

**MINUTES**  
**STATE BUILDING COMMISSION**  
Executive Subcommittee  
September 21, 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  
David Lillard, State Treasurer

ORGANIZATION

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

PRESENTER

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

## CONSENT AGENDA

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

- A. Agency: Tennessee Board of Regents – Montgomery County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal
  
- B. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal
  
- C. Agency: Tennessee Board of Regents – Putnam County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal
  
- D. Agency: Department of Environment & Conservation – Davidson County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal
  
- E. Agency: Tennessee Wildlife Resources Agency – Greene County  
Transaction: Disposal – Easement (Utility)  
Provision: Waiver of advertisement and one appraisal
  
- F. Agency: Tennessee Wildlife Resources Agency – Carroll County  
Transaction: Acquisition – Fee (Gift)  
Provision: Waiver of advertisement and appraisals
  
- G. Agency: Tennessee Wildlife Resources Agency – Robertson County  
Transaction: Acquisition – Fee (Purchase)  
Provision: Waiver of advertisement and one appraisal
  
- H. Agency: Tennessee Wildlife Resources Agency – Madison County  
Transaction: Acquisition – Fee (Third Party)  
Provision: Waiver of advertisement and one appraisal
  
- I. Agency: Tennessee Wildlife Resources Agency – Madison County  
Transaction: Acquisition – Fee (Third Party)  
Provision: Waiver of advertisement and one appraisal
  
- J. Agency: Tennessee Wildlife Resources Agency – Madison County  
Transaction: Acquisition – Fee (Third Party)  
Provision: Waiver of advertisement and one appraisal
  
- K. Agency: Tennessee Wildlife Resources Agency – Madison County  
Transaction: Acquisition – Fee (Third Party)  
Provision: Waiver of advertisement and one appraisal
  
- L. Agency: Tennessee Wildlife Resources Agency – Campbell County  
Transaction: Acquisition – Fee (Third Party)  
Provision: Waiver of advertisement and one appraisal

## TENNESSEE BOARD OF REGENTS

### Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

**Project Title:** Demolition – 511 E. 11<sup>th</sup> Street

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

**SBC Number:** 166/011-09-2015

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

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

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

**Minutes:** 09/21/2015 ESC Approved project, budget, scope, funding and source(s) of funding.

DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES

Moccasin Bend Mental Health Institute, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Unit 6 Dayroom Addition

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

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

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

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$300,000.00	\$ 0.00	\$300,000.00	14/15	CurrFunds-CapImprov	(A)
	0.00	135,000.00	135,000.00	07/08	CurrFunds-CapImprov	(R)

**Original Project Budget:** \$300,000.00

**Change in Funding:** 135,000.00

**Revised Project Budget:** \$435,000.00

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

**Previous Action:** 08/21/2014 SBC Approved project  
08/28/2014 ESC Selected designer (TWH Architects)

**Minutes:** 09/21/2015 ESC Approved a revision in project budget, funding and sources(s) of funding in order to award a contract.

DEPARTMENT OF TRANSPORTATION

**Disposal – Fee**

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

**Transaction Description:** Transaction No. 14-10-007  
• Location: Shelby County – 8.199+/- acres (4 tracts) – Sam Cooper Blvd., Memphis, TN  
• Estimated Sale Price: Fair Market Value

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

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

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

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Acquisition – Fee (Purchase)**

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

**Transaction Description:** Transaction No. 15-08-027

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

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

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

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

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

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

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Acquisition – Fee (Purchase)**

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

**Transaction Description:** Transaction No. 15-08-028

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

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

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

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

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

## 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. 15-08-018

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

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

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

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

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

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



# TENNESSEE WILDLIFE RESOURCES AGENCY

ELLINGTON AGRICULTURAL CENTER  
P. O. BOX 40747  
NASHVILLE, TENNESSEE 37204

September 15, 2015

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

Dear Mr. Heimbach:

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

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

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

Sincerely,

Ed Carter, Executive Director  
Tennessee Wildlife Resources Agency

**The State of Tennessee**

IS AN EQUAL OPPORTUNITY, EQUAL ACCESS, AFFIRMATIVE ACTION EMPLOYER

## DEPARTMENT OF GENERAL SERVICES

### Statewide

- Requested Action:** Approval of a project and scope and to release a Request for Proposal
- Project Title:** Energy Generation Systems
- Project Description:** Generation of electricity from systems installed and maintained by others and located on State owned properties.
- SBC Number:** 460/000-06-2015
- Comment:** The State seeks to reduce electrical utility cost and consumption through the installation of on-site renewable energy generating systems. The energy generating systems will be leased and the term of the lease will be for 25 years with a right to terminate with removal after six years. The Central Procurement Office will assist with the procurement. Funding for the lease payments will be diverted from the User Agencies' electrical operating costs and will be less than the current annual energy expenditures. The projected operating cost savings are due to the reduced cost of electricity from the on-site systems as compared to purchasing electricity from the grid. All sites will be subject to the approval of the State Building Commission. Sites on which energy generating systems may be installed may include:

#### Department of Correction

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

#### TN Board of Regents

- TN Tech at Cookeville

#### General Services

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

#### Mental Health

- Middle TN Mental Health Institute
- Western Mental Health Institute

**Previous Action:** 09/10/2015 SBC Referred to the Executive Subcommittee with authority to act.

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

DEPARTMENT OF GENERAL SERVICES

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

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

**Project Title:** 27<sup>th</sup> Floor Renovation – Economic & Community Development

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

**SBC Number:** 529/079-01-2015

**Total Project Budget:** \$493,000.00

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

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

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

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

## DEPARTMENT OF GENERAL SERVICES

### Report Item:

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

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

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

**Minutes:**                      09/21/2015      Subcommittee acknowledged receipt of the report.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

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

Designer Selections

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

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

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

1) **UT Institute of Agriculture**  
(Ag Research and Extension – Roof Replacements)  
Total Project Budget: \$2,000,000  
SBC Project No. 540/001-03-2015  
Designer: **JOHNSON ARCHITECTURE**

4) **UT Institute of Agriculture**  
(Consultant – Mechanical / Electrical)  
Total Project Budget: \$25,000  
SBC Project No. 540/001-04-2015  
Designer: **FACILITY SYSTEMS CONSULTANTS**

2) **UT Chattanooga**  
(Campus Site Improvements)  
Total Project Budget: \$3,500,000  
SBC Project No. 540/005-03-2015  
Designer: **WM WHITAKER ASSOCIATES**

5) **UT Chattanooga**  
(Consultant – Architectural)  
Total Project Budget: \$35,000  
SBC Project No. 540/005-06-2015  
Designer: **DERTHICK HENLEY WILKERSON**

3) **UT Institute of Agriculture**  
(Consultant – Architectural)  
Total Project Budget: \$40,000  
SBC Project No. 540/001-04-2015  
Designer: **COMMUNITY TECTONICS**

6) **UT Chattanooga**  
(Consultant – Structural)  
Total Project Budget: \$25,000  
SBC Project No. 540/005-06-2015  
Designer: **CTI ENGINEERS**

- 7) **UT Chattanooga**  
 (Consultant – Mechanical)  
 Total Project Budget: \$25,000  
 SBC Project No. 540/005-06-2015  
 Designer: **MARCH ADAMS & ASSOCIATES**
- 8) **UT Chattanooga**  
 (Consultant – Landscape)  
 Total Project Budget: \$25,000  
 SBC Project No. 540/005-06-2015  
 Designer: **WM WHITAKER & ASSOCIATES**
- 9) **UT Chattanooga**  
 (Consultant – Environmental)  
 Total Project Budget: \$25,000  
 SBC Project No. 540/005-06-2015  
 Designer: **PROFESSIONAL ENVIRONMENTAL CONSULTING**
- 10) **UT Chattanooga**  
 (Consultant – Electrical)  
 Total Project Budget: \$25,000  
 SBC Project No. 540/005-06-2015  
 Designer: **ADVANCED ENERGY ENGINEERING & DESIGN**
- 11) **UT Chattanooga**  
 (Consultant – Civil)  
 Total Project Budget: \$25,000  
 SBC Project No. 540/005-06-2015  
 Designer: **ASA ENGINEERING & CONSULTING**
- 12) **UT Knoxville**  
 (Consultant – Architectural)  
 Total Project Budget: \$300,000  
 SBC Project No. 540/009-10-2015  
 Designer: **ARCHITECTS WEEKS AMBROSE MCDONALD**
- 13) **UT Knoxville**  
 (Consultant – Civil)  
 Total Project Budget: \$250,000  
 SBC Project No. 540/009-10-2015  
 Designer: **GRESHAM SMITH & PARTNERS**
- 14) **UT Knoxville**  
 (Consultant – Electrical)  
 Total Project Budget: \$250,000  
 SBC Project No. 540/009-10-2015  
 Designer: **WEST WELCH REED ENGINEERS**
- 15) **UT Knoxville**  
 (Consultant – Environmental)  
 Total Project Budget: \$100,000  
 SBC Project No. 540/009-10-2015  
 Designer: **QUANTUM ENVIRONMENTAL & ENGINEERING SERVICES**
- 16) **UT Knoxville**  
 (Consultant – Structural)  
 Total Project Budget: \$100,000  
 SBC Project No. 540/009-10-2015  
 Designer: **ROSS BRYAN ASSOCIATES**
- 17) **UT Knoxville**  
 (Consultant – Mechanical)  
 Total Project Budget: \$200,000  
 SBC Project No. 540/009-10-2015  
 Designer: **ENGINEERING SERVICES GROUP**
- 18) **UT Knoxville**  
 (Consultant – Landscape)  
 Total Project Budget: \$200,000  
 SBC Project No. 540/009-10-2015  
 Designer: **CRJA-IBI GROUP**
- 19) **UT Martin**  
 (Consultant – Architectural)  
 Total Project Budget: \$25,000  
 SBC Project No. 540/011-06-2015  
 Designer: **TLM ASSOCIATES**
- 20) **UT Martin**  
 (Consultant – Mechanical/Electrical)  
 Total Project Budget: \$25,000  
 SBC Project No. 540/011-06-2015  
 Designer: **PICKERING FIRM**
- 21) **UT Health Science Center**  
 (Consultant – Architectural)  
 Total Project Budget: \$60,000  
 SBC Project No. 540/013-03-2015  
 Designer: **HAIZLIP STUDIO**

22) **UT Health Science Center**  
(Consultant – Electrical)  
Total Project Budget: \$50,000  
SBC Project No. 540/013-03-2015  
Designer: **ALLEN & HOSHALL**

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

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

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

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

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

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

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

**Other Business**

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

\* \* \* \* \*

TENNESSEE BOARD OF REGENTSAcquisition – 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. 15-08-025

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

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

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

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

TENNESSEE BOARD OF REGENTSAcquisition – 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. 15-08-014

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

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

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

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

TENNESSEE BOARD OF REGENTS

**Acquisition – Fee (Purchase)**

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

**Transaction Description:** Transaction No. 15-08-012

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

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

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

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

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – 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. 15-08-026

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

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

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

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

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

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Easement (Utility)

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

**Transaction Description:** Transaction No. 15-08-024

- **Location:** Greene County – 1.5+/-acres – 5130 McDonald Rd., Mohawk, TN
- **Grantee:** Greeneville Light and Power System
- **Estimated Sale Price:** Fair Market Value
- **Source of Funding:** Greeneville Light and Power System (O)

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

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

**Minutes:** 09/21/2015 Approved disposal by easement with waiver of advertisement and one appraisal.

TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – Fee (Gift)**

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

**Transaction Description:** Transaction No. 15-08-016  
 • Location: Carroll County – 490.06+/-acres (2 tracts) – Hwy 77/Firetower Rd., Huntingdon TN  
 • Owner(s): Carroll County Watershed Authority (CCWA)  
 • Estimated Purchase Price: Gift  
 • Source of Funding: CCWA (REM fees) (O)

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

Date of Last Transfer: December 17, 2004  
 Purchase Price: \$0.00  
 Property Assessor's Value: \$0.00 (417.30 acres)  
 Square Footage Improvements: None

Date of Last Transfer: January 9, 2008  
 Purchase Price: \$130,968  
 Property Assessor's Value: \$0.00 (72.76 acres)  
 Square Footage Improvements: None

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

TENNESSEE WILDLIFE RESOURCES AGENCY

**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. 15-08-019  
 • **Location:** Robertson County – 54.9+/-acres – Dunn Rd., Springfield, TN  
 • **Owner(s):** Watson Ricchuite  
 • **Estimated Purchase Price:** Fair Market Value  
 • **Source of Funding:** 15/16 Wetlands Acquisition Fund (A)

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

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

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

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

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

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

**Transaction Description:** Transaction No 15-08-022

- **Location:** Madison County – 512+/-acres (2 tracts) - Hwy 45 Bypass W. and Sanders Bluff Rd., Jackson, TN
- **Owner(s):** Kenny Manning & Sharlene Manning
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 Wetlands Acquisition Fund (A)
- **Third Party:** The Nature Conservancy
- **Third Party Costs:** \$6,750.00

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

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

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

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

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

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

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

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

**Transaction Description:** Transaction No 15-08-021

- **Location:** Madison County – 81.6+/-acres (2 tracts) - Sanders Bluff Rd., Jackson, TN
- **Owner(s):** Allen & Carolyn Winfred
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 Wetlands Acquisition Fund (A)
- **Third Party:** The Nature Conservancy
- **Third Party Costs:** \$6,319.00

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

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

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

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

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

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

TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – Fee (Third Party)**

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

**Transaction Description:** Transaction No 15-08-023

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

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

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

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

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

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

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

TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – Fee (Third Party)**

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

**Transaction Description:** Transaction No 15-08-020

- **Location:** Madison County – 86.2+/-acres - Sanders Bluff Rd., Jackson, TN
- **Owner(s):** Nelson Cunningham
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 Wetlands Acquisition Fund (A)
- **Third Party:** The Nature Conservancy
- **Third Party Costs:** \$1,750.00

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

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

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

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

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

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

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

**Transaction Description:** Transaction No 15-08-017

- **Location:** Campbell County – 157.0+/-acres - Duff Rd., Jacksboro, TN
- **Owner(s):** Mt. Cloud, Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 15/16 Wetlands Acquisition Fund (A)
- **Third Party:** The Nature Conservancy
- **Third Party Costs:** \$17,700.00

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

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

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

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

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

Approved:



---

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