

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
August 22, 2019

The State Building Commission Executive Subcommittee met this day at 8:15 a.m. in House Hearing Room I of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner McWhorter called the meeting to order at 8:17 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

ORGANIZATION

- University of Tennessee
- Tennessee Wildlife Resources Agency
- Department of General Services
- State Building Commission

PRESENTER

Michelle Crowder
Tim Churchill
John Hull
Ann McGauran

CONSENT AGENDA

Approved the following items which had been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **University of Tennessee**
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement and one appraisal

- B. Agency: **Austin Peay State University**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- C. Agency: **Austin Peay State University**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- D. Agency: **University of Memphis**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- E. Agency: **University of Memphis**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- F. Agency: **University of Memphis**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- G. Agency: **Department of Environment and Conservation**
Transaction: Acquisition – Easement (Conservation)
Provision(s): Waiver of advertisement and appraisals

- H. Agency: **Department of Environment and Conservation**
Transaction: Acquisition – Easement (Public Recreation)
Provision(s): Waiver of advertisement and appraisals

- I. Agency: **Department of Environment and Conservation**
Transaction: Acquisition – Easement (Public Recreation)
Provision(s): Waiver of advertisement and appraisals

- J. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

- K. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

UNIVERSITY OF TENNESSEE

Acquisition – Lease (Space)

Requested Action: Approval of a lease with waiver of advertisement

Transaction Description: Transaction No. 2016-08-01

• **Proposed Lease**

- **Location:** University of Tennessee-Chattanooga
Hamilton County - 1100 Market Street, Chattanooga, TN
- **Landlord:** DEW Edney, LLC
- **Term:** 5 years with six (6) three (3) year renewal options
- **Area / Costs:** 8,830 Square Feet

Annual Contract Rent (incl Util. & Jan.)	\$116,869.90	\$14.03/sf
2 nd Year Operating Expense Increase (max est)	\$978.41	\$0.12/sf
Total Annual Effective Cost	\$117,848.31	\$14.15/sf

- **Source of Funding:** Plant Funds (Non-Aux)(A)
- **Procurement Method:** Negotiated
- **FRF Rate:** \$21.00 (for reference only)

Comment:

The University is a founding member of the Chattanooga Smart Community Collaborative (CSCC) with the City of Chattanooga, the Electric Power Board, Erlanger Health System, and Hamilton County among others. The CSCC brings together academia, industry and the community to develop and apply innovative solutions to challenges in Chattanooga and the surrounding area. The Edney Building serves as the hub for the CSCC and leasing space will provide faculty, staff and students the opportunity to collaborate with other CSCC members in the building as well as directly with the public. Waiver of advertisement is requested due to the advantages of co-locating with other CSCC members and the lease rate below the market for comparable buildings.

The lease can be terminated due to lack of funding by the appropriate Legislative Body and for convenience with one (1) year prior written notice. The Landlord will provide a \$15,000 Tenant Improvement allowance. The University is responsible for annual operating expense increases over the base year which are capped at 3% per year. The rental rate increases to \$14.96/sf or \$124,616.80 per year in Option 1, \$15.90/sf or \$132,447 per year in Option 2, \$17.77/sf or \$148,024.10 per year in Option 3, \$19.64/sf or \$163,601.20 per year in Option 4, \$21.51/sf or \$179,178.30 per year in Option 5 and \$23.38/sf or \$194,755.40 per year in Option 6.

Minutes:

08/22/2019 Secretary Hargett asked this item be rolled to the September meeting to allow for answers to some questions from the Hamilton County Delegation.

The Subcommittee approved deferring this item to a future meeting.

UNIVERSITY OF TENNESSEE

Disposal – Fee

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

Transaction Description: Transaction No. 19-04-017
• **Location:** University of Tennessee, Knoxville
Knox County– 24 +/- acres – 4848 Lyons View Pike, Knoxville, TN
• **Estimated Sale Price:** Fair Market Value

Comment: The University accepted this property as a gift in 1998. The donor’s will contained restrictions on the use of the property and use by the University in accordance with the terms of the will has become impracticable. As a result, the University filed a Cy Pres action with the Knox County Chancery Court which approved the sale of the property. The Tennessee Attorney General’s office had no objections to the relief requested by the University. In accordance with the Court’s decision, the deed for the property will contain a restriction that the property may be subdivided into no more than two parcels and each parcel may contain no more than one house.

The THC has determined that the demolition or disposal of this 50+ year old property does adversely affect this State-owned resource. Selling the property to another state agency, federal agency or placing a protective covenant on the building would avoid the adverse effect.

The University proposes to solicit bids in two categories. The first category is for bids that agree to place a preservation easement on the house and the second category is for bids that are subject only to the deed restrictions in the court order. If a bid is submitted in the first category that meets the minimum bid requirement, the bids in the second category would not be opened. Knox Heritage, a local preservation agency, would serve to enforce the restrictions of the preservation easement. The University will reserve the right to reject any and all bids.

Proceeds from the sale of the property will fund an endowment that will serve as a memorial to Miss Williams’s father, Dr. David Hitt Williams.

Date of Last Transfer: 2/26/1998
Previous Owner: Eugenia F Williams
Original Cost to State: \$0
Square Footage Improvements: 8,000+/- sf house; 1,250 +/- sf barn

Minutes: 08/22/2019 Treasurer Lillard asked if the University has had any indications of interest in respect to the first category of receiving bids with placement of a preservation easement on the house. Michelle Crowder replied that there has been some interest in that. Treasurer Lillard asked if deleting the second part of the request would cause an extreme hardship to the University. Ms. Crowder replied that they would not be opposed only accepting the first category of bids at this time.

Treasurer Lillard made a motion to approve the sale of the property under the first category, with the requirement that a preservation easement be placed on the house by the buyer. Secretary Hargett seconded the motion.

Comptroller Wilson asked if this would give the University the opportunity to come back and ask for approval to sell without the restriction. Treasurer Lillard and Secretary Hargett confirmed that it would.

The Subcommittee approved disposal in fee with waiver of one appraisal, subject to the requirement that bids be received from buyers who were willing to put a preservation easement on the house.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 19-06-005

- **Location:** North Cumberland WMA (NCWMA)
Scott County – 306 +/- acres – 0 Smokey Creek Road, Huntsville, TN
- **Owner(s):** Pinson Properties II, LLC; Jeffrey P. Eilers and Barbara J. Eilers
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 19/20 Wetlands Acquisition Fund (A)

Comment: This property is on the wetlands priority list and has been approved for purchase by the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency per T.C.A. §11-14-402.

This property is adjacent to the NCWMA and will be an important addition to NCWMA, as it will protect and preserve uplands and other forest functions in the NCWMA ecosystem.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: July 15, 2019
Purchase Price: \$120,450.00
Property Assessor's Value: \$187,700.00
Square Footage Improvements: N/A

Minutes: 08/22/2019 Secretary Hargett asked where he could get a copy of the priority list. Tim Churchill replied that he can send the list. Comptroller Wilson asked that the list be sent to all members. Secretary Hargett asked if the list shows dates of when things were added to the list. Mr. Churchill replied that this item was added to the list in June and he has older lists. Secretary Hargett asked if this was added to the list when they knew it was available. Mr. Churchill replied that it was not added to the list until he knew it was available. Secretary Hargett asked if they have a list of properties that shows what they would like to have when it becomes available or is it a priority when it becomes available. He commented that the priority list concept does not seem intuitive. Mr. Churchill replied that properties are added to the list when they become available and that the priority list does not represent all the tracts that they are interested in. Mr. Churchill stated that TWRA has planning documents with the footprints around the Wildlife Management Areas and that TWRA is typically only interested in property adjacent to a WMA or an inholding within a WMA. Secretary Hargett stated that universities use Master Plans and look 10-20 years out. Secretary Hargett asked if TWRA has a list of things they don't buy. Mr. Churchill replied that they do turn down a lot of people offering properties to TWRA that are outside of the areas TWRA is interested in growing.

Treasurer Lillard asked if TWRA gives consideration to the effect on the tax base of counties they are acquiring property in. The Building Commission has received letters from county officials, like the Mayor of Morgan County, stating that they have very little properties not on the exempt list. Mr. Churchill explained that TWRA pays the in lieu tax amount on all properties that they buy. Treasurer Lillard asked whether the in lieu payments are the exact amount of the county property tax or discounted amount. Mr. Churchill replied that they can be discounted amounts. He added that TWRA will not be seeking any additional property in Morgan County. Treasurer Lillard asked if TWRA has heard any complaints from Scott County. Mr. Churchill replied "no".

The Subcommittee approved acquisition in fee with waiver of advertisement and one appraisal.

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 07-03-901

• **Proposed Amendment**

○ **Term:** 12 years (December 1, 2009 – November 30, 2021)

○ **Area / Costs:** 55,000 Square Feet

Annual Contract Rent:	\$615,000.00	\$11.18/sf
Estimated Annual Utility Cost:	96,250.00	1.75/sf
Estimated Annual Janitorial Cost:	60,500.00	1.10/sf
Total Average Annual Effective Cost:	\$771,750.00	\$14.03/sf

• **Current Lease**

○ **Location:** Knox County – 2600 Western Avenue, Knoxville, TN

○ **Landlord:** WG Holdings TN, LLC (formerly, Cambridge Development, GP)

○ **Term:** 10 years (December 1, 2009 – November 30, 2019)

○ **Area / Costs:** 55,000 Square Feet

Annual Contract Rent:	\$615,000.00	\$11.18/sf
Estimated Annual Utility Cost:	77,000.00	1.40/sf
Estimated Annual Janitorial Cost:	60,500.00	1.10/sf
Total Average Annual Effective Cost:	\$752,500.00	\$13.68/sf

• **Source of Funding:** FRF Operating Funds

• **FRF Rate:** \$18.00

Comment: This lease will provide office space for Department of Children's Services.

This amendment is in the best interest of the State to prevent a lease holdover while allowing additional time to evaluate how best meet programmatic needs in support of the Agency's real estate strategy. The amendment will also preserve the State's purchase option.

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: 03/24/2008 ESC Approved lease agreement

Minutes: 08/22/2019 Approved a lease amendment with waiver of advertisement

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on July 22, 2019.

Report of Items Submitted to the ESC

- 1) Status Update Reports from the State Procurement Agencies in accordance with SBC Policy & Procedures Item 2.03.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement 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:** STREAM / Department of Environment & Conservation
Location: Sequatchie, Tennessee
Project Title: Sequatchie Cave State Natural Area Mobile Homes Demolition
Project Description: Demolish mobile homes and sheds located at Sequatchie Cave State Natural Area and all required related work.
SBC Project No. 126/126-01-2019
Total Project Budget: \$10,000
Source of Funding: 19/20 TDEC Op Funds (SLAF) (A)
Approval: Approved project utilizing Agency Resources for demolition
Approval Date: 08/19/2019
- Reported the following capital project with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Lake Ave 2007 & 2023 Parking Lots
Project Description: This project will raze houses located at 2007 and 2023 Lake Avenue and create parking lots with lighting.
SBC Project No. 540/009-16-2019
Total Project Budget: \$300,000
Source of Funding: Plant Funds (Aux-Parking) (A)
Approval: Approved project and utilizing Campus Consultant for design and Campus Resources for construction
Approval Date: 07/25/2019

Approvals of Revisions to Existing Capital Projects

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

1) State Procurement Agency: STREAM / Department of Correction
Location: Pikeville, Tennessee
Project Title: BCCX Replacement Barn
Project Description: Construct a replacement barn on BCCX property and all required related work.
SBC Project No. 142/013-01-2019
Total Project Budget: \$371,300
Source of Funding: \$ 25,000 18/19 TDOC Op Funds (A)
\$346,300 Insurance Proceeds (O)
Approval: Approved utilizing IDIQ contract
Approval Date: 07/24/2019

- Reported the following two approvals of a revision in funding for capital project in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:

1) State Procurement Agency: University of Tennessee Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: Energy & Enviro. Science Research Bldg. (Ellington)
Project Description: The site for this new project is the current location of the Ellington Plant Science Building which will be demolished. The new building will house teaching laboratories, research/public service labs, offices, classrooms, 500-seat teaching and learning center with appropriate support space. Included will be a new Surge Building constructed on the Ag Campus. In FY 12/13, \$2M was approved for planning. In FY 18/19, \$4M was approved for planning and construction of a new surge building.
SBC Project No. 540/001-04-2013
Total Project Budget: \$95,000,000
Source of Funding: \$ 4,000,000 18/19 CurrFunds-CapImp (A)
\$81,500,000 19/20 CurrFunds-CapImp (A)
\$ 6,650,000 Plant Funds (Non-Aux) (A)
\$ 2,850,000 Gifts (O)
Approval: Approved a revision in funding to align the designer's fee with the updated construction estimates
Approval Date: 07/25/2019

2) State Procurement Agency: Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Baseball Field Improvements
Project Description: The project involves renovation of existing baseball facilities located in a portion of a warehouse and partial demolition of the unused portion of the building. The scope includes construction of locker rooms, coaches' offices, support facilities and general upgrades.
SBC Project No. 373/003-10-2018
Total Project Budget: \$1,300,000
Source of Funding: \$ 925,000 Plant Funds (Non-Aux)
\$ 375,000 Gifts (O)
Approval: Approved a revision in funding to increase construction contingency
Approval Date: 07/26/2019

Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Statewide, Tennessee
Project Title: Environmental Consultant
Project Description: Consultant to support the agency for project development and associated facility needs including limited design services.
SBC Project No. 361/000-01-2016
Total Project Budget: \$300,000
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project budget and funding and an amendment to the contract extending the term
Approval Date: 08/01/2019

- Reported the following two approvals of a capital grant amendment in accordance with Item 2.04(C)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: National Museum of African American Music
Project Description: Grant to provide capital support for the new Museum of African American Music.
SBC Project No. 460/000-05-2016
Total Project Budget: \$5,000,000
Source of Funding: \$2,000,000 16/17 CurrFunds-CapImp (A)
\$3,000,000 19/20 CurrFunds-CapImp (A)
Approval: Approved a revision in project budget and funding to add line-item funding
Approval Date: 07/25/2019

 - 2) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TPAC Annual Maintenance Grant
Project Description: Grant to provide maintenance assistance.
SBC Project No. 529/075-02-2017
Total Project Budget: \$900,000
Source of Funding: \$300,000 17/18 CurrFunds-CapMaint (A)
\$300,000 18/19 CurrFunds-CapMaint (A)
\$300,000 19/20 CurrFunds-CapMaint (A)
Approval: Approved a revision in project budget and funding to add line-item funding
Approval Date: 07/26/2019

Approvals of Acquisitions and Disposals of State Property

- Reported the following three acquisitions 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. 18-12-013RA
Location: Sequatchie Cave State Natural Area (SCSNA)
Marion County – 1.45 +/- acres – (3 tracts) 211 Park St, Sequatchie, TN;
0 Alabama Ave, Sequatchie, TN and 223 Park St, Sequatchie, TN
Owner(s): Charles G. Jenkins, Sr.
Estimated Purchase Price: Fair Market Value
Source of Funding: 19/20 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 07/26/2019
 - 2) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 19-05-019
Location: Hiwassee Wildlife Refuge (HWR)
Meigs – 134 +/- acres – 0 Charles Road, Decatur, TN
Owner(s): Land One Timber LLC
Third Party: The Conservation Fund
Estimated Purchase Price: \$348,000
Source of Funding: 19/20 Wetlands Acquisition Fund (A)
Approval: Approved acquisition in fee and utilizing third party with waiver of advertisement and one appraisal
Approval Date: 07/25/2019
 - 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 19-06-006
Location: Henderson County – 18.61 +/- acres – 0 Wildersville Rd, Wildersville, TN
Owner(s): Civil War Preservation Trust (CWPT)
Estimated Purchase Price: Gift
Source of Funding: 19/20 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)
Approval: Approved acquisition in fee with waiver of advertisement and appraisals
Approval Date: 07/25/2019

Designer Selections

- Reported the following designer selection 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 Memphis
Location: Memphis, Tennessee
Project Title: ADA Compliance
SBC Project No. 367/007-14-2019
Total Project Budget: \$430,000
Source of Funding: 19/20 CurrFunds-CapMaint (ADA) (A)
Designer: Self Tucker Architects, Inc.
Approval Date: 07/18/2019

- Reported a designer name change from “TLC Engineering for Architecture, Inc.” to “TLC Engineering Solutions, Inc.” on all State projects.
- Reported a designer name change from “Lyle Cook Martin Architects, Inc.” to “LCMA, LLC D/B/A Lyle Cook Martin Architects” on all State projects.
- 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.

- | | |
|--|---|
| <p>1) University of Tennessee – Chattanooga
(Football/Athletic Facility)
Total Project Budget: \$22,000,000
SBC Project No. 540/005-04-2016
Designer: DERTHICK HENLEY & WILKERSON ARCH</p> | <p>7) University of Tennessee – Knoxville
(Fleet Management Buildings Renovation)
Total Project Budget: \$4,630,000
SBC Project No. 540/009-13-2019
Designer: SMEE + BUSBY ARCHITECTS PC</p> |
| <p>2) University of Tennessee – Chattanooga
(East Campus Utility Expansion)
Total Project Budget: \$6,770,000
SBC Project No. 540/005-04-2019
Designer: WEST WELCH REED ENGINEERS</p> | <p>8) University of Tennessee – Knoxville
(Student Recreational Facilities Improvements)
Total Project Budget: \$5,000,000
SBC Project No. 540/009-14-2019
Designer: COMMUNITY TECTONICS ARCHITECTS INC</p> |
| <p>3) University of Tennessee – Knoxville
(Multiple Buildings Fire Safety Upgrades (19-20))
Total Project Budget: \$7,500,000
SBC Project No. 540/009-08-2019
Designer: STUDIO FOUR DESIGN INC</p> | <p>9) University of Tennessee – Knoxville
(Walters Life Science Improvements)
Total Project Budget: \$900,000
SBC Project No. 540/009-15-2019
Designer: SPARKMAN & ASSOCIATES ARCH</p> |
| <p>4) University of Tennessee – Knoxville
(Bass Building Renovation)
Total Project Budget: \$1,000,000
SBC Project No. 540/009-09-2019
Designer: SPARKMAN & ASSOCIATES ARCH</p> | <p>10) University of Tennessee Health Science Center
(Elevator Upgrades)
Total Project Budget: \$8,220,000
SBC Project No. 540/013-02-2019
Designer: BRG3S INC</p> |
| <p>5) University of Tennessee – Knoxville
(Research/Academic Lab Storage Building)
Total Project Budget: \$1,000,000
SBC Project No. 540/009-10-2019
Designer: ARCHITECTS WEEKS AMBROSE
MCDONALD INC</p> | <p>11) Tennessee Technological University
(Roof Replacement)
Total Project Budget: \$2,585,000
SBC Project No. 364/031-01-2019
Designer: RICHARD C RINKS & ASSOCIATES INC</p> |
| <p>6) University of Tennessee – Knoxville
(Emergency Generators Replacement)
Total Project Budget: \$4,000,000
SBC Project No. 540/009-12-2019
Designer: ENGINEERING SERVICES GROUP INC</p> | <p>12) East Tennessee State University
(Campus HVAC Upgrades)
Total Project Budget: \$2,780,000
SBC Project No. 369/005-03-2019
Designer: FACILITY SYSTEMS CONSULTANTS LLC</p> |

- | | |
|---|---|
| <p>13) East Tennessee State University
 (Chiller Replacement)
 Total Project Budget: \$2,610,000
 SBC Project No. 369/005-04-2019
 Designer: FACILITY SYSTEMS CONSULTANTS LLC</p> | <p>18) Various Facilities
 (Volunteer Training Sites Fitness Shelter)
 Total Project Budget: \$2,250,000
 SBC Project No. 361/000-01-2019
 Designer: HFR INC</p> |
| <p>14) Chuck Swan State Forest
 (Chuck Swan State Forest Work Center)
 Total Project Budget: \$1,750,000
 SBC Project No. 100/010-01-2018
 Designer: A2H INC</p> | <p>19) Foster Avenue Complex
 (TPS Roof Replacement)
 Total Project Budget: \$1,110,000
 SBC Project No. 502/021-01-2019
 Designer: CLEVELAND SALMON ARCHITECT</p> |
| <p>15) Cumberland Mountain State Park
 (Restaurant HVAC Replacement)
 Total Project Budget: \$795,000
 SBC Project No. 126/030-01-2017
 Designer: MBI COMPANIES INC</p> | <p>20) THP District 5 Headquarters – Fall Branch
 (Roof Replacement)
 Total Project Budget: \$150,000
 SBC Project No. 502/048-01-2019
 Designer: DOLLAR & EWERS ARCHITECTURE INC</p> |
| <p>16) West Tennessee State Penitentiary
 (WTSP Water Treatment Plant Renovations)
 Total Project Budget: \$2,000,000
 SBC Project No. 142/022-01-2019
 Designer: A2H INC</p> | <p>21) The Tennessee Residence
 (Lightning Protection)
 Total Project Budget: \$803,000
 SBC Project No. 529/028-01-2019
 Designer: EDMONDS ENGINEERING INC</p> |
| <p>17) West Tennessee Regional Office
 (WTRO Baker Building Elevator Replacement)
 Total Project Budget: \$590,000
 SBC Project No. 346/017-01-2019
 Designer: CLARK + ASSOCIATES ARCHITECTS INC</p> | <p>22) William R. Snodgrass Tennessee Tower
 (TN Tower Equipment Removal & Roof Replacement)
 Total Project Budget: \$1,790,000
 SBC Project No. 529/079-02-2019
 Designer: KLINE SWINNEY ASSOCIATES</p> |

Other Business

There being no further business, the meeting adjourned at 8:33 a.m.

* * * * *

UNIVERSITY OF TENNESSEEDisposal – Fee

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

Transaction Description: Transaction No. 19-08-011
 • **Location:** University of Tennessee
 Knox County– 3,000 +/- sf – 4848 Lyons View Pike, Knoxville, TN
 • **Grantee** Bryan C. Hochanadel and Faith Hochanadel
 • **Estimated Sale Price:** Fair Market Value

Comment: The University accepted this property consisting of 24+/- acres with a house and barn as a gift in 1998. The donor's will contained restrictions on the use of the property and use by the University in accordance with the terms of the will has become impracticable. As a result, the University filed a Cy Pres action with the Knox County Chancery Court which approved the sale of the property. The Tennessee Attorney General's office had no objections to the relief requested by the University.

The Court's approval included the sale of a small 3,000 +/- square foot encroachment area to an adjacent landowner. Due to the unique nature of this situation and the location of the property, waiver of advertisement is requested.

A separate transaction has been submitted for this disposal of the remaining 24+/- acres and improvements.

Proceeds from the sale of the property will fund an endowment that will serve as a memorial to Miss Williams's father, Dr. David Hitt Williams.

Date of Last Transfer: 2/26/1998
 Previous Owner: Eugenia F Williams
 Original Cost to State: \$0
 Square Footage Improvements: 8,000+/- sf house; 1,250 +/- sf barn

Minutes: 08/22/2019 Approved disposal in fee with waiver of advertisement and one appraisal

AUSTIN PEAY STATE UNIVERSITY

Acquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description:

Transaction No. 19-08-002

• **Location:**

Austin Peay State University

Montgomery County- 0.13 acres – 221 Forbes Avenue, Clarksville, TN

• **Owner(s):**

Haden and Charlotte Jolly

• **Estimated Purchase Price:**

Fair Market Value

• **Source of Funding:**

Plant Funds (Non-Aux) (A)

Comment:

This property is in APSU's 2017 Master Plan and contiguous to other campus properties. It will initially be used as a rental property and offers an opportunity to acquire property between two (2) pieces of property already owned for future campus expansion. No additional management costs are anticipated if the property is acquired.

Date of Last Transfer: 06/30/1980

Purchase Price: \$0.00

Property Assessor's Value: \$43,000

Square Footage Improvements: 1,116

Minutes:

08/22/2019 Approved acquisition in fee with waiver of advertisement and one appraisal

AUSTIN PEAY STATE UNIVERSITYAcquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description:

Transaction No. 19-08-003

- **Location:** Austin Peay State University
Montgomery County- 0.16 acres – 232 Georgia Avenue, Clarksville, TN
- **Owner(s):** Craig A. O'Shoney
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment:

The University intends to use the structure located on the property as a rental in the near future and later for campus expansion. This property is identified in the APSU 2017 Master Plan acquisition area as a high priority purchase. This property is one property west of property currently owned by the University. No additional management costs are anticipated if the property is acquired.

Date of Last Transfer: 12/06/2007
 Purchase Price: \$75,000
 Property Assessor's Value: \$46,400
 Square Footage Improvements: 1,082

Minutes:

08/22/2019 Approved acquisition in fee with waiver of advertisement and one appraisal

UNIVERSITY OF MEMPHISAcquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 19-05-009

- **Location:** University of Memphis
Shelby County - 0.1950 acres +/- 3533 Watauga Avenue, Memphis, TN
- **Owner(s):** Saffarans LLC In Care of Leco Realty Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 2007 G. O. Bonds

Comment: This property is one of the “101” University of Memphis properties that were approved in the July 2007 Executive Subcommittee Master Plan. This property is in the University of Memphis’ 2015 Master Plan and is adjacent to other University property. The University intends to demolish the structure for campus expansion. Demolition is in accordance with 2015 Master Plan.

The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Date of Last Transfer:	January 6, 2004
Purchase Price:	Unknown
Property Assessor’s Value:	\$72,500
Square Footage Improvements:	1552

Minutes: 08/22/2019 Approved acquisition in fee with waiver of advertisement and one appraisal

UNIVERSITY OF MEMPHISAcquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description:

Transaction No. 19-05-008

- **Location:** University of Memphis
Shelby County - 0.1950 acres +/- 3552 Midland Avenue, Memphis, TN
- **Owner(s):** Riverbirch Rentals LLC In Care of Leco Realty Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 2007 G. O. Bonds

Comment:

This property is one of the "101" University of Memphis properties that were approved in the July 2007 Executive Subcommittee Master Plan. This property is in the University of Memphis' 2015 Master Plan and is adjacent to other University property. The University intends to demolish the structure for campus expansion. Demolition is in accordance with 2015 Master Plan.

The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Date of Last Transfer:	January 6, 2004
Purchase Price:	Unknown
Property Assessor's Value:	\$70,100
Square Footage Improvements:	1424

Minutes:

08/22/2019 Approved acquisition in fee with waiver of advertisement and one appraisal

UNIVERSITY OF MEMPHISAcquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 19-06-009

- **Location:** University of Memphis
Shelby County – 0.1688 acres +/- 3590 Watauga Avenue, Memphis, TN
- **Owner(s):** Michael Less and Michele Less Living Trust – In Care of Michael I Less
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 2007 G. O. Bonds

Comment: This property is one of the “101” University of Memphis properties that were approved in July 2007 Executive Subcommittee Master Plan. This property is in the University of Memphis’ 2015 Master Plan and is adjacent to other University property. The University intends to demolish the structure for campus expansion. Demolition is in accordance with 2015 Master Plan.

The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Date of Last Transfer: June 12, 2016
Purchase Price: Unknown
Property Assessor’s Value: \$117,500
Square Footage Improvements: 1308

Minutes: 08/22/2019 Approved acquisition in fee with waiver of advertisement and one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Easement (Conservation)

Requested Action: Approval of acquisition by easement with waiver of advertisement and appraisals

Transaction Description: Transaction No. 19-07-002

- **Location:** Williamson County – 0.72 +/- acres – 1214 Columbia Avenue, Franklin, TN
- **Owner(s):** Franklins Charge, Inc. (FCI) (Helen H. Spivey and Phyllis G. Eldridge)
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 19/20 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

Comment: Franklins Charge, Inc. (FCI) is in the process of purchasing this property, in part with ABPP grant funds from the American Battlefield Trust (ABT). ABT requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of this tract where part of the Battle of Franklin was fought near the Carter House State Historic Site and several other protected battlefield tracts within the core area of the Battle of Franklin. THC has agreed to hold the conservation easement until the property is transferred to the National Park Service (NPS), at which time the conservation easement will be released.

ABT will demolish the structure on the site prior to transfer to the National Park Service.

Date of Last Transfer:	December 16, 2008
Purchase Price:	\$0.00
Property Assessor's Value:	\$622,700.00
Square Footage Improvements:	1,994 sf house (1895)

Minutes: 08/22/2019 Approved acquisition by easement with waiver of advertisement and appraisals

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Easement (Public Recreation)

Requested Action:	Approval of acquisition by easement with waiver of advertisement and appraisals
Transaction Description:	Transaction No. 19-05-007
• Location:	Hiwassee/Ocoee Scenic River State Park – Ocoee River Dam No. 1 Polk County – 16.50 +/- acres – Off Highway 64, Parksville, TN
• Owner(s):	Tennessee Valley Authority (TVA)
• Estimated Purchase Price:	No Cost/Mutual Benefit
• Term:	30 years
• Source of Funding:	19/20 State Lands Acquisition Fund (REM Fees) (A)
Comment:	<p>The proposed easement replaces a recently expired public recreation easement. The tract serves as a rafting access point on the Ocoee River.</p> <p>The proposed easement is consistent with the prior easement under which TDEC maintains recreational facilities, activities, security and maintenance at Ocoee River Dam No. 1.</p>
Minutes:	08/22/2019 Approved acquisition by easement with waiver of advertisement and appraisals

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Easement (Public Recreation)

Requested Action: Approval of acquisition by easement with waiver of advertisement and appraisals

Transaction Description: Transaction No. 19-05-011

- **Location:** Hiwassee/Ocoee Scenic River State Park – Ocoee River Dam Nos. 2 & 3
Polk County – 27.17 +/- acres – Off Highway 64, Parksville, TN
- **Owner(s):** Tennessee Valley Authority (TVA)
- **Estimated Purchase Price:** No Cost/Mutual Benefit
- **Term:** 30 years
- **Source of Funding:** 19/20 State Lands Acquisition Fund (REM Fees) (A)

Comment: The proposed easement replaces a recently expired public recreation easement. The easement areas serve as rafting access points on the Ocoee River.

The proposed easement is consistent with the prior easement under which TDEC maintains recreational facilities, activities, security and maintenance at Ocoee River Dam Nos. 2 & 3.

Minutes: 08/22/2019 Approved acquisition by easement with waiver of advertisement and appraisals

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 17-06-952 and 17-06-953

● **Proposed Lease**

- **Location:** Sumner County – 393 Maple Street, Gallatin, TN
- **Landlord:** Maple Street Properties, LLC
- **Term:** 7 years with one 3–year renewal option
- **Area / Costs:** 19,801 Square Feet

Annual Contract Rent:	\$297,015.00	\$15.00/sf
Estimated Annual Utility Cost:	34,651.75	1.75/sf
Estimated Annual Janitorial Cost:	21,781.10	1.10/sf
Annual Effective Cost:	\$353,447.85	\$17.85/sf

● **Current Lease**

- **Location:** Sumner County – 393 Maple Street, Gallatin, TN
- **Landlord:** Maple Street Properties, LLC
- **Term:** 10 years (September 1, 2003 to August 31, 2013) (Holdover)
- **Area / Costs:** 22,223 Square Feet

Annual Contract Rent:	\$239,551.32	\$10.78/sf
Estimated Annual Utilities Cost:	31,112.20	1.40/sf
Estimated Annual Janitorial Cost:	24,445.30	1.10/sf
Total Annual Effective Cost:	\$295,108.82	\$13.28/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** LPR on template
- **FRF Rate:** \$18.00

Comment: This lease will provide office space for Department of Human Services and the Department of Children's Services. Ten proposals from three proposers were received. The reduction in space needs is a result of implementation of Alternative Work Solutions at this location. The proposed location will be renovated to meet the State's needs.

The State may not terminate this lease for convenience at any time within the first 36 months of the lease term. The State may terminate this lease at any time after 36 months by giving 120 days written notice to the landlord.

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: 08/22/2019 Approved a lease

DEPARTMENT OF GENERAL SERVICESAcquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 18-07-923

- Proposed Lease

- Location: Putnam County – 851 S. Willow Avenue, Cookeville, TN
- Landlord: Times Square, LLC
- Term: 7 years with one 3-year renewal option
- Area / Costs: 16,300 Square Feet

Annual Contract Rent:	\$151,753.00	\$9.31/sf
Estimated Utilities Cost (includes pest control):	28,525.00	\$1.75/sf
Estimated Janitorial Cost:	17,930.00	\$1.10/sf
Annual Contract Rent:	\$198,208.00	\$12.16/sf

- Current Lease

- Location: Putnam County – 442 Neal Street, Suite C, Cookeville, TN
- Landlord: Neal Street Investments, LLC
- Term: 10 years (July 1, 2008 to June 30, 2018) (Holdover)
- Area / Costs: 8,110 Square Feet

Annual Contract Rent:	\$93,264.96	\$11.50/sf
Estimated Utilities Cost:	11,354.00	\$1.40/sf
Estimated Janitorial Cost:	8,921.00	\$1.10/sf
Annual Contract Rent:	\$113,539.96	\$14.00/sf

- Source of Funding: FRF Operating Funds

- Procurement Method: LPP on template

- FRF Rate: \$18.00

Comment: This lease will provide office space for Department of Correction, and will serve as a field office for Probation and Parole supervision. Eight proposals from six proposers were evaluated. The increase in space needs is a result of additional staff to serve an increase in the offender population at this location.

Rent adjusts in the renewal option, if exercised, to \$9.59/sf for years 8-10.

The tenant may not terminate this lease for convenience at any time within the first 36 months of the lease term. The tenant may terminate this lease at any time after 36 months by giving 90 days written notice to the landlord.

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.

The CBRE, Inc. commission is \$29,212.45 for the base 7-year term; if the renewal option is exercised the commission will be \$35,660.53.

Minutes: 08/22/2019 Approved a lease

Approved:



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