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REVISED FINDING OF NO SIGNIFICANT IMPACT
TENNESSEE VALLEY AUTHORITY
PHASE 1 EAST REGION CONSOLIDATION – NORRIS PROPERTIES
ANDERSON COUNTY, TENNESSEE

The Tennessee Valley Authority (TVA) proposes to relocate portions of TVA operations into one location to improve space utilization and to reduce TVA cyclic operations and maintenance and capital project costs consistent with TVA's real estate strategy. The project would consolidate similar functions to achieve work process efficiencies while fostering greater synergies among employees. TVA is proposing to relocate the Inspection, Testing, Monitoring, and Analysis (ITMA) program from Summer Place Building, aquatic laboratory (lab) from Walnut Orchard, water quality lab from the Greenway Area Office building (Greenway), and associated equipment storage needs to the Norris Engineering Lab Complex (Engineering Lab).

The consolidation would proceed in two phases. The Environmental Assessment (EA) evaluates the potential impacts associated with Phase 1 which would be focused on interior renovations of structures at the Engineering Lab, and exterior work focused primarily in the southern and eastern portions of the property. Phase 1 exterior actions include the demolition of two small boat sheds and Building I, clearing of trees, installation of lights and cameras for security, construction of a stormwater detention pond, trenching and groundwork in the vicinity of Buildings B and I, repaving/reconfiguring of parking areas, and construction of a new boat shed(s) in the vicinity of Building I. Phase 2 would be driven by security updates needed to bring the facility into compliance with current TVA security measures and protocols. Phase 2 would also address any additional consolidation related actions that may be necessary as a result of TVA's ongoing evaluation of the condition of the existing facilities and program needs.

TVA prepared an EA of the original proposed project and issued a Finding of No Significant Impact (FONSI) January 17, 2019. The January 2019 EA and FONSI are incorporated by reference. Because of the request to add moderate renovations to the interior of Building C, grading and additional tree removal in the area north of Building I, and replanting of a vegetative barrier south of Building B, TVA has performed additional analysis of potential effects in a revised EA and is issuing this revised FONSI. The revised EA is also incorporated by reference.

Alternatives

In accordance with the National Environmental Policy Act (NEPA), TVA developed and evaluated two feasible alternatives in the January 2019 EA and the revised EA, the No Action Alternative (Alternative A) and the Action Alternative (Alternative B).

Under Alternative A - the No Action Alternative, TVA would not relocate and consolidate any operations activities. TVA would continue to operate the Walnut Orchard, Greenway Area Office,

and Engineering Lab facilities with their current activities. No construction or demolition associated with relocation would occur.

Under Alternative B – Phase 1 Engineering Lab Consolidation, TVA would consolidate portions of TVA operations to the Engineering Lab located in Norris, Tennessee. This alternative would include the following actions:

- Maximize approximately 74,912 square feet at the Engineering Lab. Modifications at the Engineering Lab would include:
 - Interior renovations to the following buildings:
 - Minimum renovations to Buildings D, G, N, and T to address life safety and deferred maintenance (lighting and heating, ventilation, and cooling upgrades).
 - Moderate renovations to Buildings B, Q1, and Q2 would include interior wall modifications and potential replacement of stained wall/ceiling panels.
 - Moderate renovations to Building C including temporary patching and repairs to prevent mold and weather damage and removal of:
 - all non-load-bearing walls, sheetrock, doors, etc. (no load bearing walls would be impacted)
 - Existing ceiling tiles, lighting, and grid
 - Existing floor covering (carpet, tile, etc.)
 - Existing HVAC, dampers, and duct work
 - Existing conduit, piping, and insulation
 - Existing electrical
 - Existing interior doors
 - Existing bathrooms, including tile covering and fixtures
 - Major renovations to Building J would include construction of office and lab space.
 - Buildings A, H, and P would remain in their current state.
 - Installation of cameras and illuminators on the exteriors of Buildings B and D.
 - Demolition of two sheds and the necessary clearing for construction of a new boat shed(s).
 - Demolition of Building I.
 - Construction of a new boat shed or sheds in the vicinity of Building I.
 - Regrading of the area north of Building I (south of Building B).
 - Construction of a stormwater detention pond on the south side of the property near Buildings H and I.
 - Trenching and ground work on the south side of Building B up to the area of Building I.
 - Repaving/reconfiguring of existing parking lots.

- Tree clearing near the site entrance, between various structures, and around Building I (including the area to be regraded north of Building I).
- Planting a new 25 foot tall vegetative buffer south of Building B and north of the proposed new boat sheds.
- The relocation of the ITMA program, Walnut Orchard aquatic lab, the Greenway water quality lab, and associated storage space to the Engineering Lab.

Alternatives Considered and Eliminated

TVA also considered but eliminated two additional alternatives.

Alternative C – Greenway Warehouse Consolidation

TVA would consolidate at Greenway Warehouse 1) the water quality lab from Greenway; and 2) the aquatic lab from Walnut Orchard. Functions at the Engineering Lab would be dispersed to the West Tower at the Knoxville Office Complex, Watts Bar Equipment Support Services, and Chickamauga Power Service Center. After exploring the functions occurring at the Engineering Lab, this alternative was dismissed from detailed analysis. The work processes found at the Engineering Lab are not conducive to an office environment typically found in the West Tower of the Knoxville Office Complex. The expense of relocating highly specialized laboratory functions to Chickamauga Power Service Center outweighed the benefits of the move. Similarly, the potential expense of renovations to the Greenway Warehouse exceeded potential renovation expenses at the Engineering Lab.

Alternative D – New Operations Center

TVA would construct a new centralized operational center located near conjunction of Interstates 40 and 75. The Greenway Area Office, Walnut Orchard, and Engineering Lab would be vacated and functions relocated to the new operational center. TVA typically experiences higher project costs associated with new construction versus renovating existing buildings and structures. In addition, TVA has a long-standing operational presence in the City of Norris, Tennessee, and this alternative would significantly reduce that presence. TVA typically favors utilization and refurbishment of existing buildings rather than new construction where cost-effective and practicable. Therefore, this alternative was also dismissed from further consideration.

Impact Assessment

After analysis, TVA determined the potential environmental effects of implementing the revised proposal are expected to be the same as those evaluated in the January 2019 EA and FONSI.

After analysis, TVA determined that the proposed actions would have no impacts to historic and archaeological resources, socioeconomics, environmental justice, and solid and hazardous waste. There would be no minor impacts to wildlife and surface water. The construction activities and removal of some trees could be a minor disruption to some wildlife. There are no surface waters within the project area, surface waters in the vicinity should be protected by use of best management practices such as soil erosion prevention measures.

TVA determined there would be minor and temporary adverse impacts associated with aesthetics, air quality, noise, and transportation. These impacts would be associated with the construction activities: visual changes, presence of construction equipment, mobilization of dust, noise

generation, and possible increased traffic flow. The nature of the construction activities and use of best management practices would minimize these impacts.

Additionally, TVA determined there would be minor impacts associated with vegetation and threatened and endangered species associated with the removal of trees that are potential bat habitat. To minimize potential impacts, tree removal would occur only between November 15 and March 31 when these bat species are unlikely to be roosting in trees on the landscape. TVA will track and document removal of potentially suitable summer roost trees and include in annual reporting in accordance with Endangered Species Act Section 7(a)(2) consultation.

Mitigation

TVA will continue to employ all measures described in the January 2019 EA to mitigate the adverse impacts that may occur.

To minimize or reduce the environmental effects of the project, TVA would utilize standard operating procedures, best management practices, and mitigation measures. As described above, tree removal would occur only between November 15 and March 31 outside of the roosting season. TVA will track and document removal of potentially suitable summer roost trees and include in annual reporting in accordance with Section 7(a)(2) consultation. Additionally, if removal of suitable bat roost tree habitat needs to be removed when bats may be present on the landscape, TVA would set aside funding to be applied towards future bat-specific conservation projects. TVA currently plans to conduct tree removal between November 15 and March 31, when neither Indiana nor northern long-eared bats would be roosting on the landscape. Tree removal during this timeframe also ensures no tree removal would occur between June 1 and July 31 to avoid any potential direct impact to juvenile bats at a time when they are unable to fly.

Conclusion and Findings

Based on the findings of the revised EA, which are incorporated by reference, TVA concludes that the Phase 1 proposal to relocate portions of TVA operations from Walnut Orchard and a portion of Greenway into one location at the Engineering Lab to improve space utilization and to reduce TVA cyclic operations and maintenance and capital project costs would not be a major federal action significantly affecting the environment. Accordingly, an environmental impact statement is not required.



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Date Signed