

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

JULY 23, 2010

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in House Hearing Room 30, Legislative Plaza, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

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

OTHERS PRESENT

Alan Robertson, Acting State Architect
Georgia Martin, State Architect's Office
Jurgen Bailey, Real Property Administration
Bob King, Real Property Administration
Genie Whitesell, Attorney General's Office
Janie Porter, Attorney General's Office
Melinda Parton, Comptroller's Office
Joy Harris, Treasurer's Office
Annette Crutchfield, Legislative Budget Office
John Carr, Department of Finance & Administration
Felenceo Hill, Dept of Finance and Administration
Cindy Liddell, Bond Finance
Dick Tracy, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Keith King, Tennessee Board of Regents
Jere Jeter, Department of Agriculture
Steve Scott, Department of Agriculture
Mitch Robinson, Austin Peay State University
John Cothorn, Middle Tennessee State University
Jim Fyke, Department of Environment and Conservation
Bill Avant, Department of Environment and Conservation
Murray Crow, Department of Environment and Conservation
J. J. Perdue, Department of Environment and Conservation
Matt Ingham, Real Property Administration

David Arnold, Department of Agriculture
Herb Paugh, Department of Agriculture
LTC Barry Buntin, Military Department
Col Brett London, Military Department
Tom Robinson, Department of Correction
George Criss, University of Tennessee
Gordon Martin, TWRA
Gina Hancock, Nature Conservancy
Bob Qualey, Real Property Administration
Linda Penny, Comptroller's Office
Bart Leathers, Bureau of TennCare
Jay Hosay, Messer Construction
Tom Sterritt, Department of General Services
Garry Askew, Bauer Askew
Gregor Smee, Smee + Busby Architects
Scott Boelscher, THEC
Mike Morrow, Department of Finance and Administration
Lynelle Jensen, Department of General Services
Jim Finch, Division of Intellectual Disabilities Services
Fred Hix, Division of Intellectual Disabilities Services
Mark Cherpach, Department of Finance and Administration
Steve Griffin, HFR Design, Inc.
Thomas Dodd, HFR Design, Inc.

Commissioner Goetz called the meeting to order at 10:37 a.m. and requested action on the following matters as presented by Acting State Architect Alan Robertson.

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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 – Rutherford County
Transaction: Acquisition in fee
Provision: Waiver one appraisal

- B. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Acquisition in fee
Provision: Waiver one appraisal

- C. Agency: Tennessee Board of Regents – Montgomery County
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals

- D. Agency: Tennessee Board of Regents – Carter County
Transaction: Lease Amendment #1

- E. Agency: Department of Agriculture – Williamson County
Transaction: Disposal in fee
Provision: Waiver one appraisal

- F. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Acquisition in fee
Provision: Waiver one appraisal and REM fee

- G. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Acquisition in fee
Provision: Waiver one appraisal and REM fee

- H. Agency: Tennessee Board of Regents – Montgomery County
Transaction: Acquisition in fee
Provision: Waiver of one appraisal and Demolish improvements

- I. Agency: Tennessee Board of Regents – Montgomery County
Transaction: Acquisition in fee
Provision: Waiver one appraisal and Demolish improvements

- J. Agency: Tennessee Board of Regents – Montgomery County
Transaction: Acquisition in fee
Provision: Waiver one appraisal
- K. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Lease agreement
Provision: Waiver of advertisement
- L. Agency: Department of Agriculture – Cocke County
Transaction: Acquisition in fee
- M. Agency: Department of Human Services - Shelby County
Transaction: Lease amendment
Provision: Waiver of advertisement
- N. Agency: Tennessee Board of Regents – Montgomery County
Transaction: Demolitions – 505 and 511 York Street, Clarksville, TN
- O. Agency: Tennessee Board of Regents – Rutherford County
Transaction: Demolitions – 215 City View Drive; 803 and 807 Wiles Court, Murfreesboro, TN
- P. Agency: University of Tennessee – Knox County
Transaction: Demolition – 907/909 21st Street, Knoxville, TN
- Q. Agency: University of Tennessee – Hamilton County
Transaction: Demolition – South Stadium, Chattanooga, TN

DEPARTMENT OF ENVIRONMENT & CONSERVATION

REPORT ITEM: Transaction No. 10-04-016

At the May 24 Executive Subcommittee meeting, Commissioner Goetz requested a report on the National Coal Corporation from the Department of Environment and Conservation to report if they are in good standing with TDEC and the Feds. The following is from Don Owens, TDEC's manager over the oil and gas section.

The United States Office of Surface Mining, Reclamation and Enforcement authorize the mining of coal in Tennessee through a permit issued under the auspices of the U.S. Surface Mining, Control and Reclamation Act. The Tennessee Department of Environment and Conservation (TDEC) issues permits for the discharge of treated waste water to facilities engaged in coal mining (both active mining and reclamation phase), coal preparation, tipping and the disposal of waste rock and fines from coal preparation.

As of May 4, 2010, there were fifteen actively producing surface and underground coal mines in Tennessee. National Coal Corporation (NCC) operates two of those as well as a preparation plant and waste disposal area. The company has routinely responded positively to situations where additional water sampling has been required of them. In addition, NCC's record on conducting Biological Monitoring of streams associated with their permits is excellent.

Though not regulated directly under permits issued by TDEC, the reclamation of land mined by the company has fulfilled regulatory requirements and has not resulted in water quality problems following their mining.

SC Action: 07-23-10. Jurgen Bailey presented the report. Commissioner Goetz stated that the information was satisfactory. Subcommittee accepted the report.

DEPARTMENT OF AGRICULTURE
and
DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

ACKNOWLEDGEMENT of Federal Funding and acquisition of this property:

Description: Morgan County – Phase 1 for 2,146 +/- acres – Wartburg, TN – Trans. No. 10-06-006 (Baugh)

Purpose: Acquisition in fee to connect Frozen Head State Park with North Cumberland Conservation Area

Source of Funding: USDA Forest Service Forest Legacy Funds - \$4,160,000
The Nature Conservancy - \$1,386,667 (Donation of land value)

Estimated Cost: Phase One - \$5,546,667.00

Owner(s): The Nature Conservancy

Comment: This purchase will be made in three phases totaling 4,341 +/- acres with funding made available by US Forest Service Forest Legacy Program. Phase 2 is on the President's list for Forest Legacy funding and will be available in the spring of 2011. Solicitations for Phase 3 funding are currently underway.

SSC Report: 07-12-10. Jurgen Bailey summarized the transaction. Jere Jeter stated that the Federal Funds of \$4,160,000 are now available to process this transaction that was approved by the Executive Subcommittee on September 24, 2007. Staff referred to Subcommittee with recommendation.

SC Action: 07-23-10: Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF CORRECTION

WEST TENNESSEE STATE PENITENTIARY, LAUDERDALE COUNTY, TENNESSEE

- 1) Approved a request for approval of a revision in scope and funding from \$6,700,000.00 to \$10,500,000.00 (\$3,800,000.00 increase) for **Minimum Housing Expansion** at West Tennessee State Penitentiary, Lauderdale County, Tennessee.

Revised Estimated Project Cost:	\$10,500,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
06/07 Current Funds-Capital Outlay	\$1,000,000.00	\$ 0.00	\$ 1,000,000.00
06 G.O. Bonds-Capital Outlay	<u>5,700,000.00</u>	<u>3,800,000.00</u>	<u>9,500,000.00</u>
TOTAL	\$6,700,000.00	\$3,800,000.00	\$10,500,000.00
<i>SBC Project No.</i>	<i>142/022-01-2007</i>		

TENNESSEE BOARD OF REGENTS

Statewide

- 1) Approved a request for a revision in funding from \$52,052,000.00 to \$53,152,000.00 (\$1,100,000.00 increase) and approval of a Delivery Order for **Performance Contracting** at **Austin Peay State University** in Clarksville, **Pellissippi State Community College** in Knoxville, and **Jackson State Community College** in Jackson, Tennessee.

Estimated Project Cost:	\$ 60,000,000.00
Estimated Delivery Order #17 Cost:	\$ 200,000.00
Estimated Delivery Order #18 Cost:	\$ 900,000.00
Remaining Unfunded:	6,848,000.00

Source of Funding:	Existing	Change	Revised
T S S B A (DO # 1 - # 14 and #16)	37,698,000.00	0	37,698,000.00
T S S B A (DO # 15)	3,344,300.00	-3,344,300.00	0
06/07 Current Funds-Capital Maint.	20,000.00	0	20,000.00
2006 G.O. Bonds-Capital Maint	420,000.00	0	420,000.00
05/06 Current Funds-Capital Maint.	290,000.00	0	290,000.00
07/08 Current Funds-Capital Maint.	50,000.00	0	50,000.00
2007 G.O. Bonds-Capital Maint	1,744,000.00	0	1,744,000.00
Utility Reserves	500,000.00	0	500,000.00
ARRA Funds (DO #17 at PSCC)	0	+200,000.00	200,000.00
2011 State Funds (DO #18 at JSCC)	0	+900,000.00	900,000.00
Campus Plant Funds (APSU)	2,781,900.00	+562,400.00	3,344,300.00
2011 State Funds (APSU)	0	+2,781,900.00	2,781,900.00
ARRA Funds	5,203,800.00	0	5,203,800.00
	52,052,000.00	1,100,000.00	53,152,000.00
SBC Project No. 166/000-01-2002			

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Mr. Robertson presented a request for approval of a project, approval to use Commissioning Services and approval to issue a Request for Proposals for a Construction Manager/General Contractor for **Parking Garage and Student Services** at **Middle Tennessee State University** in Murfreesboro, and selection of a designer to design and supervise the project.

Secretary Hargett began a discussion relative to the student referendum that was held regarding the project. He noted that the University was under no obligation to conduct such a referendum and that, after the referendum was held, the Administration came back with a revised plan to the Student Government Association. Secretary Hargett said he contacted both the past and current Presidents of the SGA who indicated their support of the project. He then asked them to provide him some feedback from the SGA Senate, and was subsequently sent an email, whereby 26 of the 32 responses supported the parking garage. He said he thought that indicated that the Administration has worked to try and change the project to gain the support of the student leaders who represent the student body as a whole, and added that the emails were available for the other members' review.

Commissioner Goetz asked if there was some reporting they would want to see on a routine basis in the future. Secretary Hargett responded he thought that was a big picture issue and that they ought to be looking at the fees timeline and how long the fees stay in place. He said they need to get guidance to both systems--the University of Tennessee and Tennessee Board of Regents. Secretary Hargett said he would always encourage any of the schools to work with the student body and its leadership to gain their valuable insight before proceeding with such a major project, which also impacts the fees that they're paying.

Treasurer Lillard said he thought the Universities should have some level of student support/sign-off for use of fees for projects such as this, and agreed that some uniformity is needed between the systems. He said he would ask that the referenced emails be made part of the record and placed in the architect's files on this project so they are part of the official record.

Comptroller Wilson stated that this was dealt on an ad hoc basis and didn't want this to be a precedent for how these circumstances are handled in the future. He said they have asked both the University of Tennessee and Tennessee Board of Regents for their views on how to deal with this and have received comments. He said, at some point, they need to have further discussions about how they go forward on this issue. He stated that dealing with student fees was a real concern to him and he wanted to be sure they pay attention to what students have to say because it's their money.

Commissioner Goetz stated that they do a lot of business with the School Bond Authority and they need to be able to explain to rating agencies and others that there's a clear process to support how these things are to be carried through. He added that they need to raise this issue to a policy level. After further discussion, Subcommittee approved the project request and the selection of Tuck-Hinton Architects to design and supervise the project.

Estimated Project Cost:	\$39,500,000.00
<u>Source of Funding:</u>	
Student Fees (access fees)	12,000,000.00
Campus Plant Funds	4,000,000.00
TSSBA (Parking Fees)	<u>23,500,000.00</u>

39,500,000.00

SBC Project No. 166/009-06-2010

Jackson State Community College, Jackson, Tennessee

- 1) Approved a request for a revision in source of funding for **Campus HVAC Repairs at Jackson State Community College** in Jackson, Tennessee.

Estimated Project Cost:	\$2,209,159.00		
Source of Funding:	Existing	Change	Revised
ARRA Funds	2,209,159.00	-709,159.00	1,500,000.00
2011 State Funds	0	+709,159.00	709,159.00
	2,209,159.00	0	2,209,159.00

SBC Project No. 166/019-02-2009

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BUREAU OF TENNCARE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL in FEE of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112.

Description: Dickson County – 101 West End Avenue, Dickson, TN – Trans. No. 10-06-005 (Woodard)

Purpose: Disposal in fee to recover medical assistance costs of the deceased Eunice Rushen.

Estimated Sale Price: \$70,000

Grantee: Bureau of TennCare

Comment: We are requesting disposition of the property to be under the jurisdiction of the Chancery Court for Dickson County. We are requesting approval to allow a court ordered sale through the Chancery Court for Dickson County for the benefit of TennCare.

SSC Report: 07-12-10. Jurgen Bailey summarized the transaction. Vincent Williams with the Attorney General's office stated this sale would have normally been sold by the representative of Mrs. Rushen's estate; however it was directly transferred to the State and bypassed the Dickson County Chancery Court. In order to bring this sale into proper process the AG's office is recommending it be sold under the jurisdiction of the court. Staff referred to Subcommittee with recommendation.

SC Action: 07-23-10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

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DEPARTMENT OF FINANCE & ADMINISTRATION
for
DIVISION OF INTELLECTUAL DISABILITIES SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISALS, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Davidson County – 221 Foxwood Lane, Nashville, TN – Trans. No. 10-04-017 (Woodard)

Purpose: Acquisition in fee for community home for behavior difficult individuals.

Source of Funding: DIDS-Operational budget

Estimated Cost: \$199,900

Owner(s): New Horizons Corporation

SSC Report: 05-17-10. Staff deferred item for one month for agency to complete necessary due diligence on property.

SSC report: 06-14-10. Jurgen Bailey summarized the transaction. Fred Hix with IDS explained the cost of repairs for this facility would be approximately \$100,000 for improvements (new roof, sidewalks, foundation work, gutters fix and drainage work). There will be four clients in this facility with 2-3 staff. Staff referred to Subcommittee for discussion.

SC Action: 07-23-10. Jurgen Bailey presented the transaction. Treasurer Lillard asked if this request was for renovations or acquisition. Dr. Finch responded that the two homes are for people with intellectual disabilities from the forensic unit at the Harold Jordan Center who have, or have had in the past, pending charges for criminal acts. He explained that, as part of the process for providing services, there is a procedure for moving them to a less restrictive environment as the individuals gain and progress toward independence. This would be a natural step for moving the eight individuals into a community setting. He explained that the homes will be operated by a long-standing contract provider who has an outstanding reputation. Treasurer Lillard asked how long these activities have taken place at these locations. Dr. Finch responded that the two homes were previously used by other providers. He said this renovation is to provide new services for these individual who have not yet been living in the community, but have been living at the step- down program at the Harold Jordan Center. He said that before anyone is placed into the community from the Harold Jordan Center, there is a lengthy process of planning, assessing, and programming for people to move to the lesser restrictive environment. He said everything is very

carefully documented and closely monitored, as are all the programs in the community throughout the year. Treasurer Lillard asked if the same activities have been conducted on these two sites previously by the State doing it directly or by some other contractor, and does this represent a change in the level of intensity or type of patient that is there. Fred Hix responded that these homes are late 80's construction and, since then, have been homes for individuals with mental retardation that were operated by previous vendors. Treasurer Lillard asked if the patients who were housed there previously would've been similar to those at Arlington or Clover Bottom, and was told "yes", and that they were proposing to change the type of patient they were putting there, and was told "yes". Treasurer Lillard expressed his concern due to past similar experiences in Shelby County. He asked Dr. Finch whether notice was given to the community regarding their plans to place these individuals in these facilities. Dr. Finch responded that all the rules and regulations pertaining to notification relating to any criminal activity in their history or registration are followed. He said, as to the notification, it is a registration with the local police for any that may have had a conviction for sexual offense in the past. For others, it is not, because federal and state laws do not require such notification.

Treasurer Lillard said he understood what the Department is trying to accomplish, but was concerned that not everyone is aware that they are proposing to change the activity level at this location. He said he didn't feel comfortable approving the request without first having those discussions with local government officials. Dr. Finch stated they have not had those discussions and have no objection to having such discussions. He said, normally, they want to know the homes would be approved before having the discussions with government and elected officials. Treasurer Lillard said he would rather have the discussion before the approval. Commissioner Goetz said he didn't have a problem with deferral for a month until those discussions take place with local officials. He commented that the purpose of this Subcommittee is not to run programs, but to approve property transactions. He agreed that they need to go through notice provisions, but he expressed concern that decisions that have financial implications for the Agency are within the purview of the Agency that operates as a part of the Executive branch.

Secretary Hargett stated his concerns regarding the water damage and mold and asked Dr. Finch if he thought the budget will adequately cover the renovations, and was told "yes". He asked Dr. Finch about the types of pending charges involved. Dr. Finch stated if they are criminal charges, they could be for burglary, attempted robbery, or charges in the past for sexual offenses, such as molestation or attempted molestation. He added that all of those are remediated in some way before they consider moving the individual to a lesser restrictive environment. Secretary Hargett asked what types of security are in these homes. Dr. Finch stated that the minimum would be 24 hours accountability by a staff member for an individual, not only in the home, but as they go into the community, they always have staff with them. While in the home, the security is provided by the staff being on duty, as well as strict rules and check points for always knowing where the individual is. Treasurer Lillard moved to defer the matter for one month and that notice be given to all Governmental officials whose jurisdictions include the addresses of the proposed matter. The motion

was seconded and passed without objection.

DEPARTMENT OF FINANCE & ADMINISTRATION
for
DIVISION OF INTELLECTUAL DISABILITIES SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISALS, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Davidson County – 1.55 +/- acres – 212 Foxwood Lane, Nashville, TN – Trans. No. 10-05-005 (Woodard)

Purpose: Acquisition in fee for community home for behavior difficult individuals.

Source of Funding: DIDS-Operational budget

Estimated Cost: \$295,000

Owner(s): Rochelle Center

SSC report: 06-14-10. Jurgen Bailey summarized the transaction. Fred Hix with IDS stated that there is no improvement needed for this facility. There will be four clients in this facility with 2-3 staff. Staff referred to Subcommittee for discussion.

SC Action: 07-23-10. Jurgen Bailey presented the transaction. Treasurer Lillard asked if this request was for renovations or acquisition. Dr. Finch responded that the two homes are for people with intellectual disabilities from the forensic unit at the Harold Jordan Center who have, or have had in the past, pending charges for criminal acts. He explained that, as part of the process for providing services, there is a procedure for moving them to a less restrictive environment as the individuals gain and progress toward independence. This would be a natural step for moving the eight individuals into a community setting. He explained that the homes will be operated by a long-standing contract provider who has an outstanding reputation. Treasurer Lillard asked how long these activities have taken place at these locations. Dr. Finch responded that the two homes were previously used by other providers. He said this renovation is to provide new services for these individual who have not yet been living in the community, but have been living at the step- down program at the Harold Jordan Center. He said that before anyone is placed into the community from the Harold Jordan Center, there is a lengthy process of planning, assessing, and programming for people to move to the lesser restrictive environment. He said everything is very carefully documented and closely monitored, as are all the programs in the community throughout the year. Treasurer Lillard asked if the same activities have been conducted on these two sites previously by the State doing it directly or by some other contractor, and does this represent a change in the level of intensity or type of

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DEPARTMENT OF FINANCE & ADMINISTRATION

SPECIAL ITEM:

- 1) Review of a request for APPROVAL of the WAIVER of the REAL ESTATE MANAGEMENT FEES and REIMBURSEMENT from the GENERAL FUND as recommended by the Commissioner of Finance & Administration the following land transactions for fiscal year 2009-2010:

Transaction Number	Reason for Waiver	REM FEE
09-02-011	Bonds	7,850.00
09-07-002	Bonds	7,800.00
08-06-028	Bonds	10,000.00
09-07-015	Bonds	500.00
10-01-004	Agreement	10,000.00
08-11-003	Bonds	7,800.00
09-10-017	Agreement	10,000.00
09-09-034	Agreement	10,000.00
09-09-033	Agreement	10,000.00
09-09-032	Agreement	10,000.00
09-09-031	Agreement	10,000.00
09-09-030	Agreement	10,000.00
09-09-029	Agreement	10,000.00
09-09-028	Agreement	10,000.00
09-09-027	Agreement	10,000.00
09-09-026	Agreement	10,000.00
09-09-025	Agreement	10,000.00
09-09-024	Agreement	10,000.00
09-09-022	Agreement	10,000.00
09-09-021	Agreement	10,000.00
09-09-020	Agreement	10,000.00
09-09-023	Agreement	10,000.00
08-07-021	Bonds	7,250.00
08-11-002	Bonds	5,525.00
08-11-007	Bonds	5,100.00
06-12-005	Bonds	10,000.00
08-11-002	Bonds	5,525.00
08-11-026	Bonds	4,000.00
08-12-024	Bonds	1,975.00
08-12-020	Bonds	1,625.00
08-12-022	Bonds	1,945.00
08-12-023	Bonds	1,975.00
08-12-021	Bonds	1,625.00
08-06-007	Bonds	10,000.00
TOTAL		<u>\$260,495.00</u>

SSC Report: 06-14-10. Jurgen Bailey summarized the request. Staff referred to Subcommittee with recommendation.

SC Action: 07-23-10. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meeting held on May 24, 2010.

DESIGNER SELECTIONS

- 1) Approved a request to distribute the draft **Designer Selection Process** to the State procurement agencies for their review and comments.

- 2) Approved the following designer selections as recommended:

- | | |
|---|---|
| <ol style="list-style-type: none">1) Readiness Center – Loudon County
(MVSA Expansion – Full Planning)
Estimated Project Cost: \$205,000.00
Planning Cost: \$ 24,000.00
SBC Project No. 361/051-01-2010
Designer: C2RL ENGINEERS2) Volunteer Training Site – Carroll County
(Building I-1 Renovation – Ph 2 – Full Planning)
Estimated Project Cost: \$390,000.00
Planning Cost: \$ 43,000.00
SBC Project No. 368/031-01-2010
Designer: TLM ASSOCIATES3) Montgomery Bell State Park
(Sewer Upgrade for Pro Shop)
Estimated Project Cost: \$430,000.00
SBC Project No. 126/054-01-2010
Designer: HETHCOAT & DAVIS4) University of Tennessee Chattanooga
(Metropolitan Bldg Repairs & HVAC Phase 3)
Estimated Project Cost: \$4,600,000.00
SBC Project No. 540/005-10-2010
Designer: FRANKLIN ASSOC ARCHITECTS5) University of Tennessee Chattanooga
(Stagmaier Hall Renovations)
Estimated Project Cost: \$2,500,000.00
SBC Project No. 540/005-12-2010
Designer: TWH ARCHITECTS | <ol style="list-style-type: none">6) University of Tennessee Chattanooga
(Bretske Hall Improvements)
Estimated Project Cost: \$1,540,000.00
SBC Project No.
Designer: HEFFERLIN + KRONENBERG7) University of Tennessee Chattanooga
(Maclellan Gym Improvements)
Estimated Project Cost: \$1,350,000.00
SBC Project No. 540/005-16-2010
Designer: MEP ENGINEERING8) University of Tennessee Health Science Center
(Molecular Science Bldg Window Replacement & HVAC Improvements)
Estimated Project Cost: \$3,020,000.00
SBC Project No. 540/013-04-2010
Designer: PICKERING FIRM9) University of Tennessee Health Science Center
(Emergency Power Upgrades)
Estimated Project Cost: \$2,000,000.00
SBC Project No. 540/013-06-2010
Designer: OGCB, INC.10) University of Tennessee Health Science Center
(GEB Improvements)
Estimated Project Cost: \$2,750,000.00
SBC Project No. 540/013-07-2010
Designer: TRO JUNG/BRANNEN |
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|---|--|
| 11) University of TN Institute of Agriculture
(East TN Research & Educ Ctr Improvements)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 540/001-01-2010
Designer: WILBUR SMITH ASSOCIATES | 19) University of Tennessee Martin
(Campus Lighting Upgrade)
Estimated Project Cost: \$3,300,000.00
SBC Project No. 540/011-04-2020
Designer: DEPOUW ENGINEERING |
| 12) University of TN Institute of Agriculture
(Downtown West Building Renovations)
Estimated Project Cost: \$950,000.00
SBC Project No. 540/001-02-2010
Designer: BULLOCK SMITH & PARTNERS | 20) University of Tennessee Space Institute
(Main Academic Bldg Improvements)
Estimated Project Cost: \$1,010,000.00
SBC Project No. 540/020-01-2010
Designer: CENTRIC ARCHITECTURE |
| 13) University of Tennessee Knoxville
(Claxton Renovations)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 540/009-34-2010
Designer: JOHNSON ARCHITECTURE | 21) University of Tennessee Chattanooga
(Architectural Consultant)
Estimated Project Cost: \$35,000.00
SBC Project No. 540/005-17-2010
Designer: DERTHICK HENLEY WILKERSON |
| 14) University of Tennessee Knoxville
(Greve Hall Renovations)
Estimated Project Cost: \$2,000,000.00
SBC Project No. 540/009-38-2010
Designer: THE LEWIS GROUP | 22) University of Tennessee Chattanooga
(Civil Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-17-2010
Designer: BARGE WAGGONER SUMNER
CANNON |
| 15) University of Tennessee Knoxville
(Intramural Fields)
Estimated Project Cost: \$14,600,000.00
SBC Project No. 540/009-39-2010
Designer: BARGE WAGGONER SUMNER
CANNON | 23) University of Tennessee Chattanooga
(Electrical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-17-2010
Designer: MEP ENGINEERING |
| 16) University of Tennessee Knoxville
(Parking Garage Repairs)
Estimated Project Cost: \$500,000.00
SBC Project No. 540/009-41-2010
Designer: ROSS BRYAN ASSOCIATES | 24) University of Tennessee Chattanooga
(Environmental Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-17-2010
Designer: PROFESSIONAL
ENVIRONMENTAL CONSULTING |
| 17) University of Tennessee Knoxville
(White Avenue Biology Annex Improvements)
Estimated Project Cost: \$1,300,000.00
SBC Project No. 540/009-45-2010
Designer: SMEE + BUSBY ARCHITECTS | 25) University of Tennessee Chattanooga
(Landscape Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-17-2010
Designer: ROSS / FOWLER |
| 18) University of Tennessee Martin
(Roof Replacements)
Estimated Project Cost: \$4,200,000.00
SBC Project No. 540/011-03-2010
Designer: TLM ASSOCIATES | 26) University of Tennessee Chattanooga
(Mechanical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-17-2010
Designer: MEP ENGINEERING |

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| 27) University of Tennessee Chattanooga
(Structural Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-17-2010
Designer: BENNETT & PLESS | 35) University of Tennessee Knoxville
(Architectural Consultant)
Estimated Project Cost: \$120,000.00
SBC Project No. 540/009-46-2010
Designer: MICHAEL BRADY |
| 28) University of Tennessee Health Science Center
(Architectural Consultant)
Estimated Project Cost: \$60,000.00
SBC Project No. 540/013-08-2010
Designer: FLEMING ASSOC ARCHITECTS | 36) University of Tennessee Knoxville
(Electrical Consultant)
Estimated Project Cost: \$140,000.00
SBC Project No. 540/009-46-2010
Designer: VREELAND ENGINEERS |
| 29) University of Tennessee Health Science Center
(Electrical Consultant)
Estimated Project Cost: \$50,000.00
SBC Project No. 540/013-08-2010
Designer: PICKERING FIRM | 37) University of Tennessee Knoxville
(Environmental Consultant)
Estimated Project Cost: \$40,000.00
SBC Project No. 540/009-46-2010
Designer: S & ME, INC. |
| 30) University of Tennessee Health Science Center
(Environmental Consultant)
Estimated Project Cost: \$35,000.00
SBC Project No. 540/013-08-2010
Designer: ENSAFE | 38) University of Tennessee Knoxville
(Mechanical Consultant)
Estimated Project Cost: \$100,000.00
SBC Project No. 540/009-46-2010
Designer: SMITH SECKMAN REID |
| 31) University of Tennessee Health Science Center
(Mechanical Consultant)
Estimated Project Cost: \$65,000.00
SBC Project No. 540/013-08-2010
Designer: OGCB, INC. | 39) University of Tennessee Knoxville
(Structural Consultant)
Estimated Project Cost: \$60,000.00
SBC Project No. 540/009-46-2010
Designer: ROSS BRYAN ASSOCIATES |
| 32) University of Tennessee Health Science Center
(Structural Consultant)
Estimated Project Cost: \$20,000.00
SBC Project No. 540/013-08-2010
Designer: SSR ELLERS | 40) University of Tennessee Martin
(Architectural Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/011-05-2010
Designer: TLM ASSOCIATES |
| 33) University of TN Institute of Agriculture
(Architectural Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/001-04-2010
Designer: DESIGN INNOVATIONS | 41) University of Tennessee Martin
(Mechanical/Electrical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/011-05-2010
Designer: BARHAM CAIN MYNATT |
| 34) University of TN Institute of Agriculture
(Mechanical/Electrical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/001-04-2010
Designer: I.C. THOMASSON | 42) University of Tennessee Chattanooga
(South Stadium Demolition)
Estimated Project Cost: \$500,000.00
SBC Project No. 540/005-18-2010
Designer: ARTECH DESIGN GROUP |

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| 43) Austin Peay State University
(Dunn Center Fire Sprinklers Update)
Estimated Project Cost: \$850,000.00
SBC Project No. 166/003-09-2010
Designer: TLC ENGINEERING | 51) Columbia State Community College
(Classroom Space Updates)
Estimated Project Cost: \$250,000.00
SBC Project No. 166/015-01-2010
Designer: STUDIO 8 DESIGN |
| 44) East Tennessee State University
(Reece Museum Bldg System Repairs)
Estimated Project Cost: \$1,500,000.00
SBC Project No. 166/005-04-2010
Designer: COCKRILL DESIGN & PLANNING | 52) Northeast State Community College
(Faculty and General Studies Roof Replacement)
Estimated Project Cost: \$220,000.00
SBC Project No. 166/038-04-2010
Designer: MCGAHEY ASSOCIATES |
| 45) East Tennessee State University
(Several Buildings Roof Replacement)
Estimated Project Cost: \$1,500,000.00
SBC Project No. 166/005-05-2010
Designer: REEDY & SYKES | 53) Roane State Community College
(Security System Update)
Estimated Project Cost: \$440,000.00
SBC Project No. 166/027-02-2010
Designer: WEST WELCH REED |
| 46) Middle Tennessee State University
(Jones Hall Steam Line Replacement)
Estimated Project Cost: \$850,000.00
SBC Project No. 166/009-07-2010
Designer: I.C. THOMASSON | 54) Volunteer State Community College
(Wood Campus Center Roof Replacement)
Estimated Project Cost: \$340,000.00
SBC Project No. 166/025-02-2010
Designer: SSOE |
| 47) Tennessee State University
(Boswell Fume Hood Updates)
Estimated Project Cost: \$2,500,000.00
SBC Project No. 166/001-03-2010
Designer: KURZYNSKE & ASSOCIATES | 55) Walters State Community College
(Exterior Building Repairs)
Estimated Project Cost: \$560,000.00
SBC Project No. 166/023-01-2010
Designer: FISHER + ASSOCIATES |
| 48) Tennessee Technological University
(Craft Center Guardrail Replacement)
Estimated Project Cost: \$400,000.00
SBC Project No. 166/011-01-2010
Designer: AEI | 56) Walters State Community College
(Heating and Cooling Corrections)
Estimated Project Cost: \$230,000.00
SBC Project No. 166/023-02-2010
Designer: I.C. THOMASSON |
| 49) University of Memphis
(Elevator Modernization)
Estimated Project Cost: \$2,210,000.00
SBC Project No. 166/007-03-2010
Designer: CANUP ENGINEERING | 57) Chattanooga State Community College
(TTC @ Sequatchie Valley Roof Replacement)
Estimated Project Cost: \$340,000.00
SBC Project No. 166/012-03-2010
Designer: CHARLES KING ARCHITECT |
| 50) Chattanooga State Community College
(Underground Piping Corrections)
Estimated Project Cost: \$790,000.00
SBC Project No. 166/012-02-2010
Designer: CAMPBELL & ASSOCIATES | 58) TTC @ Crossville
(Lighting and Security Updates)
Estimated Project Cost: \$190,000.00
SBC Project No. 166/044-01-2010
Designer: WIN ENGINEERING |

- 59) **TTC @ Hartsville**
(Admin & Shop Building Reroofing)
Estimated Project Cost: \$210,000.00
SBC Project No. 166/050-01-2010
Designer: **LOSE & ASSOCIATES**
- 60) **TTC @ McMinnville**
(Restroom and Lab Modernization)
Estimated Project Cost: \$290,000.00
SBC Project No. 166/068-01-2010
Designer: **WRIGHT ASSOC TECH SVS**
- 61) **TTC @ Memphis**
(Admin and Education HVAC Repairs)
Estimated Project Cost: \$330,000.00
SBC Project No. 166/070-01-2010
Designer: **OGCB, INC.**
- 62) **Austin Peay State University**
(Baseball Fieldhouse Construction)
Estimated Project Cost: \$150,000.00
SBC Project No. 166/003-10-2010
Designer: **ADKISSON & ASSOCIATES**
- 63) **Austin Peay State University**
(Campus-wide Paving)
Estimated Project Cost: \$1,500,000.00
SBC Project No. 166/003-11-2010
Designer: **DBS & ASSOCIATES**
- 64) **Austin Peay State University**
(Clement Hall & MMC Bldg Water Heaters)
Estimated Project Cost: \$250,000.00
SBC Project No. 166/003-12-2010
Designer: **TLC ENGINEERING**
- 65) **Austin Peay State University**
(Clement Hall Window Replacement)
Estimated Project Cost: \$850,000.00
SBC Project No. 166/003-13-2010
Designer: **LYLE COOK MARTIN**
- 66) **Austin Peay State University**
(Emerald Hills Fire Safety Upgrades)
Estimated Project Cost: \$1,200,000.00
SBC Project No. 166/003-14-2010
Designer: **I.C. THOMASSON**
- 67) **Austin Peay State University**
(HVAC Updates)
Estimated Project Cost: \$1,810,000.00
SBC Project No. 166/003-15-2010
Designer: **KURZYNSKE & ASSOCIATES**
- 68) **East Tennessee State University**
(Brown Hall Infrastructure Replacement)
Estimated Project Cost: \$2,000,000.00
SBC Project No. 166/005-06-2010
Designer: **FACILITY SYSTEMS CONSULTANTS**
- 69) **East Tennessee State University**
(Housing Renovations)
Estimated Project Cost: \$2,310,000.00
SBC Project No. 166/005-07-2010
Designer: **KEN ROSS ARCHITECTS**
- 70) **East Tennessee State University**
(Married Student Housing Renovations)
Estimated Project Cost: \$3,880,000.00
SBC Project No. 166/005-08-2010
Designer: **BEESON LUSK STREET**
- 71) **Middle Tennessee State University**
(Mass Comm and Fairview Bldg Renovations)
Estimated Project Cost: \$1,170,535.00
SBC Project No. 166/009-08-2010
Designer: **BAUER ASKEW**
- 72) **Middle Tennessee State University**
(Physical Plant Upgrades)
Estimated Project Cost: \$853,900.00
SBC Project No. 166/009-09-2010
Designer: **I.C. THOMASSON**
- 73) **University of Memphis**
(Central Ave Parking Lot Reconfiguration)
Estimated Project Cost: \$2,000,000.00
SBC Project No. 166/007-04-2010
Designer: **BURR & COLE**
- 74) **University of Memphis**
(Interior Facility Improvements)
Estimated Project Cost: \$1,100,000.00
SBC Project No. 166/007-05-2010
Designer: **SELF TUCKER ARCHITECTS**

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|---|---|
| 75) Cleveland State Community College
(Student Center Renovations)
Estimated Project Cost: \$630,000.00
SBC Project No. 166/013-02-2010
Designer: STUDIO FOUR DESIGN | 83) Tennessee Technology Centers Statewide
(Chiller Replacements – West Region)
Estimated Project Cost: \$300,000.00
SBC Project No. 166/000-01-2010
Designer: OGCB, INC. |
| 76) Jackson State Community College
(Student Parking Pavement Repairs)
Estimated Project Cost: \$214,000.00
SBC Project No. 166/019-01-2010
Designer: ATKINS BUCHNER PRICE | 84) Tennessee Technology Centers Statewide
(Chiller Replacements – East Region)
Estimated Project Cost: \$680,000.00
SBC Project No. 166/000-01-2010
Designer: ENGINEERING SERVICES GROUP |
| 77) Motlow State Community College
(Exterior Building Repairs)
Estimated Project Cost: \$425,000.00
SBC Project No. 166/021-01-2010
Designer: KLINE SWINNEY | 85) Tennessee Technology Centers Statewide
(Chiller Replacements – Middle Region)
Estimated Project Cost: \$520,000.00
SBC Project No. 166/000-01-2010
Designer: WRIGHT ASSOC TECH SVS |
| 78) Motlow State Community College
(SCAT Building Foundation Repairs)
Estimated Project Cost: \$148,000.00
SBC Project No. 166/021-02-2010
Designer: HART FREELAND ROBERTS | 86) Austin Peay State University
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$433,139.86
SBC Project No. 166/003-16-2010
Designer: LOSE & ASSOCIATES |
| 79) Southwest TN Community College
(M Building Renovations)
Estimated Project Cost: \$400,000.00
SBC Project No. 166/033-01-2010
Designer: ALLEN & HOSHALL | 87) East Tennessee State University
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$135,000.00
SBC Project No. 166/005-10-2010
Designer: ODLE & YOUNG ARCHITECTS |
| 80) Southwest TN Community College
(Macon Cove Campus Parking Lot)
Estimated Project Cost: \$650,000.00
SBC Project No. 166/033-02-2010
Designer: ALLEN & HOSHALL | 88) Middle Tennessee State University
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$243,114.00
SBC Project No. 166/009-10-2010
Designer: GOULD TURNER GROUP |
| 81) Volunteer State Community College
(Energy Management System Upgrade)
Estimated Project Cost: \$1,300,000.00
SBC Project No. 166/025-03-2010
Designer: OLERT ENGINEERING | 89) Tennessee State University
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$90,000.00
SBC Project No. 166/001-04-2010
Designer: THE CFP GROUP |
| 82) Volunteer State Community College
(Site Improvements)
Estimated Project Cost: \$230,000.00
SBC Project No. 166/025-04-2010
Designer: SC&A LANDSCAPE ARCHITECTS | 90) Tennessee Technological University
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$135,000.00
SBC Project No. 166/011-02-2010
Designer: AEI |

- 91) **University of Memphis**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$701,377.56
SBC Project No. 166/007-08-2010
Designer: **BRAGANZA ASSOCIATES**
- 92) **Chattanooga State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$45,321.35
SBC Project No. 166/012-04-2010
Designer: **TIM BURNEY ARCHITECT**
- 93) **Cleveland State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$88,167.51
SBC Project No. 166/013-03-2010
Designer: **TIM BURNEY ARCHITECT**
- 94) **Columbia State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$95,381.80
SBC Project No. 166/015-02-2010
Designer: **ADKISSON & ASSOCIATES**
- 95) **Dyersburg State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$70,648.35
SBC Project No. 166/017-02-2010
Designer: **MCGEHEE NICHOLSON BURKE**
- 96) **Jackson State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$59,156.53
SBC Project No. 166/019-02-2010
Designer: **BRAGANZA ASSOCIATES**
- 97) **Motlow State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$70,531.13
SBC Project No. 166/021-03-2010
Designer: **MAXWELL JOHANSON MAHER**
- 98) **Nashville State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$57,049.37
SBC Project No. 166/034-01-2010
Designer: **GOBBELL HAYS PARTNERS**
- 99) **Northeast State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$76,910.50
SBC Project No. 166/038-05-2010
Designer: **MCGAHEY ASSOCIATES**
- 100) **Pellissippi State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$75,164.03
SBC Project No. 166/032-09-2010
Designer: **MCCARTY HOLSAPLE MCCARTY**
- 101) **Roane State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$66,584.18
SBC Project No. 166/027-03-2010
Designer: **COMMUNITY TECTONICS**
- 102) **Southwest Tennessee Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$170,632.76
SBC Project No. 166/033-03-2010
Designer: **BRAGANZA ASSOCIATES**
- 103) **Volunteer State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$76,875.07
SBC Project No. 166/025-05-2010
Designer: **SC&A LANDSCAPE ARCHITECTS**
- 104) **Walters State Community College**
(Accessibility (ADA) Adaptations)
Estimated Project Cost: \$79,716.78
SBC Project No. 166/023-03-2010
Designer: **COMMUNITY TECTONICS**
- 105) **Austin Peay State University**
(New Student Housing)
Estimated Project Cost: \$31,000,000.00
SBC Project No. 166/003-17-2010
Designer: **BAUER ASKEW / LYLE COOK
MARTIN, JV**
- 106) **Tennessee Technological University**
(Several Buildings Upgrades)
Estimated Project Cost: \$2,092,000.00
SBC Project No. 166/011-03-2010
Designer: **UPLAND DESIGN GROUP**

- 107) **University of Memphis**
(Access and Security Updates)
Estimated Project Cost: \$4,210,000.00
SBC Project No. 166/007-03-2008
Designer: **MCGEHEE NICHOLSON BURKE**
- 108) **Nashville State Community College**
(Parking Lot and Roadway Repairs)
Estimated Project Cost: \$1,315,000.00
SBC Project No. 166/034-02-2010
Designer: **HART FREELAND ROBERTS**
- 109) **Tennessee Board of Regents**
(West TN Architectural Consultant)
Estimated Project Cost: \$50,000.00
SBC Project No. 166/000-02-2010
Designer: **FLEMING ASSOCIATES**
- 110) **Tennessee Board of Regents**
(West TN Engineering Consultant)
Estimated Project Cost: \$60,000.00
SBC Project No. 166/000-02-2010
Designer: **ALLEN & HOSHALL**
- 111) **Tennessee Board of Regents**
(Middle TN Architectural Consultant)
Estimated Project Cost: \$60,000.00
SBC Project No. 166/000-02-2010
Designer: **BAUER ASKEW**
- 112) **Tennessee Board of Regents**
(Middle TN Engineering Consultant)
Estimated Project Cost: \$60,000.00
SBC Project No. 166/000-02-2010
Designer: **TLC ENGINEERING**
- 113) **Tennessee Board of Regents**
North Middle TN Architectural Consultant
Estimated Project Cost: \$20,000.00
SBC Project No. 166/000-02-2010
Designer: **RUFUS JOHNSON ASSOCIATES**
- 114) **Tennessee Board of Regents**
(East Middle TN Architectural Consultant)
Estimated Project Cost: \$30,000.00
SBC Project No. 166/000-02-2010
Designer: **UPLAND DESIGN GROUP**
- 115) **Tennessee Board of Regents**
(East TN Architectural Consultant)
Estimated Project Cost: \$40,000.00
SBC Project No. 166/000-02-2010
Designer: **KEN ROSS ARCHITECTS**
- 116) **Tennessee Board of Regents**
(East TN Engineering Consultant)
Estimated Project Cost: \$40,000.00
SBC Project No. 166/000-02-2010
Designer: **FACILITY SYSTEMS CONSULTANTS**
- 117) **Tennessee Board of Regents**
(Southeast Consultant)
Estimated Project Cost: \$20,000.00
SBC Project No. 166/000-02-2010
Designer: **CAMPBELL & ASSOCIATES**
- 118) **Tennessee Board of Regents**
(Environmental Consultant)
Estimated Project Cost: \$80,000.00
SBC Project No. 166/000-02-2010
Designer: **TERRACON CONSULTANTS**
- 119) **Tennessee Board of Regents**
(Codes Consultant)
Estimated Project Cost: \$10,000.00
SBC Project No. 166/000-02-2010
Designer: **BILL WAMSLEY**
- 120) **Tennessee Board of Regents**
(Building Envelope Consultant)
Estimated Project Cost: \$60,000.00
SBC Project No. 166/000-02-2010
Designer: **RICHARD C. RINKS**
- 121) **Tennessee Board of Regents**
(ADA Consultant)
Estimated Project Cost: \$60,000.00
SBC Project No. 166/000-02-2010
Designer: **PDS AMERICA**
- 122) **Tennessee Board of Regents**
(Structural Consultant)
Estimated Project Cost: \$40,000.00
SBC Project No. 166/000-02-2010
Designer: **GENESIS ENGINEERING**

123) **Tennessee Board of Regents**
(Storm Water Consultant)
Estimated Project Cost: \$40,000.00
SBC Project No. 166/000-02-2010
Designer: **CIVIL & ENVIRONMENTAL
CONSULTANTS**

124) **Tennessee Board of Regents**
(Sustainability Consultant)
Estimated Project Cost: \$40,000.00
SBC Project No. 166/000-02-2010
Designer: **TLC ENGINEERING**

125) **Pellissippi State Community College**
(Security System Modernization)
Estimated Project Cost: \$400,000.00
SBC Project No. 166/032-08-2010
Designer: **COMMUNITY TECTONICS**

126) **Middle Tennessee State University**
(Parking Garage & Student Services)
Estimated Project Cost: \$39,500,000.00
SBC Project No. 166/009-06-2010
Designer: **TUCK HINTON ARCHITECTS**

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There being no further business, the meeting adjourned at 11:22 a.m.

Consent Agenda Items

A.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Rutherford County – 0.31 +/- acres – 1607 Elrod St., Murfreesboro, TN – Trans. No. 10-05-002 (Maholland)**

Purpose: Acquisition in fee to acquire the property for the benefit of MTSU, this property is within the Master Plan. Property will be rented until needed for future expansion.

Source of Funding: Rental income

Estimated Cost: \$172,000

Owner(s): Adam Conner

SSC Report: 06-14-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Rutherford County – 0.22 +/- acres – 1105 Division St., Murfreesboro, TN – Trans. No. 10-05-003 (Maholland)

Purpose: Acquisition in fee to acquire the property for the benefit of MTSU, this property is within the Master Plan. Property will be rented until needed for future expansion.

Source of Funding: Rental income

Estimated Cost: \$110,000

Owner(s): Randall Wilson

SSC Report: 06-14-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA-4-15-102 and 12-2-112.

Description: Montgomery County – 0.19 +/- acres – Technology Center at Dickson/Clarksville, Clarksville, TN – Trans. No. 10-06-001 (Maholland)

Purpose: Disposal of easement for power lines to service the Hemlock Plant.

Estimated Sale Price: \$4,750.00

Grantee: Tennessee Valley Authority

Comment: This will allow electrical power connection to the Hemlock Plant.

SSC Report: 06-14-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LEASE AMENDMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Carter County – Northeast State Community College, 386 Highway 91, Elizabethton, TN – Trans. No. 09-01-900 (Baltz)

Purpose: To provide office & classroom space

Term: July 1, 2010 thru December 31, 2013 (3 yrs. 6 mons.)

Proposed Amount: 27,758 Square Feet
Annual Contract Rent: \$177,066.00 @\$ 6.38 / sf
Est. Annual Utility Cost: \$ 38,861.20 @\$ 1.40 / sf
Est. Annual Janitorial Cost: \$ 30,533.80 @\$ 1.10 / sf
Total Annual Effective Cost: \$246,461.00 @\$ 8.88 / sf

Current Amount: 12,396 Square Feet
Annual Contract Rent: \$100,656.00 @\$ 8.12 / sf
Est. Annual Utility Cost: \$ 17,354.40 @\$ 1.40 / sf
Est. Annual Janitorial Cost: \$ 13,635.60 @\$ 1.10 / sf
Total Annual Effective Cost: \$131,646.00 @\$10.62 / sf

Type: Amendment #1

FRF rate: \$14.00

Lessor: Carter County Tomorrow

Comment: The new lease space is adjacent to the existing lease space. The lease cost for the existing 12,396sf is \$8.12sf but will be reduced to \$6.38sf when the additional square footage is added. The following is justification for the expansion of space:

- a) Expand student access and opportunity to high-demand program and services
- b) Reduce geographic and economic obstacles to student retention and success
- c) To better accommodate local business and industry employee / employer training needs

SSC Report: 06/14/10. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

DEPARTMENT OF AGRICULTURE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT AND ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-115:

Description: Williamson County – 0.7 +/- acres – Nolensville, TN – Trans. No. 09-07-010 (Jackson)

Purpose: Disposal in fee for approval to sell the property.

Original Cost to State: \$1,000

Date of Original Conveyance: March 26, 1969

Grantor Unto State: John & Frances Graham

Estimated Sale Price: Fair Market Value

Grantee: Williamson County

Comment: Williamson County Government has expressed interest in purchasing this property for a communication tower.

SSC Report: 08-17-09. Jurgan Bailey summarized the transaction. Staff referred to Sub Committee for consent agenda.

SC Action: 08-24-09. Subcommittee approved the transaction as presented.

Further approval requested: Advertise and sell property to highest bidder. Appraised for \$8,000.

SSC Report: 06-14-10. Jurgan Bailey summarized the transaction. Williamson County was offered property that was more conducive to their needs and has decided not to acquire this property. Agency has no need for it and would like to sell it to highest bidder. Staff referred to Sub Committee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT and WAIVER ONE (1) APPRAISAL and WAIVER REM FEE, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Rutherford County – .28 +/- acres – 806 - 808 Wiles Court, Murfreesboro, TN – Trans. No. 10-04-010 (Maholland)

Purpose: Acquisition in fee for property to be used for the planned north main entrance at MTSU. Property will be rented until needed. This property is one of the “62” properties designated in MTSU Master Plan

Source of Funding: G. O. Bonds

Estimated Cost: \$134,000 per appraisal

Owner(s): MTSU Foundation

SSC Report: 07-12-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT and WAIVER ONE (1) APPRAISAL and WAIVER REM FEE, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Rutherford County – .21 +/- acres – 802 Wiles Court, Murfreesboro, TN – Trans. No. 10-04-011 (Maholland)

Purpose: Acquisition in fee for property to be used for the planned north main entrance at MTSU. Property will be rented until needed. This property is one of the “62” properties designated in MTSU Master Plan

Source of Funding: G. O. Bonds

Estimated Cost: \$148,000 per appraisal

Owner(s): MTSU Foundation

SSC Report: 07-12-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT and DEMOLISH THE RESIDENTIAL HOUSE and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Montgomery County – 0.2066 +/- acres – 511 York Street, Clarksville, TN – Trans. No. 10-06-002 (Woodard)

Purpose: Acquisition in fee for property to be used for future campus expansion. This property is designated in APSU Master Plan

Source of Funding: Campus Plant Funds

Estimated Cost: \$176,760

Owner(s): Joel Gochberg & Carl Eisemann

SSC Report: 07-12-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT and DEMOLISH THE RESIDENTIAL HOUSE and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Montgomery County – 0.5461 +/- acres – 505 York Street, Clarksville, TN – Trans. No. 10-06-003 (Woodard)

Purpose: Acquisition in fee for property to be used for future campus expansion. This property is designated in APSU Master Plan

Source of Funding: Campus Plant Funds

Estimated Cost: \$126,600

Owner(s): Joel Gochberg & Carl Eisemann

SSC Report: 07-12-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Montgomery County – 5,359 sf office building on .38 +/- acres – 601 North Second Street, Clarksville, TN – Trans. No. 10-06-004 (Woodard)

Purpose: Acquisition in fee for property to be used for future campus expansion. This property is designated in APSU Master Plan

Source of Funding: Campus Plant Funds

Estimated Cost: \$603,720

Owner(s): Johnny Piper & Wayne Wilkinson

SSC Report: 07-12-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Rutherford County – Greek Row, 275 North Rutherford Blvd., Murfreesboro, TN – Trans. No. 10-07-900 (Baltz)

Purpose: To provide housing for student in the Fraternity house in MTSU's Greek Row complex

Term: August 1, 2010 thru July 31, 2011 with a one (1) year option to renew.

Proposed Amount: 13,859 Square Feet
Annual Contract Rent: \$124,248.00 @\$ 8.97 / sf
Est. Annual Utility Cost: \$ 19,402.60 @\$ 1.40 / sf
Est. Annual Janitorial Cost: \$ 15,244.90 @\$ 1.10 / sf
Total Annual Effective Cost: \$158,895.50 @\$11.47 / sf

Current Amount: 13,859 Square Feet
Annual Contract Rent: \$ 89,040.00 @\$ 6.42 / sf
Est. Annual Utility Cost: \$ 19,402.60 @\$ 1.40 / sf
Est. Annual Janitorial Cost: \$ 15,244.90 @\$ 1.10 / sf
Total Annual Effective Cost: \$ 123,687.50 @\$ 8.92 / sf

Type: New Lease

Lessee: Alpha Tau Omega (ATO) Housing Corporation

Comments: The first time the Alpha Tau Omega (ATO) fraternity leased the fraternity house in 2008, MTSU gave the ATO fraternity a discount (80% of the full debt service payment) in order to see if the fraternity was able to manage/budget the annual lease payments; the second year they paid 90%. They have proved the past 2 years that they are able to manage the lease payments and therefore MTSU will be charging them 100% which increased the payments to an annual rate of \$124,248.00.

SSC Report: 07-12-10. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

DEPARTMENT OF AGRICULTURE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISALS, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Cocke Co. – 1.05 +/- acres – Edwina City, TN – Trans. No. 09-09-017 (Jackson)

Purpose: Acquisition in fee of land and improvements

Source of Funding: Department of Agriculture

Estimated Cost: \$75,000

Owner(s): Vision 21 of Cocke County

Comments: This facility will be used for a center for Environmental Learning.

SSC Report: 07-12-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

DEPARTMENT OF HUMAN SERVICES

LEASE AMENDMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Shelby County – 1991 Corporate Avenue, Suites 1 & 4, Memphis, TN – Trans. No. 08-02-919 (Lotspiech)

Purpose: To provide office space for county operations

Term: October 1, 2010 thru October 31, 2013 (3 years & 1 month)

Proposed Amount: 17,386 Square Feet
Annual Contract Rent incl. Utility & Janitorial Cost: \$260,790.00 @\$ 15.00 / sf
Total Annual Effective Cost: \$260,790.00 @\$ 15.00 / sf

Current Amount: 24,484 Square Feet
Annual Contract Rent incl. Utility & Janitorial Cost: \$367,260.00 @\$ 15.00 / sf
Total Annual Effective Cost: \$367,260.00 @\$ 15.00 / sf

Type: Amendment #1

FRF Rate: \$18.00

Purchase Option: No

Lessor: JP Memphis, LLC

Comment: Lease was negotiated to decrease in space due to DHS not needing the extra space due to the budget situation. All other terms and conditions of the lease agreement shall remain unchanged

SSC Report: 07-12-10. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 07-23-10. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Approved a project to demolish structure located at **505 York Street** in Clarksville, Tennessee, as reviewed by the Tennessee Historical Commission.

Estimated Project Cost: \$12,000.00
Source of Funding: Campus Plant Funds
SBC Project No. 166/003-18-2010

- 2) Approved a project to demolish structure located at **511 York Street** in Clarksville, Tennessee, as reviewed by the Tennessee Historical Commission.

Estimated Project Cost: \$12,000.00
Source of Funding: Campus Plant Funds
SBC Project No. 166/003-19-2010

TENNESSEE BOARD OF REGENTS

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a project to demolish structure located at **215 City View Drive** in Murfreesboro, Tennessee, as reviewed by the Tennessee Historical Commission.

Estimated Project Cost: **\$30,000.00**
Source of Funding: **Campus Plant Funds**
SBC Project No. **166/009-11-2010**

- 2) Approved a project to demolish structure located at **803 Wiles Court** in Murfreesboro, Tennessee, as reviewed by the Tennessee Historical Commission.

Estimated Project Cost: **\$40,000.00**
Source of Funding: **Campus Plant Funds**
SBC Project No. **166/009-12-2010**

- 3) Approved a project to demolish structure located at **807 Wiles Court** in Murfreesboro, Tennessee, as reviewed by the Tennessee Historical Commission.

Estimated Project Cost: **\$40,000.00**
Source of Funding: **Campus Plant Funds**
SBC Project No. **166/009-13-2010**

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UNIVERSITY OF TENNESSEE

UNIVERSITY OF TENNESSEE - KNOXVILLE, TENNESSEE

- 1) Approved a project to demolish house located at **907/909 21st Street** at the University of Tennessee, Knoxville, Tennessee, as reviewed by the Tennessee Historical Commission.

Estimated Project Cost:	\$15,000.00
<u>Source of Funding:</u>	Operating Funds
<i>SBC Project No.</i>	<i>540/009-47-2010</i>

UNIVERSITY OF TENNESSEE

UNIVERSITY OF TENNESSEE - CHATTANOOGA, TENNESSEE

- 1) Approved a project to **Demolish South Stadium** at the University of Tennessee, Chattanooga, Tennessee, as reviewed by the Tennessee Historical Commission, and the selection of Artech Design Group to design and supervise the project.

Estimated Project Cost:	\$500,000.00
Source of Funding:	Operating Funds
<i>SBC Project No.</i>	<i>540/005-18-2010</i>

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration