The State Building Commission Executive Subcommittee met this day at 8:00 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 8:02 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
David Lillard, State Treasurer
Tre Hargett, Secretary of State, participated via electronic communication
Jason Mumpower, Comptroller of the Treasury, participated via electronic communication

MEMBERS ABSENT

ORGANIZATION PRESENTER

• State Building Commission State Architect Ann McGauran

Commissioner Bryson stated that the purpose of this meeting was to consider the items on the agenda for the August 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 has been made that the electronic communication in this meeting by the members is 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.

Let the minutes reflect that Secretary Hargett and Comptroller Mumpower participated electronically and Treasurer Lillard 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: University of Tennessee – Knoxville
   Transaction: Acquisition – Lease (Space)
   Provision(s): Waiver of advertisement

B. Agency: University of Memphis
   Transaction: Disposal – Lease (Space)
   Provision(s): Waiver of advertisement and appraisal

C. Agency: Tennessee Wildlife Resources Agency
   Transaction: Acquisition – Fee
   Provision(s): n/a

D. Agency: Department of Environment & Conservation
   Transaction: Acquisition – Fee (Purchase)
   Provision(s): Waiver of appraisal

E. Agency: Department of Environment & Conservation
   Transaction: Acquisition – Fee
   Provision(s): n/a

F. Agency: Department of Environment & Conservation
   Transaction: Acquisition – Fee
   Provision(s): n/a

G. Agency: Department of Environment & Conservation
   Transaction: Acquisition – Fee
   Provision(s): n/a

H. Agency: Department of General Services
   Transaction: Acquisition – Lease (Space)
   Provision(s): n/a
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 July 25, 2022.

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 twelve 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 – Knoxville
     Location: Knoxville, Tennessee
     Project Title: Building B Art Studio
     Project Description: Renovate existing space in Building B on UT Drive to house a new Art Studio. The changes will include space reconfiguration along with building systems changes to accommodate the new function.
     SBC Project No.: 540/009-38-2021
     Total Project Budget: $175,000.00
     Source of Funding: Plant Funds (Non-Aux) (A)
     Approval: Approved a revision in project budget and funding (increases by $25,000)
     Approval Date: 08/08/2022

  2) State Procurement Agency: University of Tennessee – Martin
     Location: Martin, Tennessee
     Project Title: University Center Sewer Line Replacement
     Project Description: Replacement and repair of sewer line that serve the University Center and all related work.
     SBC Project No.: 540/011-07-2022
     Total Project Budget: $890,000.00
     Source of Funding: 22/23 CurrFunds-CapMaint (A)
     Approval: Approved project and to select a designer
     Approval Date: 07/27/2022
3) **State Procurement Agency:** University of Tennessee Health Science Center  
**Location:** Memphis, Tennessee  
**Project Title:** Madison Plaza Deck  
**Project Description:** This project provides a new seating area with ADA accessible ramp and stairs with an outdoor free-standing canopy to protect the area from the elements.  
**SBC Project No.:** 540/013-06-2020  
**Total Project Budget:** $390,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding (increases by $20,000)  
**Approval Date:** 07/27/2022

4) **State Procurement Agency:** Austin Peay State University  
**Location:** Clarksville, Tennessee  
**Project Title:** Campus-wide Elevator Modernization  
**Project Description:** Modernize elevators in Trahern, Dunn, Claxton, and Morgan University Center freight elevator, and all related work.  
**SBC Project No.:** 373/003-07-2022  
**Total Project Budget:** $1,000,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 08/05/2022

5) **State Procurement Agency:** STREAM / Department of Correction  
**Location:** Statewide, Tennessee  
**Project Title:** Statewide Electronic Security Updates FY23  
**Project Description:** Replace and upgrade electronic security equipment, technology, and all required related work.  
**SBC Project No.:** 140/001-02-2022  
**Total Project Budget:** $500,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (SA) (A)  
**Approval:** Approved project utilizing Agency Resources and Central Procurement Office contracts to perform the work  
**Approval Date:** 08/02/2022

6) **State Procurement Agency:** STREAM / Department of Correction  
**Location:** Statewide, Tennessee  
**Project Title:** Statewide Site Security Updates FY23  
**Project Description:** Replace and upgrade site security equipment, technology, and all required related work.  
**SBC Project No.:** 140/001-03-2022  
**Total Project Budget:** $500,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (SA) (A)  
**Approval:** Approved project utilizing Agency Resources and Central Procurement Office contracts to perform the work  
**Approval Date:** 08/02/2022
7) **State Procurement Agency:** STREAM / Department of Correction  
**Location:** Statewide, Tennessee  
**Project Title:** Statewide Building Security Updates FY23  
**Project Description:** Upgrade existing housing units to meet current department standards and all required related work.  
**SBC Project No.** 140/001-04-2022  
**Total Project Budget:** $500,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (SA) (A)  
**Approval:** Approved project utilizing Agency Resources and Central Procurement Office contracts to perform the work  
**Approval Date:** 08/02/2022

8) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Statewide, Tennessee  
**Project Title:** Statewide Paving FY22  
**Project Description:** Repair parking areas at readiness centers statewide including restriping, site drainage, and all required related work.  
**SBC Project No.** 361/000-04-2022  
**Total Project Budget:** $950,000.00  
**Source of Funding:**  
- $475,000.00 22/23 CurrFunds-CapImp (A)  
- $475,000.00 Federal Funds (NGB) (F)  
**Approval:** Approved project utilizing Agency Resources for design and utilizing the Central Procurement Office for construction  
**Approval Date:** 08/01/2022

9) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Chattanooga, Tennessee  
**Project Title:** Chattanooga Readiness Center Re-Roofs and Facility Update  
**Project Description:** Replace roof systems, doors, and windows; perform repairs to masonry, exterior and all interior facility updates; and all required related work.  
**SBC Project No.** 361/010-01-2022  
**Total Project Budget:** $670,000.00  
**Source of Funding:**  
- $335,000.00 22/23 CurrFunds-CapMaint(MP) (A)  
- $335,000.00 Federal Funds (NGB) (F)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/27/2022

10) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Newport, Tennessee  
**Project Title:** Newport Readiness Center HVAC and Facility Update  
**Project Description:** Replace mechanical, electrical, and plumbing systems and all required related work.  
**SBC Project No.** 361/099-01-2022  
**Total Project Budget:** $990,000.00  
**Source of Funding:**  
- $495,000.00 22/23 CurrFunds-CapMaint (A)  
- $495,000.00 Federal Funds (NGB) (F)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/27/2022
11) **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 doors and windows; interior and exterior facility updates; masonry repairs; site grading and drainage improvements; and all required related work.
**SBC Project No.:** 361/03-01-2022
**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 project and to select a designer
**Approval Date:** 07/27/2022

12) **State Procurement Agency:** STREAM / Department of Veterans Services
**Location:** Knoxville, Tennessee
**Project Title:** East Tennessee State Veterans Cemetery Caretaker’s Residence Demolition
**Project Description:** Demolish caretaker’s residence and all required related work.
**SBC Project No.:** 682/001-01-2022
**Total Project Budget:** $190,000.00
**Source of Funding:** 22/23 CurrFunds-CapImp (A)
**Approval:** Approved project utilizing a Central Procurement Office contract to perform the work
**Approval Date:** 08/08/2022

**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:** Tennessee Board of Regents / Tennessee State University
**Location:** Nashville, Tennessee
**Project Title:** Strategic Initiative-Davis and Boswell Halls
**Project Description:** Project will address building envelope systems including masonry restoration, roofing, windows, doors, and waterproofing. Project will also include upgrades to MEP, fire alarms, security systems, repair/replacement of damaged and/or deteriorated interior finishes and all related work.
**SBC Project No.:** 166/001-04-2022
**Total Project Budget:** $29,700,000.00
**Source of Funding:** 22/23 CurrFunds-CapImp (A)
**Approval:** Approved utilizing CM/GC alternative delivery method
**Approval Date:** 08/08/2022
Approvals of Contract Amendments

- Reported the following two approvals 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 Military  
Location: Statewide, Tennessee  
Project Title: BUILDER Sustainment Management System Consultant  
Project Description: Consultant to assist the agency with infrastructure assessment services and project planning efforts.  
SBC Project No.: 361/000-01-2021  
Total Project Budget: $750,000.00  
Source of Funding: Federal Funds (NGB) (F)  
Approval: Approved a revision in project funding (increases by $250,000)  
Approval Date: 08/02/2022

2) State Procurement Agency: STREAM / Department of Military  
Location: Statewide, Tennessee  
Project Title: Comprehensive Energy and Water Audit Consultant  
Project Description: Engineering consultant to perform energy and water audits at Military facilities.  
SBC Project No.: 361/000-03-2018  
Total Project Budget: $619,700.00  
Source of Funding: Federal Funds (NGB) (F)  
Approval: Approved a revision in project budget and funding (increases by $122,000)  
Approval Date: 08/09/2022

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. 22-06-002  
Location: Justin P. Wilson Cumberland Trail State Park (JPWCTSP)  
Cumberland County – 72 ± acres – Off Hinch Mountain Road, Crossville, TN  
Owner(s): Steve Lawson  
Estimated Purchase Price: Fair Market Value  
Source of Funding: 22/23 State Lands Acquisition Fund (A)  
Approval: Approved acquisition in fee  
Approval Date: 08/02/2022
Disposal Easements

- Reported the following disposal easement in accordance with Item 3.02(E) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** Tennessee Board of Regents
   **Grantee:** Electric Power Board of Chattanooga
   **Type:** Utility
   **Project Title:** TCAT – Chattanooga Advanced Manufacturing Building
   **SBC Project No.:** 166/012-02-2020
   **Approval:** Form of easement approved by OSA and AG
   **Approval Date:** 08/11/2022

Designer Selections

- Reported the following eight 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 – Martin
   **Location:** Martin, Tennessee
   **Project Title:** University Center Sewer Line Replacement
   **SBC Project No.:** 540/011-07-2022
   **Total Project Budget:** $890,000.00
   **Source of Funding:** 22/23 CurrFunds-CapMaint (A)
   **Designer:** Harms Engineering, Inc.
   **Approval Date:** 08/05/2022

2) **State Procurement Agency:** Tennessee Board of Regents / TCAT Harriman
   **Location:** Harriman, Tennessee
   **Project Title:** Building D Foundation Repairs
   **SBC Project No.:** 166/048-02-2022
   **Total Project Budget:** $280,000.00
   **Source of Funding:** 22/23 CurrFunds-CapMaint (A)
   **Designer:** Kaatz, Binkley, Jones & Morris Architects, Inc.
   **Approval Date:** 07/25/2022

3) **State Procurement Agency:** Tennessee Board of Regents / TCAT Nashville
   **Location:** Nashville, Tennessee
   **Project Title:** Fire Alarm System Upgrade
   **SBC Project No.:** 166/064-02-2022
   **Total Project Budget:** $670,000.00
   **Source of Funding:** 22/23 CurrFunds-CapMaint (A)
   **Designer:** Win Engineering, LLC
   **Approval Date:** 07/14/2022
4) State Procurement Agency: Tennessee Technological University  
Location: Smithville, Tennessee  
Project Title: Craft Center Generator and Fire Pump Upgrades  
SBC Project No. 364/031-02-2022  
Total Project Budget: $550,000.00  
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)  
Designer: Maffett Loftis Engineering, LLC  
Approval Date: 07/25/2022

5) State Procurement Agency: Austin Peay State University  
Location: Clarksville, Tennessee  
Project Title: Campus-wide Elevator Modernization  
SBC Project No. 373/003-07-2022  
Total Project Budget: $1,000,000.00  
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)  
Designer: Kaatz, Binkley, Jones & Morris, Architects, Inc.  
Approval Date: 08/09/2022

6) State Procurement Agency: STREAM / Department of Military  
Location: Chattanooga, Tennessee  
Project Title: Chattanooga Readiness Center Re-Roofs and Facility Update  
SBC Project No. 361/010-01-2022  
Total Project Budget: $670,000.00  
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)  
Federal Funds (NGB) (F)  
Designer: Hefferlin + Kronenberg Architects, PLLC  
Approval Date: 08/05/2022

7) State Procurement Agency: STREAM / Department of Military  
Location: Newport, Tennessee  
Project Title: Newport Readiness Center HVAC and Facility Update  
SBC Project No. 361/099-01-2022  
Total Project Budget: $990,000.00  
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)  
Federal Funds (NGB) (F)  
Designer: MBI Companies, Inc.  
Approval Date: 08/05/2022

8) State Procurement Agency: STREAM / Department of Military  
Location: Dayton, Tennessee  
Project Title: Dayton Readiness Center Roof Repairs and Facility Update  
SBC Project No. 361/103-01-2022  
Total Project Budget: $445,000.00  
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)  
Federal Funds (NGB) (F)  
Designer: JPD Consulting, LLC  
Approval Date: 08/08/2022
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.

1) **University of Tennessee Institute of Agriculture**  
   (Lone Oaks 4-H Center Improvements)  
   Total Project Budget: $3,000,000.00  
   SBC Project No.: 540/001-13-2022  
   Designer: **TLM Associates, Inc.**

2) **University of Tennessee – Chattanooga**  
   (Brock Hall Upgrades)  
   Total Project Budget: $10,820,000.00  
   SBC Project No.: 540/005-04-2022  
   Designer: **Derthick, Henley & Wilkerson, Architects, PLLC**

3) **University of Tennessee – Southern**  
   (Life Safety Upgrades)  
   Total Project Budget: $1,000,000.00  
   SBC Project No.: 540/006-01-2022  
   Designer: **Henderson Engineers, Inc.**

4) **University of Tennessee – Knoxville**  
   (Alumni Memorial Lighting Upgrades)  
   Total Project Budget: $1,750,000.00  
   SBC Project No.: 540/009-32-2022  
   Designer: **The Architecture Collaborative, LLC**

5) **University of Tennessee Health Science Center**  
   (Emergency Generator Replacements)  
   Total Project Budget: $2,500,000.00  
   SBC Project No.: 540/013-05-2022  
   Designer: **OGCB, Inc.**

6) **TN College of Applied Technology - Statewide**  
   (Capacity Initiatives East Region)  
   Total Project Budget: $16,212,000.00  
   SBC Project No.: 166/001-00-2022  
   Designer: **Hefferlin + Kronenberg Architects, PLLC**

7) **Tennessee State University**  
   (New Engineering Classroom Building)  
   Total Project Budget: $52,000,000.00  
   SBC Project No.: 166/001-03-2022  
   Designer: **Bauer Askew Architecture, PLLC**

8) **Tennessee State University**  
   (HM Love Center Renovation)  
   Total Project Budget: $3,000,000.00  
   SBC Project No.: 166/001-05-2022  
   Designer: **BHDG Architects, Inc.**

9) **Columbia State Community College**  
   (Southern Regional Technology Center)  
   Total Project Budget: $50,212,000.00  
   SBC Project No.: 166/015-01-2022  
   Designer: **Tuck Hinton Architects, PLC**

10) **Jackson State Community College**  
    (Administration Building Updates)  
    Total Project Budget: $2,685,000.00  
    SBC Project No.: 166/019-01-2022  
    Designer: **Allen & Hoshall, Inc.**

11) **Walter State Community College**  
    (Campbell College Center Fire & Safety Remediations)  
    Total Project Budget: $1,700,000.00  
    SBC Project No.: 166/023-01-2022  
    Designer: **West, Welch, Reed Engineers, Inc.**

12) **Pellissippi State Community College**  
    (Hardin Valley Campus Renovations)  
    Total Project Budget: $25,000,000.00  
    SBC Project No.: 166/032-01-2022  
    Designer: **Community Tectonics Architects, Inc.**

13) **Nashville State Community College**  
    (Clarksville Campus Expansion)  
    Total Project Budget: $35,500,000.00  
    SBC Project No.: 166/034-01-2022  
    Designer: **LCMA, LLC dba Lyle-Cook Martin Architects**

14) **TN College of Applied Technology – Oneida**  
    (Fentress County Higher Education Center)  
    Total Project Budget: $25,000,000.00  
    SBC Project No.: 166/027-01-2022  
    Designer: **Upland Design Group, Inc.**
<table>
<thead>
<tr>
<th>Project No.</th>
<th>Location</th>
<th>Total Project Budget</th>
<th>Designer</th>
</tr>
</thead>
<tbody>
<tr>
<td>166/048-01-2022</td>
<td>New Roane County Campus</td>
<td>$46,332,000.00</td>
<td>Barber McMurry Architects, LLC</td>
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<td>166/060-01-2022</td>
<td>Union County Campus</td>
<td>$9,000,000.00</td>
<td>Cope Associates, Inc.</td>
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<td>166/062-01-2022</td>
<td>Diesel Technology Facility</td>
<td>$14,800,000.00</td>
<td>Tinker Ma, LLC</td>
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<td>166/078-01-2022</td>
<td>Campus Renovation &amp; Addition</td>
<td>$29,902,500.00</td>
<td>Goodwyn Mills Cawood, LLC</td>
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<td>166/080-01-2022</td>
<td>(Craft Center HVAC Upgrades)</td>
<td>$1,140,000.00</td>
<td>Maffett Loftis Engineering, LLC</td>
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<td>100/010-02-2022</td>
<td>(Chickasaw Work Center)</td>
<td>$4,750,000.00</td>
<td>TLM Associates, Inc.</td>
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<td>100/010-03-2022</td>
<td>(Tennessee City Work Center)</td>
<td>$4,250,000.00</td>
<td>M. Shanks Architects</td>
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<td>126/027-01-2022</td>
<td>(Campground Renovations)</td>
<td>$8,310,000.00</td>
<td>S&amp;ME, Inc.</td>
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<tr>
<td>126/038-01-2022</td>
<td>(Bridge &amp; Trail Upgrades)</td>
<td>$5,120,000.00</td>
<td>HDR Engineering, Inc.</td>
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<td>126/054-01-2022</td>
<td>Four Mile Creek Campground Renovations</td>
<td>$8,950,000.00</td>
<td>Hurst-Rosche, Inc.</td>
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<td>126/057-01-2022</td>
<td>(Campground Improvements)</td>
<td>$14,170,000.00</td>
<td>A2H, Inc.</td>
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<td>126/063-01-2022</td>
<td>(Campground Renovations)</td>
<td>$12,040,000.00</td>
<td>CTI Engineers, Inc.</td>
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<td>126/079-02-2022</td>
<td>(WWTP Renovation)</td>
<td>$2,930,000.00</td>
<td>Ardurra Group, Inc.</td>
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<td>126/089-01-2022</td>
<td>(Campground Renovation)</td>
<td>$6,380,000.00</td>
<td>Clark + Associates, Architects</td>
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<td>126/091-01-2022</td>
<td>(Campground Renovation)</td>
<td>$8,240,000.00</td>
<td>AECOM Technical Services, Inc.</td>
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<td>Project Number</td>
<td>Description</td>
<td>Total Project Budget</td>
<td>SBC Project No.</td>
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<tr>
<td>31) Various Facilities</td>
<td>(RMSI &amp; LDSNF Waste Water System Repairs)</td>
<td>$1,260,000.00</td>
<td>140/001-01-2022</td>
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<td>32) Turney Center Industrial Complex</td>
<td>(TCIX Perimeter Security Improvements)</td>
<td>$6,100,000.00</td>
<td>142/005-01-2022</td>
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<tr>
<td>33) Debra K. Johnson Rehabilitation Center</td>
<td>(DJRC Waste Water System Repairs)</td>
<td>$2,740,000.00</td>
<td>142/009-01-2022</td>
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<tr>
<td>34) Debra K. Johnson Rehabilitation Center</td>
<td>(DJRC Sally Port Upgrades &amp; Expansion)</td>
<td>$5,900,000.00</td>
<td>142/011-02-2022</td>
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<tr>
<td>35) Lois M. DeBerry Special Needs Facility</td>
<td>(LDSNF High Mast Lighting Replacement)</td>
<td>$2,100,000.00</td>
<td>142/011-02-2022</td>
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<td>36) Bledsoe County Correctional Complex</td>
<td>(BCCX Guild and Annex Fire Alarm Upgrades)</td>
<td>$1,900,000.00</td>
<td>142/013-02-2022</td>
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<tr>
<td>37) Bledsoe County Correctional Complex</td>
<td>(BCCX Site 2 Security Electronics &amp; HVAC for Guilds)</td>
<td>$2,100,000.00</td>
<td>142/013-02-2022</td>
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<td>38) Morgan County Regional Correctional Facility</td>
<td>(MCCX Guild and Drug Court Fire Alarm Upgrades)</td>
<td>$1,550,000.00</td>
<td>142/014-01-2022</td>
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<td>39) Morgan County Regional Correctional Facility</td>
<td>(MCCX Site 2 Security Electronics &amp; HVAC for Guilds)</td>
<td>$1,680,000.00</td>
<td>142/014-02-2022</td>
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<td>40) Morgan County Regional Correctional Facility</td>
<td>(MCCX Drug Court Reroof &amp; Annex &amp; Guild Gutters)</td>
<td>$1,700,000.00</td>
<td>142/014-03-2022</td>
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<td>41) Northwest Correction Complex</td>
<td>(NWCX Waste Water System Repairs)</td>
<td>$2,200,000.00</td>
<td>142/016-01-2022</td>
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<td>42) Northwest Correction Complex</td>
<td>(NWCX Site 2 Security Electronics &amp; HVAC for Guilds)</td>
<td>$2,210,000.00</td>
<td>142/016-02-2022</td>
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<td>43) Northwest Correction Complex</td>
<td>(NWCX High Mast Lighting Replacement)</td>
<td>$6,600,000.00</td>
<td>142/016-03-2022</td>
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<td>44) Statewide Facilities</td>
<td>(Maintenance Shops Eyewash Station Upgrades)</td>
<td>$1,455,000.00</td>
<td>361/000-02-2022</td>
</tr>
<tr>
<td>45) State Capitol</td>
<td>(Conference Room Audio-Visual Replacement)</td>
<td>$1,820,000.00</td>
<td>529/005-02-2022</td>
</tr>
<tr>
<td>46) Tennessee Residence</td>
<td>(Stormwater System Replacement, Phase 2)</td>
<td>$2,500,000.00</td>
<td>529/028-01-2022</td>
</tr>
</tbody>
</table>
47) **Andrew Jackson State Office Building**
   (Elevator Replacement)
   Total Project Budget: $16,400,000.00
   SBC Project No. 529/073-01-2022
   Designer: McFarlin Huitt Panvini, Inc.

48) **Andrew Johnson Tower**
   (Office Space Consolidation - DHS)
   Total Project Budget: $12,000,000.00
   SBC Project No. 529/078-01-2022
   Designer: HMK Architects, PLLC

49) **William R Snodgrass Tennessee Tower**
   (Office Space Consolidation - DIDD)
   Total Project Budget: $4,720,000.00
   SBC Project No. 529/079-03-2022
   Designer: HMK Architects, PLLC

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

**Other Business**

There being no further business, the meeting adjourned at 8:13 a.m.

* * * * * * *
Acquisition – Lease (Space)

Requested Action: Approval of waiver of advertisement

Transaction Description: Transaction No. 22-08-004

- Proposed Lease
  - Location: University of Tennessee-Knoxville (UTK) – 2200 Sutherland Avenue, Knoxville, Knox County, Tennessee
  - Landlord: Magnolia Cherokee Mills LP
  - Term: Various start dates; Up to 10 years
  - Area / Costs: Up to 40,000 square feet

- Source of Funding: Plant Funds (Non-Aux) (A)
- Procurement Method: Negotiated

Comment: Surge space is being sought to house functions that will be disrupted due to construction of the new Haslam College of Business Building. Departments will be placed in on-campus space to the extent possible but additional space will be needed. A recent market survey of office space near campus found few options. The Cherokee Mills office complex is 1.6 miles from campus providing an ideal location and easy access for relocated departments to remain engaged with students and colleagues. This building has several suites that are or will become available and provides free parking that will accommodate faculty/staff working in the building and visitors.

There are multiple suites that would be leased. Since some of these are occupied and have varying expiration dates, there will be multiple lease agreements.

Minutes: 08/19/2022	Approved waiver of advertisement
Disposal – Lease (Space)

Requested Action: Approval of disposal by lease with waiver of advertisement and appraisal

Transaction Description: Transaction No. 22-08-003

- Proposed lease
  - Location: University of Memphis – Defense Audit Building
    4075 Park Avenue, Memphis, TN 38152
  - Tenant: University of Memphis Research Foundation (UMRF)
  - Term: 3 years
  - Area / Costs: 7,000 Square Feet ($1.00/sf) per year; $7,000.00 per year

- Current Lease:
  - Location: University of Memphis – Defense Audit Building
    4075 Park Avenue, Memphis, TN 38152
  - Tenant: University of Memphis Research Foundation (UMRF)
  - Term: 3 years – December 1, 2018 – November 30, 2021 (Holdover)
  - Area / Costs: 7,000 Square Feet ($1.00/sf) per year; $7,000.00 per year

FRF Rate: $18.00 (for reference only)

Comment: The University of Memphis Research Foundation (UMRF), a not-for-profit corporation, will use this space to foster collaborations with researchers at the University of Memphis (UoM) and to build employment pipelines for UoM students. A waiver of advertisement and appraisal are requested because of the anticipated employment benefits to University of Memphis students.

The UMRF is a registered 501(c) non-profit entity set up for the explicit purposes of supporting the mission of the University. Proceeds from any sublease in excess of UMRF’s actual expenses will be deposited in a bank account and allocated for further research park development. Ultimately all revenues generated through this initiative are directly or indirectly, invested into promoting research at the UoM and generating employment opportunities for our students. All renovation work in the leased premises is required to be reviewed and obtain written approval by UoM.

UoM will be responsible for all building maintenance and utility cost. UMRF will be responsible for janitorial costs, limited copier usage, parking, and network fees. Either party has the right to terminate for convenience with 60 days’ notice.

Minutes: 08/19/2022 Approved disposal by lease with waiver of advertisement and appraisal
C.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee

Requested Action: Approval of acquisition in fee and to utilize third party

Transaction Description:
- Location: Overton County – 91 ± acres – Skinner Mountain Wildlife Management Area (SMWMA), 0 Cooktown Rd, TN
- Owner(s): Louis H. Menoscal
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 22/23 TWRA Op Funds (A)
- Third Party: The Conservation Fund (TCF)

Comment:
TWRA is requesting the purchase of this adjacent tract to add access to the Skinner Mountain Wildlife Management Area.

TCF is being used as a third-party intermediator to expedite this transaction. No additional third-party costs are requested as part of this acquisition.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: 10/23/86
Purchase Price: $0.00
Property Assessor’s Value: $163,700.00
Square Footage Improvements: N/A

Minutes: 08/19/2022 Approved acquisition in fee and to utilize third party
DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee and waiver of appraisal

Transaction Description: Transaction No. 22-05-007
- Location: Mouse Tail Landing State Park (MTLSP)
  Perry County – +/- 815 x 50 ft – Old Pump Station Road, Linden, TN
- Owner(s): Perry County, Bran Talley and wife Michelle Talley, and Sabrina Coleman Swindle
- 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.

An unclaimed road servicing the campground at MTLSP may have ownership claims by Perry County and/or the two contiguous landowners. The road enters the park on the southeastern corner from Spring Creek Road. The state wants to perform necessary road repairs that require ownership.

No additional management costs are anticipated with this acquisition.

Minutes: 08/19/2022 Approved acquisition in fee and waiver of appraisal
E.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee

Requested Action: Approval of a revision of acquisition in fee and to utilize third party

Transaction Description:
- Location: Fall Creek Falls State Park (FCFSP)
  Van Buren County – 838.02 ± acres – East of Highway 111, Sparta, TN
- Owner(s): TennGreen Land Conservancy (TGLC)
- Estimated Purchase Price: Fair Market Value
- Source of Funding:
  22/23 State Lands Acquisition Fund (A)
  22/23 TWRA Operating Funds (A)
- Third Party: Open Space Institute (OSI)

Comment:
Since the originally approved action there have been changes in funding, ownership, and acreage. Specifically, State acquisition was delayed to utilize 22/23 TWRA and OSI funds. Because of the delay, TennGreen acquired the property to hold it for the State. TennGreen surveyed the property and determined the acreage to be 838.02 acres.

OSI is being used as a third-party for funding assistance at closing. No additional third-party costs are requested as part of this acquisition.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: 01/21/2022
Purchase Price: $757,570.00
Property Assessor's Value: $804,000.00
Square Footage Improvements: N/A

Previous Action: 11/22/2021 Approved acquisition in fee with waiver of advertisement and one appraisal

Minutes: 08/19/2022 Approved a revision in acquisition in fee and to utilize third party
Acquisition – Fee

Requested Action: Approval of acquisition in fee and to utilize third party

Transaction Description:
- Location: Fall Creek Falls State Park (FCFSP)  
  Van Buren County – 1130 +/- acres – 0 Turkey Scratch Road, Spencer, TN
- Owner(s): Cunningham Properties, LLC
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 22/23 State Lands Acquisition Fund (A)  
  TennGreen Land Conservancy (TGLC)  
  The Nature Conservancy (TNC)  
  The Conservation Fund (TCF)

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 adjacent to Fall Creek Falls State Park. The property is currently owned by Cunningham Properties, LLC but due to time sensitivity, may be acquired by third parties prior to this acquisition.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: 12/27/2012
Purchase Price: $0.00 (inner-family transfer)
Property Assessor’s Value: $1,808,700.00
Square Footage Improvements: N/A

Minutes: 08/19/2022  Approved acquisition in fee and to utilize third party
Acquisition – Fee

Requested Action: Approval of acquisition in fee and to utilize third party

Transaction Description: Transaction No. 22-06-011
- Location: Fall Creek Falls State Park (FCFSP)
  Van Buren County – 107 +/- acres – 0 Indian Camp Branch, Spencer, TN
- Owner(s): Robert W. and Melanie Joy Cunningham
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 22/23 State Lands Acquisition Fund (A)
  TennGreen Land Conservancy (TGLC)
  The Nature Conservancy (TNC)
  The Conservation Fund (TCF)

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 adjacent to Fall Creek Falls State Park. The property is currently owned by Robert W. and Melanie Joy Cunningham but due to time sensitivity, may be acquired by third parties prior to this acquisition.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: 10/23/2014
Purchase Price: $0.00 (inner-family transfer)
Property Assessor’s Value: $95,200.00
Square Footage Improvements: N/A

Minutes: 08/19/2022 Approved acquisition in fee and to utilize third party
H.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 21-01-903

- **Proposed Lease**
  - Location: Bedford County – 1106 Madison St., Shelbyville, TN
  - Landlord: Pedigo-Shelbyville Properties, L.P.
  - Term: 10 years, with one 2-year renewal option
  - Area / Costs: 5,900 Square Feet
    - First Year Annual Contract Rent $94,105.00 $15.95/sf
    - Average Annual Contract Rent 96,465.00 16.35/sf
    - Estimated Utilities Cost 10,325.00 1.75/sf
    - Estimated Janitorial Cost 6,490.00 1.10/sf
    - Total Average Annual Effective Cost $113,280.00 $19.20/sf

- **Current Lease**
  - Location: Bedford County – 1106 Madison St., Shelbyville, TN
  - Landlord: Pedigo-Shelbyville Properties, L.P.
  - Term: 6,000 Square Feet
  - Area / Costs:
    - Annual Contract Rent $75,600.00 $12.60/sf
    - Average Annual Contract Rent 70,714.29 11.79/sf
    - Estimated Annual Utility Cost 10,500.00 1.75/sf
    - Estimated Annual Janitorial Cost 6,600.00 1.10/sf
    - Total Average Annual Effective Cost $87,814.29 $14.64/sf

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

**Comment:**

This lease will provide office space for Department of Children’s Services. One proposal from one proposer was received and evaluated. The proposed location will be renovated to meet the State’s needs. A net square foot difference of 100 feet is a result of AWS implementation and a mismeasurement of space. The lease is estimated to commence on or before May 2024.

The tenant may terminate this lease for convenience at any time with 90 days written notice to the landlord and payment of a termination fee.

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.

If renewal option is exercised the rent rate will increase.

The CBRE, Inc. commission is $13,263.94 for the 10-year base term, if the renewal option is exercised the commission will be $14,643.06.

**Minutes:** 08/19/2022 Approved a lease
Approved:

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