property will extend the Cumberland Trail 0.7 miles and will allow for the development of a 4 mile loop trail. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	April 3, 2009
Purchase Price:	\$0.00
Property Assessor's Value:	\$249,000
Square Footage Improvements:	None

Minutes: 07/20/2015 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: Transaction No. 15-06-031

- **Location:** Justin P. Wilson Cumberland Trail State Park
Claiborne County – 172.3+/-acres – Carr Gap Rd., Tazewell, TN
- **Owner(s):** David O. & Marcia A. Smith
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 14/15 State Lands Acquisition Fund (20%) (A)
TEA 21 Viewshed (80%) (F)

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, Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

The purchase of this property will extend the Cumberland Trail 26 miles. The required 20% match will be provided from the State Lands Acquisition Fund. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: April 3, 2009
Purchase Price: \$0.00
Property Assessor's Value: \$249,000
Square Footage Improvements: None

Minutes: 07/20/2015 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 CONSERVATIONAcquisition – Easement (Conservation)

Requested Action:	Approval to accept conservation easement with waiver of advertisement and appraisals
Transaction Description:	Transaction No. 15-06-027
● Location:	Shiloh National Military Park McNairy County – 235+/-acres – Hwy 142, Selmer, TN
● Owner(s):	James W. Fullwood, Jr.
● Estimated Purchase Price:	Gift
● Source of Funding:	Civil War Trust (REM fees) (O)
Comment:	The Civil War Trust requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of the Battle of Shiloh. The THC has agreed to hold the conservation easement in perpetuity.
Minutes:	07/20/2015 Approved acceptance of conservation easement with waiver of advertisement and appraisals.

Approved:



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