

**MINUTES**  
**STATE BUILDING COMMISSION**  
**Executive Subcommittee**  
**April 24, 2022**

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The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Jim Bryson, Commissioner, Department of Finance and Administration  
Tre Hargett, Secretary of State  
David Lillard, State Treasurer, participated via electronic communication  
Jason Mumpower, Comptroller of the Treasury, participated via electronic communication

ORGANIZATION

- University of Tennessee
- Department of General Services
- State Building Commission

PRESENTER

Assistant Vice President Austin Oakes  
Deputy Commissioner John Hull  
State Architect Ann McGauran

Commissioner Bryson stated that the purpose of this meeting is to consider the items on the agenda for the April meeting of the State Building Commission Executive Subcommittee. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination had been made that the electronic communication in this meeting by the members was a necessity based on the following facts and circumstances:

1. The Commission has regularly scheduled monthly meetings around which agencies and institutions plan certain of their operational actions and a 30-day delay will cause an operational hardship for certain of the agencies and institutions having matters on today's agenda.
2. There are matters on the agenda which are time sensitive and there will be operational hardships if the Commission is unable to render decisions on these matters in May.

Let the minutes reflect that, Treasurer Lillard and Comptroller Mumpower participated electronically, and Secretary Hargett and Commissioner of Finance & Administration Bryson participated in person.

At a roll call vote, all members voted aye and approved the use of electronic communication.

## CONSENT AGENDA

At a roll call vote, all members voted aye and approved the following items which had been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **Tennessee Technological University**  
Transaction: Acquisition - Fee  
Provision(s): Waiver of advertisement
  
- B. Agency: **Tennessee Board of Regents / Volunteer State Community College**  
Transaction: Disposal – Lease (Space)  
Provision(s): Waiver of advertisement
  
- C. Agency: **University of Tennessee – Knoxville**  
Project Title: McClung Tower Renovation – Africana Studies  
SBC Project No: 540/009-06-2022  
Requested Action: Approval of a revision in project budget and funding in order to award a contract
  
- D. Agency: **Department of Military**  
Transaction: Disposal – Fee  
Provision(s): Waiver of advertisement and appraisal
  
- E. Agency: **Department of Environment & Conservation**  
Transaction: Acquisition – Fee  
Provision(s): n/a
  
- F. Agency: **Department of Environment & Conservation**  
Transaction: Disposal – Fee  
Provision(s): n/a
  
- G. Agency: **Tennessee Wildlife Resources Agency**  
Transaction: Acquisition – Fee  
Provision(s): Waiver of appraisal
  
- H. Agency: **Department of General Services**  
Transaction: Acquisition – Fee  
Provision(s): n/a
  
- I. Agency: **Department of Safety**  
Transaction: Acquisition – Lease (Space)  
Provision(s): Waive advertisement
  
- J. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a
  
- K. Agency: **Department of General Services**  
Transaction: Acquisition – Lease Amendment  
Provision(s): Waiver of advertisement

- L. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a
- M. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a
- N. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): Waive advertisement
- O. Agency: **Department of General Services**  
Transaction: Acquisition – Lease Amendment  
Provision(s): Waiver of advertisement

UNIVERSITY OF TENNESSEE

**Acquisition – Lease (Space)**

**Requested Action:** Approval of waiver of advertisement

**Transaction Description:** Transaction No. 23-04-001

● **Proposed Lease**

- **Location:** University of Tennessee at Chattanooga – various locations in Chattanooga, Hamilton County, TN
- **Landlord:** To Be Determined (multiple hotels or apartment complexes)
- **Term:** 5 months (August 1, 2023 – December 22, 2023)
- **Area / Costs:** Up to 100 beds

● **Source of Funding:** Plant Funds (Aux-Housing) (A)

● **Procurement Method:** Negotiated

**Comment:** Traditionally, UT Chattanooga houses approximately 70% of first-time enrolled students on campus. This year, there is an increase in demand for current students desiring to live on campus for next academic year (2023-2024). This increase in demand is due to Chattanooga area market rate.

The University issued an RFP for Overflow Housing. There were no responses to the RFP. To lock-in favorable pricing and begin securing blocks of rooms at properties located near campus, there is a need to begin negotiating terms immediately.

Approval is requested, based on availability, to commence negotiations with landlords that best meet criteria including the proximity to campus, comparable amenities compared to on-campus housing, fully furnished units, and the rental rate.

**Minutes:** 04/24/2023 ESC Secretary Hargett asked if this was in response to the Chattanooga market rates. Mr. Oakes replied that was correct. The University has significant demand from UTC students for housing and part of that is the differential rates between on-campus and off-campus cost of housing. Secretary Hargett asked how these would be priced. Mr. Oakes replied that it would depend on what they are able to identify as housing. The intention is to not charge students any more for the off-campus housing than what they would be charged if they were on comparable on-campus housing. Secretary Hargett confirmed that was the goal but asked UT to confirm that they wouldn't take a loss on it and they would not be going out to procure apartments and then turn around and lease them out to students at a lower rate. Mr. Oakes replied that in some cases they have taken a loss on the housing because that enables UT to hold on to those students and keep them enrolled whereas some of them might have looked at other options so the University may need to take a loss on this. Secretary Hargett stated that he would like to better understand the economics of a decision to lease housing below cost. The State has had that issue with Tennessee State, where students were able to procure the same dorm rate in the hotel room. He

stated he was curious long term what the plans would be. It doesn't make a lot of sense to him for the Universities to lease apartment space and hotel space continually while losing money on it. Mr. Oakes replied that he agreed and stated that in Knoxville plans are underway to address the housing gap and that is part of the long-term plan. In the Knoxville campus they are using leases as a short-term strategic opportunity to make sure they don't have to decrease enrollment to provide necessary housing. That enrollment challenge is not one they have faced in Chattanooga over the last couple of years. If you look at the 10-year term of enrollment at Chattanooga it has been relatively constant; however, one of the significant opportunities the UTC master plan demonstrates is in the projected growth would require additional housing. The UTC master plan will be coming forward to the THEC commission in May and subsequently to the Building Commission. This will better lay out the long-term plan. There is an intention to provide permanent housing solutions for the campus beyond this single short-term lease. Secretary Hargett stated that they appreciate the information and want to do everything they can to make higher education accessible and affordable and is hopeful that this is a short-term issue.

At a roll call vote, all members voted aye and approved wavier of advertisement.

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

**Requested Action:** Approval of a project and to issue a Request for Qualifications for Energy Service Companies

**Project Title:** Energy Savings Performance Contracting Master Contract

**Project Description:** Selection of multiple Energy Service Companies (ESCO) for multiple energy savings performance contracting projects.

**SBC Number:** 529/000-01-2023

**Comment:** The Energy Savings Performance Contracting Master Contract will provide a pool of qualified vendors to be used on individual energy savings related projects utilizing the energy savings performance contracting delivery method as approved by the SBC.

**Previous Action:** 01/12/2023 SBC Referred to ESC with authority to act

**Minutes:** 04/24/2023 ESC Commissioner Bryson stated that he knows that this is early in the program but asked if they have a sense of how many companies will either be in the pool or will be submitting applications for the pool. Deputy Commissioner Hull replied that he does not know how many but has had many phone calls from various companies. There is a lot of interest in this. Indications are that about eight to ten companies are interested in proposing to be part of the qualified pool. Commissioner Bryson asked if there is estimate on how many need to be in the pool for the pool to be effective. Deputy Commissioner Hull replied that they have no minimum and no maximum. They want to make sure that each of the companies are qualified to perform these services and to be able to issue a performance bond to complete those services.

Commissioner Bryson asked at what point does the choice of provider come back to this committee. Deputy Commissioner Hull replied that the way it will work is that DGS will put out a proposal to the qualified pool. Companies will then express their interest through an RFP. The best evaluated proposer will perform an investment grade audit which gives the basis of the agreement. Once that is complete then the state agency will bring the project to be approved by the State Building Commission.

Commissioner Bryson asked in developing the pool if there will be an opportunity for DGS to come back before the Commission related to the pool itself. Deputy Commissioner Hull replied "yes". Commissioner Bryson asked what that would be. Deputy Commissioner Hull replied that after the RFQ process to qualify the companies, DGS will bring the companies back to the SBC for approval before they issue that final contract, believed to be a five-year contract. Commissioner Bryson clarified that they would be in

the pool to receive the RFP later and the Commission will see what that pool looks like before the RFPs go out. Deputy Commissioner Hull replied that was correct.

Treasurer Lillard asked if the two Speakers indicated that they are okay with this action. State Architect McGauran replied that her understanding based on prior conversations with their staff is that they don't have any questions, obviously they have been very busy and so she will continue to make sure each step in this process is as they expect.

At a roll call vote, all members voted aye and approved project and issuing a Request for Qualifications for Energy Service Companies.

STATE BUILDING COMMISSION

**Minutes of Executive Subcommittee Meeting**

- 1) At a roll call vote, all members voted aye and approved the Minutes of the Executive Subcommittee meeting held on March 20, 2023.

**Report of Items Approved by Office of the State Architect**

**Initial and Revised Approvals of Capital Projects**

- Reported the following two capital improvements with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee Southern  
**Location:** Pulaski, Tennessee  
**Project Title:** 600 W. Madison Demolition  
**Project Description:** Demolition of the house located at 600 W. Madison Street and all related work.  
**SBC Project No.** 540/006-01-2023  
**Total Project Budget:** \$18,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing Campus Consultant (ProjX, LLC) for design and Campus Resources and System Procurement for construction  
**Approval Date:** 04/24/2023
  - 2) **State Procurement Agency:** Middle Tennessee State University  
**Location:** Murfreesboro, Tennessee  
**Project Title:** Demolition of 129 City View Drive  
**Project Description:** Demolish 129 City View Drive, Murfreesboro, TN and all related work.  
**SBC Project No.** 366/009-02-2023  
**Total Project Budget:** \$40,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing Campus Procurement for construction  
**Approval Date:** 04/24/2023
- Reported the following six capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Knoxville, Tennessee  
**Project Title:** CVM-Large Animal Hospital Improvements  
**Project Description:** Upgrades of the existing stalls including new finishes, repairs and replacement of gating system, and all related work to complete the project.  
**SBC Project No.** 540/001-14-2022  
**Total Project Budget:** \$880,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding and utilizing System Procurement for construction (increased by \$250,000.00)  
**Approval Date:** 04/06/2023



- 2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** POD Market Expansion and Brand Refresh  
**Project Description:** Upgrades to the Provisions on Demand (POD) markets and dining facilities across campus. Includes all related work to complete the project.  
**SBC Project No.** 540/009-21-2022  
**Total Project Budget:** \$1,000,000.00  
**Source of Funding:** Plant Funds (Aux-Dining) (A)  
**Approval:** Approved a revision in project budget and funding (increased by \$725,000.00)  
**Approval Date:** 04/06/2023
- 3) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Conference Center – Psychology Renovation  
**Project Description:** Renovation of space for the Psychology Department and *College of Education* located in the Conference Center, including changes in layouts, finish upgrades of all surfaces, *exterior components*, and building system improvements. Includes all related work to complete the project.  
**SBC Project No.** 540/009-33-2022  
**Total Project Budget:** \$621,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project scope, budget, and funding (increased by \$347,000.00 and added the College of Education)  
**Approval Date:** 03/31/2023
- 4) **State Procurement Agency:** Tennessee Board of Regents / Columbia State Community College  
**Location:** Columbia, Tennessee  
**Project Title:** Accessibility and Security Updates  
**Project Description:** Make updates to aged and non-ADA compliant elevator systems, exterior lighting, building access, and ADA issues to improve security, safety, and accessibility across campus, including all related work.  
**SBC Project No.** 166/015-01-2021  
**Total Project Budget:** \$990,000.00  
**Source of Funding:** \$950,000.00 21/22 CurrFunds-CapMaint (A)  
\$ 40,000.00 Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding (increased by \$40,000.00)  
**Approval Date:** 04/06/2023
- 5) **State Procurement Agency:** Middle Tennessee State University  
**Location:** Murfreesboro, Tennessee  
**Project Title:** Scarlett Commons Stair Repairs  
**Project Description:** Repair or replace multiple exterior stairs and egress components at the Scarlett Commons housing complex.  
**SBC Project No.** 366/009-01-2023  
**Total Project Budget:** \$490,000.00  
**Source of Funding:** Plant Funds (Aux-Housing) (A)  
**Approval:** Approved project and to select a designer and utilizing Campus Procurement for construction  
**Approval Date:** 03/31/2023

6) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Dayton, Tennessee  
**Project Title:** Dayton Readiness Center Roof Repairs and Facility Update  
**Project Description:** ~~Repair roof, replace~~ Replacement of roof system, doors, and windows; interior and exterior facility updates; masonry repairs; site grading and drainage improvements; and all required related work.

**SBC Project No.** 361/103-01-2022  
**Total Project Budget:** \$445,000.00  
**Source of Funding:** \$222,500.00 22/23 CurrFunds-CapMaint (A)  
\$222,500.00 Federal Funds (NGB) (F)

**Approval:** Approved a revision in project scope  
**Approval Date:** 04/12/2023

**Approvals of Revisions to Existing Capital Projects**

- Reported the following two approvals of an alternate delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Neyland Stadium Maintenance  
**Project Description:** Maintenance of Neyland Stadium including repairs and enhancements to existing building systems and includes all related work to complete the project.

**SBC Project No.** 540/009-30-2022  
**Total Project Budget:** \$7,600,375.00  
**Current Project Funding:** \$2,100,375.00  
**Source of Funding:** Plant Funds (Aux-Athletics) (A)  
**Approval:** Approved utilizing Campus Resources and System Procurement for a portion of the work  
**Approval Date:** 04/12/2023

2) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Monteagle, Tennessee  
**Project Title:** SCSP Stone Door Annex Visitor Center and Campground *(at Savage Gulf State Park)*

**Project Description:** Construct a visitor center and a fully functional recreational vehicle campground with roadway and infrastructure at ~~South Cumberland~~ *Savage Gulf State Park*, including all required related work.

**SBC Project No.** 126/116-01-2022  
**Total Project Budget:** \$30,380,000.00  
**Source of Funding:** 21/22 CurrFunds-CapImp (A)  
**Approval:** Approved a revision in project scope and utilizing Agency Resources for a portion of design and Agency Procurement for a portion of design and Agency Procurement for a portion of construction  
**Approval Date:** 04/12/2023

- Reported the following two approvals of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** Tennessee Board of Regents / TCAT Hartsville  
**Location:** Hartsville, Tennessee  
**Project Title:** Safety and Security Updates  
**Project Description:** Provide greater security and increase safety for students, staff, and visitors. Increased security for the campus will be produced by adding surveillance; united mass notification; lockdown; advanced detection and alarm; and access control systems.  
**SBC Project No.** 166/050-01-2021  
**Total Project Budget:** \$450,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in project funding (move funds from Administration & Miscellaneous to award a contract)  
**Approval Date:** 03/31/2023

2) **State Procurement Agency:** University of Memphis  
**Location:** Memphis, Tennessee  
**Project Title:** Building Code and Safety Repairs  
**Project Description:** Project includes repairs and modernization of elevators, fire alarms, generators, and major electrical components in multiple buildings. Project includes all related work.  
**SBC Project No.** 367/007-05-2020  
**Total Project Budget:** \$3,000,000.00  
**Source of Funding:** 20/21 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved a revision in funding in order to award a contract (OSB Services, LLC) (reallocated money in the project)  
**Approval Date:** 04/03/2023

- Reported the following approval of a guaranteed maximum price (no change in total project budget) in accordance with Item 2.04(B)(4) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** Austin Peay State University  
**Location:** Clarksville, Tennessee  
**Project Title:** Dunn Center HVAC & Electrical Modernization  
**Project Description:** Replace HVAC system and modernization controls, electrical distribution, and all related work.  
**SBC Project No.** 373/003-04-2020  
**Total Project Budget:** \$5,295,000.00  
**Source of Funding:** \$3,295,000.00 20/21 CurrFunds-CapMaint (MP) (A)  
\$1,000,000.00 22/23 CurrFunds-CapMaint (MP) (A)  
\$1,000,000.00 22/23 CurrFunds-CapMaint (A)  
**Approval:** Approved a Guaranteed Maximum Price (GMP)  
**Approval Date:** 03/31/2023

- Reported the following approval of a bid that exceeds approved MACC (no change in total project budget) in accordance with Item 2.04(B)(5) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Veterans Services  
**Location:** Nashville, Tennessee  
**Project Title:** MTSVC Stone Houses Site, Envelope & Structure Repairs  
**Project Description:** Perform interior and exterior repairs, site renovation, and all required related work.  
**SBC Project No.** 682/004-01-2021  
**Total Project Budget:** \$620,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved a revision in project funding in order to award a contract (Norwood Properties, LLC)  
**Approval Date:** 04/10/2023

**Approvals of Acquisitions and Disposals of State Property**

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Transaction Description:** Transaction No. 22-12-015  
**Location:** Sherwood Forest State Natural Area (SFSNA)  
 Franklin County – 85.1 ± acres – 0 Sherwood Road, Sherwood, TN  
**Owner(s):** Formica Revocable Trust  
**Estimated Purchase Price:** Fair Market Value  
**Source of Funding:** 22/23 State Lands Acquisition Fund (A)  
**Approval:** Approved acquisition in fee and utilizing a third party  
**Approval Date:** 03/31/2023
- Reported the following two disposals of TDOT property in accordance with Item 2.04(E)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Transportation  
**Transaction Description:** Transaction No. 23-01-008  
**Location:** Shelby County – 2.27 ± acres – 125 N. Main Street, Memphis, TN  
**Estimated Sale Price:** Fair Market Value  
**Approval:** Approved disposal in fee with waiver of advertisement  
**Approval Date:** 03/28/2023
  - 2) **State Procurement Agency:** STREAM / Department of Transportation  
**Transaction Description:** Transaction No. 23-01-009  
**Location:** Knox County – 1.45 ± acres – North and South of Dutchtown Road, East of Sherril Blvd. and Sanctuary Lane, Knoxville, TN  
**Estimated Sale Price:** Fair Market Value  
**Approval:** Approved disposal in fee with waiver of advertisement  
**Approval Date:** 03/27/2023

## Designer Selections

- Reported the following six designer selections for capital projects as delegated to the State Architect in accordance with Items 2.04(A)(1) and 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Knoxville, Tennessee  
**Project Title:** ARP – ETREC Holston Improvements  
**SBC Project No.** 540/001-04-2023  
**Total Project Budget:** \$376,000.00  
**Source of Funding:** Federal Funds (ARP) (F)  
**Designer:** The Architecture Collaborative, LLC  
**Approval Date:** 03/16/2023
- 2) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Lewisburg, Tennessee  
**Project Title:** ARP – MTREC Lewisburg Improvements  
**SBC Project No.** 540/001-08-2023  
**Total Project Budget:** \$655,000.00  
**Source of Funding:** Federal Funds (ARP) (F)  
**Designer:** LBYD, Inc.  
**Approval Date:** 04/04/2023
- 3) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Knoxville, Tennessee  
**Project Title:** ARP – ETREC Plant Sciences Improvements  
**SBC Project No.** 540/001-09-2023  
**Total Project Budget:** \$177,000.00  
**Source of Funding:** Federal Funds (ARP) (F)  
**Designer:** DLZ National, Inc.  
**Approval Date:** 03/23/2023
- 4) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Knoxville, Tennessee  
**Project Title:** ARP – ETREC Organic Crops Improvements  
**SBC Project No.** 540/001-10-2023  
**Total Project Budget:** \$475,000.00  
**Source of Funding:** Federal Funds (ARP) (F)  
**Designer:** The Architecture Collaborative, LLC  
**Approval Date:** 03/24/2023
- 5) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Springfield, Tennessee  
**Project Title:** ARP – HRREC Improvements  
**SBC Project No.** 540/001-12-2023  
**Total Project Budget:** \$278,000.00  
**Source of Funding:** Federal Funds (ARP) (F)  
**Designer:** Ware Malcomb, Inc.  
**Approval Date:** 04/04/2023

6) **State Procurement Agency:** Middle Tennessee State University  
**Location:** Murfreesboro, Tennessee  
**Project Title:** Scarlett Commons Stair Repairs  
**SBC Project No.** 366/009-01-2023  
**Total Project Budget:** \$490,000.00  
**Source of Funding:** Plant Funds (Aux-Housing) (A)  
**Designer:** Hefferlin + Kronenberg Architects, PLLC  
**Approval Date:** 04/12/2023

- Reported a revision in access easement size after survey with no other change to the approved transaction:

1) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Transaction Description:** Transaction No. 20-06-002  
**Revised acreage:** 1.0 +/- acres access easement  
**Approved Transaction:**  
**Location:** Justin P. Wilson Cumberland Trail State Park (JPWCTSP)  
Campbell County – 12' x 250' ft access easement – 2536 Highway 25W  
South, LaFollette, TN  
**Owner:** Bill Asbury, Barry Allen Marlow, and Andrew Parrott, Trustees of the  
Church of God of Jellico Highway, Tennessee, Cleveland Assembly  
**Estimated Purchase Price:** \$12,000.00  
**Source of Funding:** 21/22 State Lands Acquisition Fund (A)  
**Prior Action:** Approved acquisition by easement with waiver of advertisement and  
appraisal  
**Approval Date:** 05/23/2022

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

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|--|---|
| <p>1) <b>University of Tennessee Institute of Agriculture</b><br/>       (ARP – WTREC Improvements)<br/>       Total Project Budget: \$4,500,000.00<br/>       SBC Project No. 540/001-15-2023<br/>       Designer: <b>Collaborative Design Services, LLC</b></p>      | <p>4) <b>Austin Peay State University</b><br/>       (Campus Consultant – MEP Engineering)<br/>       Total Project Budget: \$500,000.00<br/>       SBC Project No. 373/003-02-2023<br/>       Designer: <b>TLC Engineering Solutions, Inc.</b></p>             |
| <p>2) <b>Austin Peay State University</b><br/>       (Campus Consultant - Architect)<br/>       Total Project Budget: \$500,000.00<br/>       SBC Project No. 373/003-02-2023<br/>       Designer: <b>The Orcutt Winslow Limited Liability Limited Partnership</b></p> | <p>5) <b>Joint Forces Headquarters</b><br/>       (TEMA Building 130 Renovation)<br/>       Total Project Budget: \$2,160,000.00<br/>       SBC Project No. 361/067-01-2023<br/>       Designer: <b>Kaatz, Binkley, Jones &amp; Morris Architects, Inc.</b></p> |
| <p>3) <b>Austin Peay State University</b><br/>       (Campus Consultant – Geotechnical Engineer)<br/>       Total Project Budget: \$500,000.00<br/>       SBC Project No. 373/003-02-2023<br/>       Designer: <b>Goodwyn Mills Cawood, LLC</b></p>                    |   |

At a roll call vote, all members voted aye and approved the preceding designer selections.

**Other Business**

Secretary Hargett recognized Mr. Drew Lewis in his new role of SBC staff for the Legislative Budget Office and noted that he came from the Secretary of State’s office. He also noted that for the last several years, Mr. Lewis has been the only person, after Mary Beth Thomas, to handle fantasy sports regulation in the State of Tennessee as well as athlete agent registration. It was a deep lose for the department but a great gain for the Legislature and they are excited for him and know he will do good work for this body. Secretary Hargett welcomed Mr. Lewis.

Commissioner Bryson recognized Mr. Chad Kimes who had joined Finance & Administration, as SBC budget staff. No one will ever be completely able to fill the shoes of Ms. Angela Scott but they are excited to have Mr. Kimes. Commissioner Bryson worked with Mr. Kimes previously and they stole him from the Department of Environment & Conservation who are not happy to have lost him but Finance & Administration are happy to have him and welcomed him.

There being no further business, the meeting adjourned at 11:21 a.m.

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TENNESSEE TECHNOLOGICAL UNIVERSITY**Acquisition – Fee****Requested Action:** Approval of acquisition in fee with waiver of advertisement**Transaction Description:**

Transaction No. 23-02-002

- **Location:** Cumberland County – 3.13 ± acres – 174 Fourth Street, Crossville, TN
- **Owner(s):** Tennessee Technological University Foundation
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

**Comment:**

The facility will become a satellite campus with a primary focus on research. The facility will house a wind tunnel which will offer research opportunities for the College of Engineering and related private industry. Bachelor level academic courses will also be offered at this location. The facility is located between the Roane State Community College Cumberland Center and TCAT Crossville campuses. The synergy of the various levels of higher education and opportunities for dual enrollment for high school students will provide a diverse level of options for students in the region. The land acquisition plan for Tennessee Tech University was revised and approved by THEC on April 14, 2023, to accommodate this purchase.

Waiver of advertisement is requested because this property is of the appropriate size and the existing facilities are well suited to this need.

Date of Last Transfer:	08/29/22
Purchase Price:	\$3,200,000.00
Property Assessor's Value:	\$8,194,000.00
Square Footage Improvements:	N/A

**Minutes:** 04/24/2023 ESC Approved acquisition in fee with waiver of advertisement



TENNESSEE BOARD OF REGENTS

**Disposal – Lease (Space)**

**Requested Action:**                   **Approval of disposal by lease with waiver of advertisement**

**Transaction Description:**   Transaction No. 23-03-907

- **Location:**                   Volunteer State Community College (“Volunteer State”)  
1480 Nashville Pike, Sumner County, Gallatin, Tennessee
- **Tenant:**                     Sumner County Schools
- **Term:**                        July 1, 2023 – June 30, 2028
- **Area / Costs:**             330 sf / \$0.00 annually

**FRF Rate:**                         \$18.00 sf

**Comment:**                        Volunteer State will be leasing out rooms 308 and 309 in the Wood Campus Center together with the common areas and parking facilities to Sumner County Schools to be used by Sumner County Schools principal and an administrative staffer to coordinate the middle college high school program.

The lease of space will not hamper the future operations of the campus. Waiver of advertisement is requested because of the public purpose associated with use by Sumner County Schools.

**Minutes:**                         04/24/2023   ESC    Approved disposal by lease with waiver of advertisement

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**                McClung Tower Renovation - Africana Studies

**Project Description:**       Renovation of the 12th floor of McClung Tower providing space for the Department of Africana Studies (AFS). Includes all related work to complete the project.

**SBC Number:**                 540/009-06-2022

**Total Project Budget:**     \$1,275,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$ 975,000.00	\$300,000.00	\$1,275,000.00	Plant Funds (Non-Aux)   (A)
<b>Original Project Budget:</b>	<b>\$ 975,000.00</b>			
<b>Change in Funding:</b>		<b>\$300,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$1,275,000.00</b>	

**Comment:**                    This request increases the budget from \$975,000.00 to \$1,275,000.00. One bid was received on March 21, 2023. An increase in funding is needed to award a contract for \$839,000 to Southern Constructors, Inc. for the base bid only. The increase is primarily attributed to increases in electrical components and market conditions. Additional funding is also requested to provide for additional furnishing for the renovated space. There will be no additional designer fees.

**Previous Action:**           02/10/2022   SBC   Approved project and to select a designer  
                                   02/28/2022   ESC   Approved designer selection (Thomas Caldwell, Architect)  
                                   04/13/2023   SBC   Referred to ESC with authority to act

**Minutes:**                    04/24/2023   ESC   Approved a revision in project budget and funding in order to award a contract (Southern Constructors, Inc.)

DEPARTMENT OF MILITARY

**Disposal – Fee**

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

**Transaction Description:**        Transaction No. 22-12-003  
    • **Location:**                      Warren County – 5.05 ± acres – 106 Security Circle, McMinnville, TN  
    • **Estimated Sale Price:**        Gift

**Comment:**                            This property has been determined to be surplus to the Department of Military’s (DOM) needs.

DOM requests to dispose of approximately 5.05 acres to Warren County to be used for Warren County government requirements. In 1955, Warren County conveyed this 5-acre parcel to the State of TN for the purpose of constructing an armory. The armory was completed in 1957 and has been continuously occupied by the TN Army National Guard for the past 65 years. In 2010, Warren County conveyed to the State a new parcel of land for construction of a new Readiness Center that will serve the community and provide a modern facility for soldier readiness training and assembly. The new facility is currently 60% complete and scheduled for completion by June 2023.

The THC has determined that the disposal of this property does adversely affect this State-owned resource. The state will be photo documenting the building prior to disposal to mitigate the adverse effect.

**Minutes:**                              04/24/2023    ESC    Approved disposal in fee with waiver of advertisement and appraisal

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Fee**

**Requested Action:**                      **Approval of acquisition in fee**

**Transaction Description:**            Transaction No. 22-12-014

- **Location:**                              Savage Gulf State Park (SGSP)  
Grundy County – 85.0 +/- acres – 857 Reeves Road, Gruetli-Laager, TN
- **Owner(s):**                                Lenda R. Clark Etals
- **Estimated Purchase Price:**      Fair Market Value
- **Source of Funding:**                 22/23 State Lands Acquisition Fund (A)

**Comment:**                                Per T.C.A. §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.

This property is contiguous with Savage Gulf State Park and includes Fall Creek with two waterfalls. In addition to helping protect the Collins River watershed this will provide opportunities for a backcountry campground and trail expansion while helping control access into the gorge.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	September 22, 1994
Purchase Price:	\$0.00 (inter-family transfer)
Property Assessor’s Value:	\$83,200.00
Square Footage Improvements:	N/A

**Minutes:**                                 04/24/2023    ESC    Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT AND CONSERVATION**Disposal – Fee****Requested Action:**           **Approval of disposal in fee**

**Transaction Description:**   Transaction No. 23-01-002

- **Location:**                   Hardeman County – 2.57 ± acres – 22590 TN-57, Pocahontas, TN
- **Estimated Sale Price:**   Fair Market Value

**Comment:**                   This property has been determined to be surplus to the Department's needs. The historic schoolhouse was acquired for a proposed adaptive reuse project designed to function as a satellite welcome center for the Davis Bridge Battlefield. The proposed project was never realized partially due to management changes and the anticipated ratification of the Dingell Act that would facilitate the transfer of the Davis Bridge parcels from state ownership to the National Park Service (NPS).

The Tennessee Historical Commission (THC) has determined that the disposal of this property does adversely affect the State-owned resource. A preservation covenant will be placed on the property to mitigate the adverse effect.

**Minutes:**                   04/24/2023   ESC   Approved disposal in fee



DEPARTMENT OF GENERAL SERVICES

**Acquisition – Fee**

**Requested Action:** **Approval of an acquisition in fee and to exercise option**

**Transaction Description:** Transaction No. 23-01-005

- **Location:** Maury County – 4.25 +/- acres -- 2248 Nashville Hwy Columbia, TN
- **Owner(s):** EMG Honey Farm, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Federal Funds (ARP) (F)

**Comment:** The purpose of this acquisition is for the construction of a new Department of Health South Central Regional Health Office in Maury County, TN in conjunction with SBC project number 408/012-01-2022.

The new facility replaces the existing facility that was built in 1970. The disposal of the existing facility was approved in April 2018 to Maury County Regional Hospital, subject to a suitable relocation site. The existing facility will continue to operate until this project is completed.

Date of Last Transfer: 3/7/2023  
Purchase Price: \$7,500,000.00 (larger tract)  
Property Assessor’s Value: \$3,022,695 (larger tract)  
Square Footage Improvements: N/A

**Minutes:** 04/24/2023 ESC Approved acquisition in fee and to exercise option

DEPARTMENT OF SAFETY

**Acquisition - Lease (Space)**

**Requested Action:** Approval to waive advertisement

**Transaction Description:** Transaction No: 22-11-903

● **Proposed Lease**

- **Location:** TBD -Davidson, Wilson, Rutherford, Sumner, Williamson, or Cheatham counties
- **Term:** 5 Years with one 5-year renewal option
- **Area/Costs:** Approximately 7,300 square feet of Office Space  
Approximately 74,700 square feet of Warehouse Space

- **Source of Funding:** TDOS Op Funds (A)
- **Procurement Method:** Negotiated
- **FRF Rate:** \$9.50

**Comment:** This lease will provide office/warehouse space for Department of Safety and Homeland Security. This warehouse will provide storage for the Department's high value capital assets including the mobile command center, mobile radio trailer, seized and evidentiary vehicles pursuant to District Attorney's requests and court orders. By having these products stored in one location assists in preventing critical delays in mobilization. Specialized requirements, such as oversized drive-in doors, clear height for large buses, and fenced trailer parking is required. The office portion of the space will house the Special Operations and Criminal Investigation Divisions which need to be co-located for briefings, deployment.

Based upon market reviews of the Nashville Metropolitan Area, there are few locations available that suit these unusual specifications and due to low inventory in the market, spaces are being acquired by other tenants before the State can secure options. Therefore, the space requirements and current market conditions justify the waiver of advertisement based upon the special and unique needs of this request.

**Minutes:** 04/24/2023 ESC Approved waiving advertisement



DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:**                   **Approval of a lease**

**Transaction Description:**       Transaction No. 22-03-909

- **Proposed Lease**

- **Location:**                   Anderson County - TBD East Centre Stage Business Park, Clinton, TN
- **Landlord:**                 Sandbar Properties, LLC
- **Term:**                       10 Years with three 1-year renewal options
- **Area / Costs:**           7,650 Square Feet

First Year Annual Contract Rent	\$279,225.00	\$36.50/sf
Average Annual Rent	\$286,224.75	\$37.42/sf
Estimated Utilities Cost	13,387.50	1.75/sf
Estimated Janitorial Cost	8,415.00	1.10/sf
<b>Total Average Annual Effective Cost</b>	<b>\$308,027.75</b>	<b>\$40.27/sf</b>

- **Source of Funding:**       FRF
- **Procurement Method:**   Advertised
- **FRF Rate:**                 \$18.00

**Comment:**                       This lease will provide office space for Tennessee Corrections Institute. Three proposals from two proposers were received and evaluated. The proposed location will be a build-to-suit to meet the State’s needs. The lease is estimated to commence on or before June 2025.

Tennessee Corrections Institute has requested this new East Tennessee location as result of the passage of the Tennessee Law Enforcement Hiring, Training and Recruitment Act in 2022.

The tenant may terminate this lease for convenience at any time after the 60<sup>th</sup> month of the lease term with 90 days written notice to the landlord.

If the renewals are exercised the rent rate will increase.

This is under consideration to be a special use facility per SBC policy 14.01 due to the unique features required.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state’s best interest at this time.

**Minutes:**                         04/24/2023   ESC   Approved lease

DEPARTMENT OF GENERAL SERVICES

**Acquisition - Lease Amendment**

**Requested Action:**                   **Approval of a lease amendment with waiver of advertisement**

**Transaction Description:**       Transaction No. 20-01-914 & 20-01-915

- **Proposed Amendment**

- **Term:**                               6 years (June 1, 2020 – May 31, 2026)

- **Current Lease**

- **Location:**                       Campbell County – 221 Jacksboro Pike, Suites C19 A & B, LaFollette, TN

- **Landlord:**                       Woodson’s Cash Store, Inc., a Tennessee General Partnership

- **Term:**                               3 years (June 1, 2020 – May 31, 2023)

- **Area / Costs:**               22,175 Square Feet

○ <b>Current:</b>	Annual Contract Rent:	\$179,617.50	\$8.10/sf
	Estimated Annual Utility Cost:	38,806.25	1.75/sf
	Estimated Annual Janitorial Cost:	24,392.50	1.10/sf
	<b>Total Annual Effective Cost:</b>	\$242,816.25	\$10.95/sf

- **Source of Funding:**       FRF

- **Procurement Method:**   Negotiated

- **FRF Rate:**                     \$15.00

**Comment:**                           This lease will provide office space for the Department of Human Services and Department of Children’s Services.

This amendment is in the best interest of the State to prevent a lease holdover while allowing additional time for construction in the long-term lease.

Based on a review of the financial aspects, occupancy requirements and market indicators, this lease is deemed to be in the State’s best interest at this time.

**Previous Action:**               03/23/2020   Approved waiving advertisement

04/20/2020   Approved lease

**Minutes:**                           04/24/2023   Approved lease amendment with wavier of advertisement

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 19-10-905 & 20-01-909● **Proposed Lease**

- **Location:** Cannon County - 325 Bryant Lane, Woodbury, TN
- **Landlord:** Bryant Lane Properties, Ltd.
- **Term:** 10 years with three 1-year renewal options
- **Area / Costs:** 3,400 Square Feet

First Year Annual Contract Rent	\$45,600.00	\$13.41/sf
Average Annual Contract Rent	47,763.06	14.05/sf
Estimated Utility Cost	5,950.00	1.75/sf
Estimated Janitorial Cost	3,740.00	1.10/sf
Total Average Annual Effective Cost	\$57,453.06	\$16.90/sf

● **Current Lease**

- **Location:** Cannon County - 325 Bryant Lane, Woodbury, TN
- **Landlord:** Bryant Lane Properties, Ltd.
- **Term:** 3 years (May 1, 2021 – April 30, 2024)
- **Area / Costs:** 3,400 Square Feet

Annual Contract Rent	\$35,700.00	\$10.50/sf
Estimated Utilities Cost	5,950.00	1.75/sf
Estimated Janitorial Cost	3,740.00	1.10/sf
Total Annual Effective Cost	\$45,390.00	\$12.85/sf

- **Source of Funding:** FRF
- **Procurement Method:** Negotiated
- **FRF Rate:** \$15.00

**Comment:** This lease will provide office space for Department of Children’s Services and the Department of Human Services. The proposed location will be renovated to meet the State’s needs. The lease is estimated to commence on or before May 2024.

Advertisement is not required pursuant to TCA §12-2-114.

If renewal options are exercised, the rent rate will increase.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state’s best interest at this time.

**Minutes:** 04/24/2023 ESC Approved lease

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 21-04-901

● **Proposed Lease**

- **Location:** Houston County – 21 Store Front Dr., Erin, TN
- **Landlord:** Pedigo – Erin Properties, LP
- **Term:** 10 years with three 1-year renewal options
- **Area / Costs:** 3,852 Square Feet

Annual Contract Rent	\$49,999.00	\$12.98/sf
Estimated Utility Cost	6,741.00	1.75/sf
Estimated Janitorial Cost	4,237.20	1.10/sf
<b>Total Annual Effective Cost</b>	<b>\$60,977.20</b>	<b>\$15.83/sf</b>

● **Current Lease**

- **Location:** Houston County – 21 Store Front Dr., Erin, TN
- **Landlord:** Pedigo – Erin Properties, LP
- **Term:** 2 years (September 1, 2022 - August 31, 2024)
- **Area / Costs:** 3,852 Square Feet

Annual Contract Rent	\$40,867.20	\$10.61/sf
Estimated Utilities Cost	6,741.00	1.75/sf
Estimated Janitorial Cost	4,237.20	1.10/sf
<b>Total Annual Effective Cost</b>	<b>\$51,845.40</b>	<b>\$13.46/sf</b>

- **Source of Funding:** FRF
- **Procurement Method:** Negotiated
- **FRF Rate:** \$15.00

**Comment:** This lease will provide office space for Department of Human Services. The proposed location will be renovated to meet the State’s needs. The lease is estimated to commence on or before September 2024.

Advertisement is not required pursuant to TCA §12-2-114.

If renewal options are exercised, the rent rate will increase.

Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the State’s best interest at this time.

**Minutes:** 04/24/2023 ESC Approved lease

DEPARTMENT OF GENERAL SERVICES

**Acquisition - Lease (Space)**

**Requested Action:** Approval to waive advertisement

**Transaction Description:** Transaction No: 23-01-909 & 23-01-910

- **Proposed Lease**

- **Term:** 3 years with two 1-year renewal options

- **Current Lease**

- **Location:** Sumner County – 393 Maple Street, Gallatin, TN

- **Landlord:** Maple Street Partners

- **Term:** 10 years (September 1, 2003 – August 31, 2013) (Holdover)

- **Area / Costs:** 22,223 Square Feet

Average Annual Contract Rent	\$159,729.00	\$7.19/sf
Estimated Utilities Cost	31,112.20	1.40/sf
Estimated Janitorial Cost	24,445.30	1.10/sf
Total Average Annual Effective Contract Rent	\$215,286.50	\$12.60/sf

- **Source of Funding:** FRF

- **Procurement Method:** Negotiated

- **FRF Rate:** \$18.00

**Comment:** This lease will provide office space for Department of Children’s Services and the Department of Human Services.

Approval to waive advertisement is requested for the continuity of business operations. The long-term procurement is in the market phase and will be presented to ESC pursuant to applicable SBC policy at a future date.

Based on a review of the financial aspects, occupancy requirements and market indicators, this lease is deemed to be in the State’s best interest at this time.

**Minutes:** 04/24/2023 ESC Approved waiving advertisement

DEPARTMENT OF GENERAL SERVICES

**Acquisition - Lease Amendment**

**Requested Action:** Approval of a lease amendment with waiver of advertisement

**Transaction Description:** Transaction No. 21-03-900

- **Proposed Amendment**

- **Term:** 5 years (July 1, 2021 – June 30, 2026)

- **Current Lease**

- **Location:** Washington County – 4717 Lake Park Drive, Johnson City, TN

- **Landlord:** CDP5, a Tennessee General Partnership

- **Term:** 2 years (July 1, 2021 – June 30, 2023)

- **Area / Costs:** 5,035 Square Feet

○ <b>Current:</b> Annual Contract Rent:	\$209,506.35	\$41.61/sf
Estimated Annual Utility Cost:	8,811.25	1.75/sf
Estimated Annual Janitorial Cost:	5,538.50	1.10/sf
<b>Total Annual Effective Cost:</b>	\$223,856.10	\$44.46/sf

- **Source of Funding:** FRF

- **Procurement Method:** Negotiated

- **FRF Rate:** \$18.00

**Comment:** This lease will provide office space for the Department of Safety and Homeland Security. This is for both the Driver Services Center (DSC) and the Commercial Driver's License testing pad (CDL).

It is anticipated that the proposed amendment will continue to be a special use facility per SBC policy 14.01 due to the unique features required.

This amendment is in the best interest of the State for continuity of business operations while allowing additional time to re-advertise for a new long-term lease. The new long-term lease procurement is in the preliminary phase and will be presented to ESC pursuant to applicable SBC policy at a future date.

Based on a review of the financial aspects, occupancy requirements and market indicators, this lease is deemed to be in the State's best interest at this time.

**Previous Action:** 05/24/2021 ESC Approved lease agreement

**Minutes:** 04/24/2023 ESC Approved lease amendment with waiver of advertisement

Approved:



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