

**MINUTES**  
**STATE BUILDING COMMISSION**  
**Executive Subcommittee**  
**August 19, 2022**

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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

- State Building Commission

PRESENTER

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

## 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 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.** 361/103-01-2022  
**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 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:** \$335,000.00 22/23 CurrFunds-CapMaint (MP) (A)  
\$335,000.00 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:** \$495,000.00 22/23 CurrFunds-CapMaint (A)  
\$495,000.00 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:** \$222,500.00 22/23 CurrFunds-CapMaint (A)  
\$222,500.00 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.

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|---|---|
| <p>1) <b>University of Tennessee Institute of Agriculture</b><br/>(Lone Oaks 4-H Center Improvements)<br/>Total Project Budget: \$3,000,000.00<br/>SBC Project No. 540/001-13-2022<br/>Designer: <b>TLM Associates, Inc.</b></p>                | <p>8) <b>Tennessee State University</b><br/>(HM Love Center Renovation)<br/>Total Project Budget: \$3,000,000.00<br/>SBC Project No. 166/001-05-2022<br/>Designer: <b>BHDG Architects, Inc.</b></p>   |
| <p>2) <b>University of Tennessee – Chattanooga</b><br/>(Brock Hall Upgrades)<br/>Total Project Budget: \$10,820,000.00<br/>SBC Project No. 540/005-04-2022<br/>Designer: <b>Derthick, Henley &amp; Wilkerson, Architects, PLLC</b></p>          | <p>9) <b>Columbia State Community College</b><br/>(Southern Regional Technology Center)<br/>Total Project Budget: \$50,212,000.00<br/>SBC Project No. 166/015-01-2022<br/>Designer: <b>Tuck Hinton Architects, PLC</b></p>                        |
| <p>3) <b>University of Tennessee – Southern</b><br/>(Life Safety Upgrades)<br/>Total Project Budget: \$1,000,000.00<br/>SBC Project No. 540/006-01-2022<br/>Designer: <b>Henderson Engineers, Inc.</b></p>                                      | <p>10) <b>Jackson State Community College</b><br/>(Administration Building Updates)<br/>Total Project Budget: \$2,685,000.00<br/>SBC Project No. 166/019-01-2022<br/>Designer: <b>Allen &amp; Hoshall, Inc.</b></p>                               |
| <p>4) <b>University of Tennessee – Knoxville</b><br/>(Alumni Memorial Lighting Upgrades)<br/>Total Project Budget: \$1,750,000.00<br/>SBC Project No. 540/009-32-2022<br/>Designer: <b>The Architecture Collaborative, LLC</b></p>              | <p>11) <b>Walter State Community College</b><br/>(Campbell College Center Fire &amp; Safety Remediations)<br/>Total Project Budget: \$1,700,000.00<br/>SBC Project No. 166/023-01-2022<br/>Designer: <b>West, Welch, Reed Engineers, Inc.</b></p> |
| <p>5) <b>University of Tennessee Health Science Center</b><br/>(Emergency Generator Replacements)<br/>Total Project Budget: \$2,500,000.00<br/>SBC Project No. 540/013-05-2022<br/>Designer: <b>OGCB, Inc.</b></p>                              | <p>12) <b>Pellissippi State Community College</b><br/>(Hardin Valley Campus Renovations)<br/>Total Project Budget: \$25,000,000.00<br/>SBC Project No. 166/032-01-2022<br/>Designer: <b>Community Tectonics Architects, Inc.</b></p>              |
| <p>6) <b>TN College of Applied Technology - Statewide</b><br/>(Capacity Initiatives East Region)<br/>Total Project Budget: \$16,212,000.00<br/>SBC Project No. 166/000-01-2022<br/>Designer: <b>Hefferlin + Kronenberg Architects, PLLC</b></p> | <p>13) <b>Nashville State Community College</b><br/>(Clarksville Campus Expansion)<br/>Total Project Budget: \$35,500,000.00<br/>SBC Project No. 166/034-01-2022<br/>Designer: <b>LCMA, LLC dba Lyle-Cook Martin Architects</b></p>               |
| <p>7) <b>Tennessee State University</b><br/>(New Engineering Classroom Building)<br/>Total Project Budget: \$52,000,000.00<br/>SBC Project No. 166/001-03-2022<br/>Designer: <b>Bauer Askew Architecture, PLLC</b></p>                          | <p>14) <b>TN College of Applied Technology – Oneida</b><br/>(Fentress County Higher Education Center)<br/>Total Project Budget: \$25,000,000.00<br/>SBC Project No. 166/027-01-2022<br/>Designer: <b>Upland Design Group, Inc.</b></p>            |

- 15) **TN College of Applied Technology – Harriman**  
(New Roane County Campus)  
Total Project Budget: \$46,332,000.00  
SBC Project No. 166/048-01-2022  
Designer: **Barber McMurry Architects, LLC**
- 16) **TN College of Applied Technology – Knoxville**  
(Union County Campus)  
Total Project Budget: \$9,000,000.00  
SBC Project No. 166/060-01-2022  
Designer: **Cope Associates, Inc.**
- 17) **TN College of Applied Technology – Livingston**  
(Diesel Technology Facility)  
Total Project Budget: \$14,800,000.00  
SBC Project No. 166/062-01-2022  
Designer: **Tinker Ma, LLC**
- 18) **TN College of Applied Technology – Oneida/Huntsville**  
(Diesel Technology Facility)  
Total Project Budget: \$8,300,000.00  
SBC Project No. 166/078-01-2022  
Designer: **Tinker Ma, LLC**
- 19) **TN College of Applied Technology – Pulaski**  
(Campus Renovation & Addition)  
Total Project Budget: \$29,902,500.00  
SBC Project No. 166/080-01-2022  
Designer: **Goodwyn Mills Cawood, LLC**
- 20) **Tennessee Technological University**  
(Craft Center HVAC Upgrades)  
Total Project Budget: \$1,140,000.00  
SBC Project No. 364/031-01-2022  
Designer: **Maffett Loftis Engineering, LLC**
- 21) **Division of Forestry**  
(Chickasaw Work Center)  
Total Project Budget: \$4,750,000.00  
SBC Project No. 100/010-02-2022  
Designer: **TLM Associates, Inc.**
- 22) **Division of Forestry**  
(Tennessee City Work Center)  
Total Project Budget: \$4,250,000.00  
SBC Project No. 100/010-03-2022  
Designer: **M. Shanks Architects**
- 23) **Cove Lake State Park**  
(Campground Renovations)  
Total Project Budget: \$8,310,000.00  
SBC Project No. 126/027-01-2022  
Designer: **S&ME, Inc.**
- 24) **Fort Pillow State Historic Park**  
(Bridge & Trail Upgrades)  
Total Project Budget: \$5,120,000.00  
SBC Project No. 126/038-01-2022  
Designer: **HDR Engineering, Inc.**
- 25) **Montgomery Bell State Park**  
(Four Mile Creek Campground Renovations)  
Total Project Budget: \$8,950,000.00  
SBC Project No. 126/054-01-2022  
Designer: **Hurst-Rosche, Inc.**
- 26) **Natchez Trace State Park**  
(Campground Improvements)  
Total Project Budget: \$14,170,000.00  
SBC Project No. 126/057-01-2022  
Designer: **A2H, Inc.**
- 27) **Norris Dam State Park**  
(Campground Renovations)  
Total Project Budget: \$12,040,000.00  
SBC Project No. 126/063-01-2022  
Designer: **CTI Engineers, Inc.**
- 28) **Pickwick Landing State Park**  
(WWTP Renovation)  
Total Project Budget: \$2,930,000.00  
SBC Project No. 126/079-02-2022  
Designer: **Ardurra Group, Inc.**
- 29) **Meeman-Shelby Forest State Park**  
(Campground Renovation)  
Total Project Budget: \$6,380,000.00  
SBC Project No. 126/089-01-2022  
Designer: **Clark + Associates, Architects**
- 30) **Standing Stone State Park**  
(Campground Renovation)  
Total Project Budget: \$8,240,000.00  
SBC Project No. 126/091-01-2022  
Designer: **AECOM Technical Services, Inc.**

- 31) **Various Facilities**  
(RMSI & LDSNF Waste Water System Repairs)  
Total Project Budget: \$1,260,000.00  
SBC Project No. 140/001-01-2022  
Designer: **Ardurra Group, Inc.**
- 32) **Turney Center Industrial Complex**  
(TCIX Perimeter Security Improvements)  
Total Project Budget: \$6,100,000.00  
SBC Project No. 142/005-01-2022  
Designer: **Buford Goff & Associates, Inc.**
- 33) **Debra K. Johnson Rehabilitation Center**  
(DJRC Waste Water System Repairs)  
Total Project Budget: \$2,740,000.00  
SBC Project No. 142/009-01-2022  
Designer: **Ardurra Group, Inc.**
- 34) **Debra K. Johnson Rehabilitation Center**  
(DJRC Sally Port Upgrades & Expansion)  
Total Project Budget: \$5,900,000.00  
SBC Project No. 142/009-02-2022  
Designer: **Evans Taylor Foster Childress Architects, P.C.**
- 35) **Lois M. DeBerry Special Needs Facility**  
(LDSNF High Mast Lighting Replacement)  
Total Project Budget: \$2,100,000.00  
SBC Project No. 142/011-02-2022  
Designer: **Dewberry Engineers, Inc.**
- 36) **Bledsoe County Correctional Complex**  
(BCCX Guild and Annex Fire Alarm Upgrades)  
Total Project Budget: \$1,900,000.00  
SBC Project No. 142/013-01-2022  
Designer: **I.C. Thomasson Associates, Inc.**
- 37) **Bledsoe County Correctional Complex**  
(BCCX Site 2 Security Electronics & HVAC for Guilds)  
Total Project Budget: \$2,100,000.00  
SBC Project No. 142/013-02-2022  
Designer: **Buford Goff & Associates, Inc.**
- 38) **Morgan County Regional Correctional Facility**  
(MCCX Guild and Drug Court Fire Alarm Upgrades)  
Total Project Budget: \$1,550,000.00  
SBC Project No. 142/014-01-2022  
Designer: **R&N Systems Design, LLC**
- 39) **Morgan County Regional Correctional Facility**  
(MCCX Site 2 Security Electronics & HVAC for Guilds)  
Total Project Budget: \$1,680,000.00  
SBC Project No. 142/014-02-2022  
Designer: **Buford Goff & Associates, Inc.**
- 40) **Morgan County Regional Correctional Facility**  
(MCCX Drug Court Reroof & Annex & Guild Gutters)  
Total Project Budget: \$1,700,000.00  
SBC Project No. 142/014-03-2022  
Designer: **MBI Companies, Inc.**
- 41) **Northwest Correction Complex**  
(NWCX Waste Water System Repairs)  
Total Project Budget: \$2,200,000.00  
SBC Project No. 142/016-01-2022  
Designer: **Allen & Hoshall, Inc.**
- 42) **Northwest Correction Complex**  
(NWCX Site 2 Security Electronics & HVAC for Guilds)  
Total Project Budget: \$2,210,000.00  
SBC Project No. 142/016-02-2022  
Designer: **Buford Goff & Associates, Inc.**
- 43) **Northwest Correction Complex**  
(NWCX High Mast Lighting Replacement)  
Total Project Budget: \$6,600,000.00  
SBC Project No. 142/016-03-2022  
Designer: **Smith Seckman Reid, Inc.**
- 44) **Statewide Facilities**  
(Maintenance Shops Eyewash Station Upgrades)  
Total Project Budget: \$1,455,000.00  
SBC Project No. 361/000-02-2022  
Designer: **Engineering Services Group, Inc.**
- 45) **State Capitol**  
(Conference Room Audio-Visual Replacement)  
Total Project Budget: \$1,820,000.00  
SBC Project No. 529/005-02-2022  
Designer: **GHP, Inc.**
- 46) **Tennessee Residence**  
(Stormwater System Replacement, Phase 2)  
Total Project Budget: \$2,500,000.00  
SBC Project No. 529/028-01-2022  
Designer: **W&A Engineering Nashville, LLC**

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.**

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**

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**

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.

\* \* \* \* \*

UNIVERSITY OF TENNESSEE**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

UNIVERSITY OF MEMPHIS**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

TENNESSEE WILDLIFE RESOURCES AGENCY**Acquisition – Fee**

<b>Requested Action:</b>	<b>Approval of acquisition in fee and to utilize third party</b>								
<b>Transaction Description:</b>	Transaction No. 22-07-001								
• <b>Location:</b>	Overton County – 91 ± acres – Skinner Mountain Wildlife Management Area (SMWMA), 0 Cooktown Rd, TN								
• <b>Owner(s):</b>	Louis H. Menoscal								
• <b>Estimated Purchase Price:</b>	Fair Market Value								
• <b>Source of Funding:</b>	22/23 TWRA Op Funds (A)								
• <b>Third Party:</b>	The Conservation Fund (TCF)								
<b>Comment:</b>	<p>TWRA is requesting the purchase of this adjacent tract to add access to the Skinner Mountain Wildlife Management Area.</p> <p>TCF is being used as a third-party intermediary to expedite this transaction. No additional third-party costs are requested as part of this acquisition.</p> <p>No additional management costs are anticipated with this acquisition.</p> <table> <tr> <td>Date of Last Transfer:</td> <td>10/23/86</td> </tr> <tr> <td>Purchase Price:</td> <td>\$0.00</td> </tr> <tr> <td>Property Assessor's Value:</td> <td>\$163,700.00</td> </tr> <tr> <td>Square Footage Improvements:</td> <td>N/A</td> </tr> </table>	Date of Last Transfer:	10/23/86	Purchase Price:	\$0.00	Property Assessor's Value:	\$163,700.00	Square Footage Improvements:	N/A
Date of Last Transfer:	10/23/86								
Purchase Price:	\$0.00								
Property Assessor's Value:	\$163,700.00								
Square Footage Improvements:	N/A								
<b>Minutes:</b>	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

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

**Acquisition – Fee**

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

**Transaction Description:**

Transaction No. 21-09-014

- **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

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Acquisition – Fee**

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

**Transaction Description:** Transaction No. 22-04-007

- **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)
- **Third Party:** 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

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**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)
- **Third Party:**                      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

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
<b>Total Average Annual Effective Cost</b>	<b>\$113,280.00</b>	<b>\$19.20/sf</b>

● **Current Lease**

- **Location:** Bedford County – 1106 Madison St., Shelbyville, TN
- **Landlord:** Pedigo-Shelbyville Properties, L.P.
- **Term:** 16 years (July 1, 2009 – June 30, 2025)
- **Area / Costs:** 6,000 Square Feet

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
<b>Total Average Annual Effective Cost</b>	<b>\$87,814.29</b>	<b>\$14.64/sf</b>

- **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:



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