

**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

- K. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- L. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- M. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- N. Agency: Department of Agriculture – Putnam County  
Transaction: Disposal in fee  
Provision: Waiver of advertisement and one appraisal
- O. Agency: Department of Safety – Cumberland County  
Transaction: Acquisition by lease  
Provision: Waiver of advertisement and appraisals
- P. Agency: Tennessee Wildlife Resources Agency - McMinn County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal
- Q. Agency: Tennessee Wildlife Resources Agency - Monroe County  
Transaction: Acquisition by easement  
Provision: Waiver of advertisement and one appraisal
- R. Agency: Department of Transportation - Shelby County  
Transaction: Acquisition in fee  
Provision: Waiver of advertisement and one appraisal

## 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.

## 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:** 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 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 201 West 7<sup>th</sup> 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 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 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 8<sup>th</sup> 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.

DEPARTMENT OF EDUCATION

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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$130,000.00	\$ 0.00	\$130,000.00	12/13	CurrFunds CapMaint	(A)
	600,000.00	0.00	600,000.00	1999	GO Bonds Capt Maint	(A/R)
	0.00	170,000.00	170,000.00	06/07	CurrFund CapMaint	(R)
<b>Original Project Budget:</b>	<b>\$730,000.00</b>					
<b>Change in Funding:</b>		<b>\$170,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$900,000.00</b>			

**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.

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

**Statewide**

**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:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$135,000.00	\$ 0	\$135,000.00	06/07	CurrFunds CapMaint	
	500,000.00	0	500,000.00	2006	GO Bonds CapMaint	
	0	30,000.00	30,000.00	06/07	CFCM (ADA)	(R)
	0	70,800.00	70,800.00	07/08	CFCM (ADA)	(R)
Original Project Budget:	<u>\$635,000.00</u>					
Change in Funding:		<b>\$100,800.00</b>				
Revised Project Budget:			<b>\$735,800.00</b>			

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

## TENNESSEE WILDLIFE RESOURCES AGENCY

### 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 Immoillien 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.

## TENNESSEE WILDLIFE RESOURCES AGENCY

### Report Item

**Minutes:** 05/20/2013 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 4<sup>th</sup> 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)

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$ 2,700,000.00	\$ 0	\$ 2,700,000.00		FRF-Operating Funds (A)
	11,500,000.00	0	11,500,000.00	2010	GO Bonds CapMaint (A)
	1,075,600.00	0	1,075,600.00	2001	FRF Bonds (Energy) (R)
	427,300.00	0	427,300.00		FRF Reserves (A/R)
	0	1,150,000.00	1,150,000.00		DGS OpPrePlanning (A)
<b>Original Project Budget:</b>	<b>\$15,702,900.00</b>				
<b>Change in Funding:</b>		<b>\$1,150,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$16,852,900.00</b>		

**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...

...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 4<sup>th</sup> 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.

## STATE BUILDING COMMISSION

### 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.

UNIVERSITY OF TENNESSEELand Transaction

<b>Requested Action:</b>	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
<b>Description:</b>	Knox County – 0.26+/-acres & 5,068 sq. ft.+/-dwelling – 1308 White Ave., Knoxville, TN – Trans. No. 13-04-021 (Baugh)
<b>Purpose:</b>	Acquisition in fee to purchase property to construct a future classroom/lab building. This property is in the University of Tennessee's <u>2011 Master Plan</u>
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	Campus Plant Funds (non-auxiliary) (A)
<b>Owner(s):</b>	Hembree LLC
<b>Comment:</b>	Date of last transfer: April 27, 1998 Purchase Price: N/A Property Assessor's Value: \$206,200 Improvements Square Footage: 5,068
<b>SSC Report:</b>	05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	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

UNIVERSITY OF TENNESSEELand Transaction

<b>Requested Action:</b>	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	
<b>Description:</b>	Knox County – 0.11+/-acres & 5,200 sq. ft.+/-dwelling – 1312 White Ave., Knoxville, TN – Trans. No. 13-02-013 (Baugh)	
<b>Purpose:</b>	Acquisition in fee to purchase property to construct a future classroom/lab building. This property is in the University of Tennessee's <u>2011 Master Plan</u>	
<b>Estimated Sale Price:</b>	Fair Market Value	
<b>Source of Funding:</b>	Campus Plant Funds (non-auxiliary)	(A)
<b>Owner(s):</b>	Dileep S. Sachan	
<b>Comment:</b>	Date of last transfer: August 31, 2000 Purchase Price: \$130,000 Property Assessor's Value: \$147,800 Improvements Square Footage: 5,200	
<b>SSC Report:</b>	05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.	
<b>Minutes:</b>	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	



UNIVERSITY OF TENNESSEELand Transaction

<b>Requested Action:</b>	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	
<b>Description:</b>	Knox County – 0.26+/-acres & 5,225 sq. ft.+/-dwelling – 1302 White Ave., Knoxville, TN – Trans. No. 13-04-019 (Baugh)	
<b>Purpose:</b>	Acquisition in fee to purchase property to construct a future classroom/lab building. This property is in the University of Tennessee's <u>2011 Master Plan</u>	
<b>Estimated Sale Price:</b>	Fair Market Value	
<b>Source of Funding:</b>	Campus Plant Funds (non-auxiliary)	(A)
<b>Owner(s):</b>	Danny E. and Martha Owen	
<b>Comment:</b>	Date of last transfer: July 18, 1996 Purchase Price: \$188,000 Property Assessor's Value: \$351,900 Improvements Square Footage: 5,225	
<b>SSC Report:</b>	05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.	
<b>Minutes:</b>	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 REGENTSLand Transaction

<b>Requested Action:</b>	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
<b>Description:</b>	Shelby County – 0.195+/-acres – 3619 Watauga Avenue, Memphis, TN – Trans. No. 13-01-007 (Maholland)
<b>Purpose:</b>	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.
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	2007 GO Bonds (A)
<b>Owner(s):</b>	Fred T. Ross, Jr. & Fred T Ross
<b>Comment:</b>	Date of last transfer: September 1994 Purchase Price: \$53,000 Property Assessor’s Value: \$142,300 Improvement Square Footage: 1,656
<b>SSC Report:</b>	05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	05/20/2013 ESC Approved obtaining title work, appraisal, survey, Phase 1 environmental assessment and exercise option to acquire

TENNESSEE BOARD OF REGENTSLand 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**

<b>Requested Action:</b>	<b>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</b>	
<b>Description:</b>	Shelby County – 4.62+/-acres – 1234 Finley Road, Memphis, TN – Trans. No. 13-02-004 (Maholland)	
<b>Purpose:</b>	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.	
<b>Estimated Sale Price:</b>	Fair Market Value	
<b>Source of Funding:</b>	Campus Plant Funds (non-auxiliary)	(A)
<b>Owner(s):</b>	STCC Foundation	
<b>Comment:</b>	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	
<b>SSC Report:</b>	05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.	
<b>Minutes:</b>	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 REGENTSLand Transaction

<b>Requested Action:</b>	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	
<b>Description:</b>	Putnam County – 4,100 sf – 215 West 7 <sup>th</sup> Street, Cookeville, TN – Trans. No. 13-04-007 (Maholland)	
<b>Purpose:</b>	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 <u>2010 Master Plan</u> .	
<b>Estimated Sale Price:</b>	Fair Market Value	
<b>Source of Funding:</b>	Campus Plant Funds (non-auxiliary)	(A)
<b>Owner(s):</b>	City of Cookeville	
<b>Comment:</b>	Date of last transfer: November 2001 Purchase Price: \$25,000 Property Assessor's Value: \$26,900 Improvement Square Footage: N/A	
<b>SSC Report:</b>	05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.	
<b>Minutes:</b>	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**

<b>Requested Action:</b>	<b>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</b>
<b>Description:</b>	Putnam County – 211 West 7 <sup>th</sup> Street, Cookeville, TN – Trans. No. 13-04-008 (Maholland)
<b>Purpose:</b>	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 <b><u>2010 Master Plan</u></b> .
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	Campus Plant Funds (non-auxiliary) (A)
<b>Owner(s):</b>	Tammy Saylor
<b>Comment:</b>	Date of last transfer: October 2011 Purchase Price: N/A Property Assessor's Value: \$26,900 Improvement Square Footage: N/A
<b>SSC Report:</b>	05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	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 7<sup>th</sup> 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 Saylor

**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 REGENTSLand 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

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 – 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**

<b>Requested Action:</b>	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
<b>Description:</b>	Putnam County – 845 West 8 <sup>th</sup> Street, Cookeville, TN – Trans. No. 13-04-014 (Baugh)
<b>Purpose:</b>	Acquisition in fee for property used for future campus expansion. This property is in Tennessee Tech. University's <u>2010 Master Plan</u> .
<b>Estimated Sale Price:</b>	Fair Market Value
<b>Source of Funding:</b>	Campus Plant Funds (non auxiliary) (A)
<b>Owner(s):</b>	Jerry D. Cantrell
<b>Comment:</b>	Date of last transfer: July 28, 1997 Purchase Price: \$55,000 Property Assessor's Value: \$69,300 Improvement Square Footage: 908
<b>SSC Report:</b>	05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	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 AGRICULTURELand Transaction

<b>Requested Action:</b>	<b>Approval of disposal in fee below Fair Market Value</b>
<b>Description:</b>	Putnam County – 7.6+/-acres – 1060 East Spring St, Cookeville, TN – Trans. No. 07-02-020 (Jackson)
<b>Purpose:</b>	Disposal in fee to sell the property at below the appraised value.
<b>Original Cost to State:</b>	\$2,000
<b>Date of Original Conveyance:</b>	1950
<b>Grantor Unto State:</b>	J.L. McCawley and wife
<b>Sale Price:</b>	\$465,000
<b>Source of Funding:</b>	REM Fee paid from proceeds from sale of property
<b>Buyer:</b>	Paul and Marsha Krenke
<b>Owner(s):</b>	Department of Agriculture
<b>Comment:</b>	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.
<b>SSC Report:</b>	02/18/2013 Peter Heimbach summarized the transaction. Staff deferred the transaction.
<b>SSC Report:</b>	05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Previous Action:</b>	03/26/2007 ESC Approval of transaction
<b>Minutes:</b>	05/20/2013 ESC Approved disposal in fee below Fair Market Value

DEPARTMENT OF SAFETYLand Transaction

<b>Requested Action:</b>	Approval to enter into a land lease agreement with waiver of advertisement and appraisals
<b>Description:</b>	Cumberland County – 1+/- acre – located on Hinch Mountain – Trans. No. 13-03-013 (Bailey)
<b>Purpose:</b>	Acquisition by lease to allow Safety's interoperable system on the Hinch Mountain tower
<b>Term:</b>	Thirty (30) year term beginning on the effective date of lease with 90-day clause
<b>Rent:</b>	No-Cost - Mutual Benefit
<b>Lessor:</b>	Volunteer Energy Cooperative
<b>Comment:</b>	Part of approved SBC Project No. 502/001-01-2011
<b>SSC Report:</b>	05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	05/20/2013 ESC Approved entering into a land lease agreement with waiver of advertisement and appraisals

TENNESSEE WILDLIFE RESOURCES AGENCYLand 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

TENNESSEE WILDLIFE RESOURCES AGENCY

**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

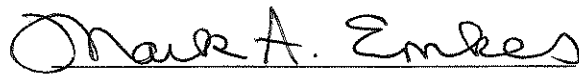
DEPARTMENT OF TRANSPORTATION

**Land Transaction**

<b>Requested Action:</b>	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
<b>Description:</b>	Shelby County – 3.911 +/- acres – Byhalia Road & Collierville Road, Collierville, TN – 13-04-015 (Woodard)
<b>Purpose:</b>	Acquisition in fee by land swap to widening project on Local Public Agent (LPA) SR – 175.
<b>Estimated Sale Price:</b>	Land swap
<b>Source of Funding:</b>	N/A
<b>Owner(s):</b>	Chuck Hutton Leasing, LLC
<b>Comment:</b>	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.
<b>SSC Report:</b>	05/13/2013 Peter Heimbach summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	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



Approved:

Handwritten signature of Mark A. Emkes in black ink.

Commissioner Mark A. Emkes  
Department of Finance and Administration