The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in the Nashville Room of the William R. Snodgrass Tennessee Tower, Nashville, Tennessee, with the following members and Departments present. Commissioner McWhorter called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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
- State Building Commission

PRESENTER

- Executive Director Austin Oakes
- State Architect Ann McGauran
CONSENT AGENDA

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

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

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

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

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

E. Agency: **Department of General Services**
   Transaction: Acquisition – Lease Amendment
   Provision(s): Waiver of advertisement

F. Agency: **Department of General Services**
   Transaction: Acquisition – Lease Amendment
   Provision(s): Waiver of advertisement

G. Agency: **Department of General Services**
   Transaction: Acquisition – Lease (Space)
   Provision(s): Waive advertisement

H. Agency: **Department of General Services**
   Transaction: Acquisition – Lease (Space)
   Provision(s): Waive advertisement

I. Agency: **Department of General Services**
   Transaction: Acquisition – Lease (Space)
   Provision(s): Waive advertisement

J. Agency: **Department of General Services**
   Transaction: Acquisition – Lease (Space)
   Provision(s): Waive advertisement
Disposal – Lease (Space)

Requested Action: Approval of disposal by lease with waiver of appraisals

Transaction Description: Transaction No. 19-11-913
- Location: University of Tennessee – Health Science Center
  Shelby County – 0-842 Jefferson Avenue, Memphis, TN
- Tenant: County of Shelby and Shelby County Health Care Corporation dba Regional One Health
- Term: December 12, 2019 – December 11, 2020
- Area / Costs: 211,326 +/- square feet on 3.40 +/- acres; see comment below

Comment: On November 25, 2019, ESC approved a lease amendment to extend the lease with the above named tenant for one year through, December 11, 2020. The amendment was not executed prior to the expiration of the lease and a one year lease is now requested.

All other terms and conditions of the prior lease remain the same. Advertisement is not required since the Tenant is a governmental entity.

Minutes: 01/28/2020  Approved disposal by lease with waiver of appraisals
**Requested Action:** Approval of a revision in project budget and funding in order to award a contract

**Project Title:** Conference Center Renovations

**Project Description:** This project will provide renovations to the Conference Center Building including some deferred maintenance and relocations for Hearing and Speech Services, creation of a Reliability & Maintainability Center (RMC), parking area, window replacements, and other various functions.

**SBC Number:** 540/009-08-2018

**Total Project Budget:** $9,940,000.00

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- Plant Funds (Non-Aux) UTK (A)
- Plant Funds (Non-Aux) UTHSC (A)
- Insurance (O)

**Original Project Budget:** $8,810,000.00

**Change in Funding:** $1,130,000.00

**Revised Project Budget:** $9,940,000.00

**Comment:** Three bids were received on December 19, 2019. An increase in funding is needed to award a contract to Johnson & Galyon Construction for the base bid and three alternates. Designer’s estimate which was accepted by the University aligned with bid amount. Additional funding will accommodate increases in bid, design fee, and movable equipment.

**Previous Action:**
- 07/12/2018 SBC Approved project and to select a designer
- 08/20/2018 ESC Approved designer selection (Lindsay & Maple Architects Inc)
- 11/08/2018 SBC Approved a revision in scope and budget, and utilizing Campus Resources and System Procurement for a portion of construction
- 02/14/2019 SBC Approved a revision in project budget and funding
- 09/12/2019 SBC Approved a revision in project budget, scope, and funding and utilizing Best Value alternative delivery method
- 01/09/2020 SBC Approved a revision in project scope
- 01/09/2020 SBC Referred to ESC with authority to act

**Minutes:**
- 01/28/2020 ESC Approved a revision in project budget and funding in order to award a contract
Minutes of Executive Subcommittee Meeting

1) Approved the Minutes of the Executive Subcommittee meeting held on December 16, 2019.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following three capital improvements with total project cost of less than $100,000 in accordance with Item 2.04(A)(1) of the SBC By-Laws, Policy & Procedures:

1) State Procurement Agency: Tennessee Technological University
   Location: Cookeville, Tennessee
   Project Title: Demolition – 2520 Gainesboro Grade, Farm Silos
   Project Description: This project provide for the demolition of two farm silos at TTU’s Shipley Farm, 2520 Gainesboro Grade, in Cookeville, Tennessee.
   SBC Project No.: 364/021-03-2019
   Total Project Budget: $38,000.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Approval: Approved a revision in project budget and funding in order to award a contract ($8,000 increase)
   Approval Date: 01/28/2020

2) State Procurement Agency: Tennessee Technological University
   Location: Cookeville, Tennessee
   Project Title: Shipley Farm Hay Barns
   Project Description: Construct two pole barns (3,840 sq. ft. each) for hay storage at Shipley Farm.
   SBC Project No.: 364/021-04-2019
   Total Project Budget: $82,500.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Approval: Approved a revision in project budget and funding in order to award a contract ($12,500 increase)
   Approval Date: 01/28/2020

3) State Procurement Agency: University of Memphis
   Location: Jackson, Tennessee
   Project Title: Demolition – 335 North Fairgrounds Street, Jackson, TN
   Project Description: Demolish single family house
   SBC Project No.: 367/007-04-2018
   Total Project Budget: $0.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Approval: Approved cancellation of the project
   Approval Date: 01/28/2020
• Reported the following thirteen capital projects 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 Institute of Agriculture
   Location: Greeneville, Tennessee
   Project Title: Clyde Austin Security Improvements
   Project Description: This project will provide perimeter security fencing including an entrance gate system with access and video controls with monitor and recording capabilities.
   SBC Project No.: 540/001-01-2020
   Total Project Budget: $375,000.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Approval: Approved project utilizing Campus Consultant for design and System Procurement for construction
   Approval Date: 01/07/2020

2) State Procurement Agency: University of Tennessee Institute of Agriculture
   Location: Middleton, Tennessee
   Project Title: West TN 4-H Center Security Upgrades
   Project Description: This project will provide a new entrance structure with an electric gate system, access controls, cameras, video monitors, and fencing to secure the property.
   SBC Project No.: 540/001-02-2020
   Total Project Budget: $400,000.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Approval: Approved project utilizing a previously selected designer
   Approval Date: 01/07/2020

3) State Procurement Agency: University of Tennessee – Chattanooga
   Location: Chattanooga, Tennessee
   Project Title: Lupton POD Installation
   Project Description: This project will provide a food concept and installation of a campus provision on demand (POD) unit. Upgrades include modifications to walls, ceiling systems, lighting, and HVAC; sprinkler head relocations; and finishes.
   SBC Project No.: 540/005-06-2020
   Total Project Budget: $393,000.00
   Source of Funding: Gift-in-Place (Dining Vendor) (O)
   Approval: Approved project and accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
   Approval Date: 12/19/2019

4) State Procurement Agency: University of Tennessee – Knoxville
   Location: Knoxville, Tennessee
   Project Title: Residence Hall Security Upgrades
   Project Description: This project will provide security upgrades in Massey Hall and Fred Brown Hall. Cameras and head end equipment will be upgraded.
   SBC Project No.: 540/009-04-2020
   Total Project Budget: $400,000.00
   Source of Funding: Plant Funds (Aux-Housing) (A)
   Approval: Approved project utilizing Campus Consultant for design and System Procurement for construction
   Approval Date: 01/03/2020
5) **State Procurement Agency:** University of Tennessee Health Science Center  
**Location:** Memphis, Tennessee  
**Project Title:** 910 Madison Ave Renovation  
**Project Description:** This project will renovate the 5th floor including abatement of flooring material, new carpet and furniture, replace ceiling grid, tile, and light fixtures, and HVAC maintenance for the 1st and 5th floors.  
**SBC Project No.:** 540/013-01-2020  
**Total Project Budget:** $475,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing Campus Consultant for design and Campus Resources and System Procurement for construction  
**Approval Date:** 01/06/2020

6) **State Procurement Agency:** University of Tennessee Space Institute  
**Location:** Tullahoma, Tennessee  
**Project Title:** UTSI Security Upgrades  
**Project Description:** This project will provide upgrades to campus security elements for the UTSI Campus. Upgrades include fire alarm systems providing emergency messaging across fire alarm speakers; expansion of exterior access control and monitoring to all exterior doors; interior door security; additional cameras in high pedestrian traffic areas; emergency notifications via public address systems; and exterior lighting improvement. Also includes fencing and an emergency generator for the Physical Plant building.  
**SBC Project No.:** 540/020-01-2020  
**Total Project Budget:** $300,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing Campus Consultant for design, and System Procurement for a portion of construction  
**Approval Date:** 01/10/2020

7) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Upgrades to Gentry Center  
**Project Description:** Combine 2nd floor Cardio Pulmonary Unit (CPU) Lab and classroom into one large CPU Lab. Renovate two supply rooms into a new restroom and Body Composition Lab. Includes related finishes and MEP changes.  
**SBC Project No.:** 166/001-10-2019  
**Total Project Budget:** $250,000.00  
**Source of Funding:** Federal Funds (Title III Grant) (F)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 12/20/2019

8) **State Procurement Agency:** University of Memphis  
**Location:** Memphis, Tennessee  
**Project Title:** Lambuth Library Large Classroom  
**Project Description:** Renovate a portion of the lower level of the Gobbell Library into two large classrooms.  
**SBC Project No.:** 367/071-01-2020  
**Total Project Budget:** $386,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 01/06/2020
9) State Procurement Agency: East Tennessee State University  
Location: Johnson City, Tennessee  
Project Title: Emergency – Lamb Hall Water Damage Repair  
Project Description: Repair damage to Lamb Hall from flooding on November 29, 2019 due to the malfunction of a chilled water pump. This will include replacing ceilings, carpet, baseboards, and any other fixes required to restore the building back to working condition. Any equipment damaged by water will also be replaced.

SBC Project No.: 369/005-01-2020  
Total Project Budget: $475,000.00  
Source of Funding: Plant Funds (Non-Aux) (A)  
Approval: Approved project utilizing Campus Procurement for construction  
Approval Date: 01/06/2020

10) State Procurement Agency: East Tennessee State University  
Location: Johnson City, Tennessee  
Project Title: ETSU Physicians of Bristol – Entrance Renovation  
Project Description: Renovate the front entrance of ETSU Physicians of Bristol facility and improve access into the parking lot.

SBC Project No.: 369/005-02-2020  
Total Project Budget: $200,000.00  
Source of Funding: Plant Funds (Non-Aux) (A)  
Approval: Approved project and to select a designer and utilizing Campus Procurement for construction  
Approval Date: 01/06/2020

11) State Procurement Agency: East Tennessee State University  
Location: Johnson City, Tennessee  
Project Title: Rogers-Stout Basement Renovation  
Project Description: Renovate the basement of Rogers-Stout for the newly created Center for Rural Health Research. Build out offices, break room, conference rooms, and a new entrance. Also need to address humidity issues.

SBC Project No.: 369/005-03-2020  
Total Project Budget: $440,000.00  
Source of Funding: Plant Funds (Non-Aux) (A)  
Approval: Approved project and to select a designer  
Approval Date: 01/06/2020

12) State Procurement Agency: STREAM / Department of Correction  
Location: Nashville, Tennessee  
Project Title: TPW – Reroof Administration Building (Old Annex Dorm)  
Project Description: Replacement of existing roofing including new standing seam roof, membrane, insulation, coping, and adjustments to roof curbs, and all required related work.

SBC Project No.: 142/009-01-2020  
Total Project Budget: $248,394.00  
Source of Funding: $  86,046.00 04/05 CurrFunds-CapMaint(SA) (R)  
$  25,000.00 19/20 TDOC Op Funds (A)  
$137,348.00 Insurance Proceeds (O)  
Approval: Approved project utilizing an Agency Consultant for design and utilizing Best Value alternative delivery method for Construction  
Approval Date: 01/06/2020
13) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Statewide, Tennessee  
**Project Title:** 111 East Lincoln Roof Replacement  
**Project Description:** Replace the existing roof system, and all required related work.  
**SBC Project No.:** 529/000-03-2017  
**Total Project Budget:** $180,000.00  
**Source of Funding:** 17/18 FRF CurrFunds-CapMaint(MP) (A)  
**Approval:** Approved cancellation of the project  
**Approval Date:** 01/03/2020

**Approvals of Revisions to Existing Capital Projects**

- Reported the following two approvals 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:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Science Laboratory Facility (Strong Hall Site)  
**Project Description:** This project will provide a new, approximately 268,000 GSF, multidisciplinary science laboratory facility on the site of Strong Hall. Strong Hall will be evaluated to determine the feasibility of adapting a portion of the facility for reuse or salvaging architectural components for incorporation into new construction; otherwise, it will be demolished. In addition, a 2,000 SF residential structure, (circa 1879) exists on the site and will be renovated for office and administrative use. Renovate two suites into a clean lab and instrumentation lab.  
**SBC Project No.:** 540/009-19-2012  
**Total Project Budget:** $115,950,000.00  
**Source of Funding:** $20,200,000.00 12/13 CurrFunds-CapImp (A)  
$55,050,000.00 2012 GOBonds-CapImp (A)  
$34,750,000.00 TSSBA (A)  
$ 5,950,000.00 Plant Funds (Non-Aux) (A)  
**Approval:** Approved utilizing Best Value alternative delivery method for a portion of the work (renovation)  
**Approval Date:** 01/06/2020

2) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Lebanon, Tennessee  
**Project Title:** Cedars of Lebanon State Park New Splash Pad  
**Project Description:** Convert existing pool at Cedars of Lebanon State Park into a splash pad; demolish and replace the existing pump house; and all required related work.  
**SBC Project No.:** 126/015-01-2018  
**Total Project Budget:** $800,000.00  
**Source of Funding:** $400,000.00 18/19 TDEC Op Funds (A)  
$400,000.00 Federal Grant (LWCF) (F)  
**Approval:** Approved utilizing Best Value alternative delivery method  
**Approval Date:** 01/08/2020
• Reported the following approval 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:** STREAM / Department of Transportation  
   **Location:** Memphis, Tennessee  
   **Project Title:** I-55 Memphis Welcome Center Replacement  
   **Project Description:** Demolish the existing buildings and provide a new Welcome Center, new Vending Building and Picnic facilities including upgrades to site lighting, landscaping and additional car and truck parking. Project shall include all related work necessary to comply with current ADA, health, safety and other code requirements.

   - **SBC Project No.:** 244/010-02-2009  
   - **Total Project Budget:** $3,965,000.00  
   - **Source of Funding:**  
     - $3,568,500.00 IM Federal Funds (F)  
     - $396,500.00 State Highway Funds (O)  
   - **Approval:** Approved a revision in project funding reducing the MACC and increasing the designer fees to close out the project  
   - **Approval Date:** 01/06/2020

• Reported the following approval of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** University of Tennessee – Knoxville  
   **Location:** Knoxville, Tennessee  
   **Project Title:** Conference Center Renovations  
   **Project Description:** This project will provide renovations to the Conference Center Building including some deferred maintenance and relocations for Hearing and Speech Services, creation of a Reliability & Maintainability Center (RMC), parking area, window replacements, and other various functions.

   - **SBC Project No.:** 540/009-08-2018  
   - **Total Project Budget:** $8,810,000.00  
   - **Source of Funding:**  
     - $4,390,000.00 Plant Funds (Non-Aux) UTK (A)  
     - $3,400,000.00 Plant Funds (Non-Aux) UTHSC (A)  
     - $1,020,000.00 Insurance (O)  
   - **Approval:** Approved a revision in project scope  
   - **Approval Date:** 12/17/2019

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

• Reported the following disposal easement in accordance with Item 2.04(E)(3) of the SBC By-Laws, Policy & Procedures:

1) **State Procurement Agency:** STREAM / Department of Transportation  
   **Transaction Description:** Transaction No. 19-06-012  
   **Location:** Coffee County – 12,457.20 square feet (0.29± acres) – 248 AEDC Road, Hillsboro, TN  
   **Grantee:** Duck River Electric Membership Corp. (DREMC)  
   **Estimated Sale Price:** Mutual Benefit  
   **Source of Funding:** DREMC (REM Fees) (O)  
   **Approval:** Approved disposal by easement with waiver of advertisement and appraisals  
   **Approval Date:** 01/03/2020
Designer Selections

- Reported the following four 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: Tennessee Board of Regents / Jackson State Community College
   Location: Jackson, Tennessee
   Project Title: Chemistry Lab Fresh Air System Replacement
   SBC Project No. 166/019-02-2019
   Total Project Budget: $211,000.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Designer: HNA Engineering, PLLC
   Approval Date: 01/13/2020

2) State Procurement Agency: University of Memphis
   Location: Memphis, Tennessee
   Project Title: Lambuth Library Large Classroom
   SBC Project No. 367/071-01-2020
   Total Project Budget: $386,000.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Designer: Vaughan Associates Architects, Inc.
   Approval Date: 01/08/2020

3) State Procurement Agency: East Tennessee State University
   Location: Johnson City, Tennessee
   Project Title: Housing Maintenance Several Buildings
   SBC Project No. 369/005-13-2019
   Total Project Budget: $450,000.00
   Source of Funding: Plant Funds (Aux-Housing) (A)
   Designer: Shaw and Shanks Architects, P.C.
   Approval Date: 01/08/2020

4) State Procurement Agency: STREAM / Department of General Services
   Location: Nashville, Tennessee
   Project Title: Ellington Ag Bruer Building Roof & Window Replacement
   SBC Project No. 100/000-01-2019
   Total Project Budget: $460,000.00
   Source of Funding: $220,000.00 18/19 CurrFunds-CapMaint (A)
                   $240,000.00 19/20 FRF CurrFunds-CapMaint(MP) (A)
   Designer: American Structurepoint, Inc.
   Approval Date: 01/02/2020

- Reported a designer name change from “Professional Engineers, Inc.” to “S&ME, Inc.” 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.

1) University of Tennessee – Chattanooga
   (Lupton Garage Improvements)
   Total Project Budget: $1,490,000.00
   SBC Project No.: 540/005-02-2020
   Designer: WORKSHOP ARCHITECTURE LLC

2) University of Tennessee – Chattanooga
   (Security Improvements)
   Total Project Budget: $1,044,000.00
   SBC Project No.: 540/005-03-2020
   Designer: MARCH ADAMS & ASSOCIATES INC

3) University of Tennessee – Chattanooga
   (University Center Improvements – Chattanooga Rooms)
   Total Project Budget: $800,000.00
   SBC Project No.: 540/005-04-2020
   Designer: BILLINGSLEY / ARCHITECTURE

4) University of Tennessee – Knoxville
   (Security Upgrades)
   Total Project Budget: $4,600,000.00
   SBC Project No.: 540/009-02-2020
   Designer: WEST WELCH REED ENGINEERS INC

5) University of Tennessee – Martin
   (Football Bleacher Replacement)
   Total Project Budget: $1,440,000.00
   SBC Project No.: 540/011-01-2020
   Designer: A2H INC

6) Middle Tennessee State University
   (Floyd Stadium Stair Repairs)
   Total Project Budget: $1,400,000.00
   SBC Project No.: 366/009-17-2019
   Designer: TMPARTNERS PLLC

7) Middle Tennessee State University
   (Softball Facility Bleacher Replacement)
   Total Project Budget: $525,000.00
   SBC Project No.: 366/009-18-2019
   Designer: GILBERT MCLAUGHLIN CASELLA ARCH

8) Region 3 – Middle Tennessee
   (Aerial Survey & Wireless Communications Buildings)
   Total Project Budget: $2,990,000.00
   SBC Project No.: 243/020-01-2020
   Designer: ORCHARD HILTZ & MCCLIMENT INC dba OHM ADVISORS

9) Various Facilities
   (DIDD Campuses Study and Planning)
   Total Project Budget: $250,000.00
   SBC Project No.: 346/000-01-2019
   Designer: BAUER ASKEW ARCHITECTURE PLLC

Other Business

There being no further business, the meeting adjourned at 11:09 a.m.

* * * * * * *
Acquisition – Fee (Purchase)

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

Transaction Description:

Transaction No. 19-11-002
Austin Peay State University
Montgomery County, 211 College Street – .14 acre, Clarksville, TN
Montgomery County, 309 N 2nd Street – .25 acre, Clarksville, TN
Montgomery County, 313 N 2nd Street – .22 acre, Clarksville, TN and
Montgomery County, 319 N 2nd Street – .30 acre, Clarksville, TN
Montgomery County, 303 College Street - .20 acre, Clarksville, TN

Owner(s): Gary L. & Karen H Meeks

Estimated Purchase Price: Fair Market Value

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

Comment: These properties are in APSU's 2017 Master Plan and contiguous to other campus property. The buildings on these properties are currently occupied by tenants. The leases for these tenants will be assumed by APSU at closing. After the leases expire, the buildings will be demolished.

The Tennessee Historical Commission has determined that the proposed demolitions will not adversely affect these resources and no further action is necessary.

211 College Street
Date of Last Transfer: 9/12/1995
Purchase Price: $45,000
Property Assessor's Value: $86,600
Square Footage Improvements: 1,490

309 N 2nd Street
Date of Last Transfer: 11/09/1977
Purchase Price: $24,025
Property Assessor's Value: $130,900
Square Footage Improvements: 3,445

313 N 2nd Street
Date of Last Transfer: 4/14/2014
Purchase Price: $100,000
Property Assessor's Value: $31,500
Square Footage Improvements: 0.00

319 N 2nd Street
Date of Last Transfer: 07/25/1991
Purchase Price: $52,000
Property Assessor's Value: $128,700
Square Footage Improvements: 3,423
303 College Street
Date of Last Transfer: 08/10/1973
Purchase Price: $30,000
Property Assessor's Value: $85,900
Square Footage Improvements: 1,446

Minutes: 01/28/2020
Approved an acquisition in fee with waiver of advertisement and one appraisal
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Easement (Conservation)

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

Transaction Description:
- **Location:** Hamilton County – 8.42± acres (9 parcels) – 3308, 3316, 3324, 3325, 3340 & 3332 Tavern Trail, and 797, 801, & 805 Browns Ferry Road, Chattanooga, TN
- **Owner(s):** William Henry Chapin
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 19/20 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

Comment: American Battlefield Trust (ABT) is in the process of purchasing this property. The Tennessee Historical Commission 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.

This acquisition will help preserve a core area of the Battle of Wauhatchie, one of the 38 most significant battlefields in Tennessee, in perpetuity for the benefit of the public. This property is also a Trail of Tears site associated with a phase of Cherokee Indian removal in 1838.

The property includes a historic structure that will continue to be preserved under the conservation easement.

Minutes: 01/28/2020  Approved acquisition by easement with waiver of advertisement and appraisals
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Easement (Conservation)

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

Transaction Description: Transaction No. 19-11-010
- Location: Hardin County – 8.00± acres – 0 Gladden Road, Shiloh, TN
- Owner(s): American Battlefield Trust (ABT)
- Estimated Purchase Price: Gift
- Source of Funding: 19/20 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

Comment: American Battlefield Trust (ABT) requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of this tract which is part of the core battlefield area of the Battle of Shiloh.

The THC has agreed to hold the conservation easement until the property is transferred to the National Park Service, at which time the conservation easement will be released.

Minutes: 01/28/2020 Approved acquisition by easement with waiver of advertisement and appraisals
Acquisition – Easement (Conservation)

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

Transaction Description:
- Location: Williamson County – 1.50± acres – 419 Lewisburg Avenue, Franklin, TN
- Owner(s): American Battlefield Trust (Appalachian Cultivation Fund, LLC (ACF))
- Estimated Purchase Price: Gift
- Source of Funding: 19/20 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

Comment:
American Battlefield Trust (ABT) is in the process of purchasing this property from ACF. The Tennessee Historical Commission 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.

This acquisition will help preserve a core area of the Battle of Franklin, one of the 38 most significant battlefields in Tennessee, in perpetuity for the benefit of the public.

Minutes: 01/28/2020  Approved acquisition by easement with waiver of advertisement and appraisals
DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 07-05-904

- Proposed Amendment
  - Term: 13 years (April 1, 2010 – March 31, 2023)
  - Area / Costs: 9,500 Total Square Feet
    - Annual Contract Rent: $163,380.00 $17.20/sf
    - Estimated Annual Utility Cost (electric only): 10,450.00 1.10/sf
    - Estimated Annual Janitorial Cost: 10,450.00 1.10/sf
    - Total Annual Effective Cost: $184,280.00 $19.40/sf

- Current Lease
  - Location: Knox County, 430 Montbrook Lane, Knoxville, TN
  - Landlord: Apex Bank (formerly Gregory T. Smith Family Partnership, LP)
  - Term: 10 years (April 1, 2010 – March 31, 2020)
  - Area / Costs: 9,500 Square Feet
    - Annual Contract Rent: $163,380.00 $17.20/sf
    - Estimated Annual Utility Cost (electric only): 10,450.00 1.10/sf
    - Estimated Annual Janitorial Cost: 10,450.00 1.10/sf
    - Total Annual Effective Cost: $184,280.00 $19.40/sf

Source of Funding: FRF Operating Funds
FRF Rate: $18.00

Comment: This lease will provide office space for the Department of Safety and Homeland Security.

This amendment is in the best interest of the State to prevent a lease holdover while allowing additional time to evaluate how to best meet programmatic needs in support of the Agency’s real estate strategy.

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 Report: 12/17/2007 ESC approved lease agreement

Minutes: 01/28/2020 Approved a lease amendment with waiver of advertisement
**DEPARTMENT OF GENERAL SERVICES**

**Acquisition - Lease Amendment**

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

**Transaction Description:** Transaction No. 08-01-914

- **Proposed Amendment**
  - **Term:** 12 years (April 1, 2010 – March 31, 2022)
  - **Area / Costs:** 6,580 Total Square Feet
    - Annual Contract Rent: $59,400.00
    - Estimated Annual Utility Cost: 11,515.00
    - Estimated Annual Janitorial Cost: 7,238.00
    - Total Annual Effective Cost: $78,153.00

- **Current Lease**
  - **Location:** Weakley County, Rt. 2, East Capitol Dr., Dresden, TN
  - **Landlord:** Pedigo-Dresden Properties, LP
  - **Term:** 10 years (April 1, 2010 – March 31, 2020)
  - **Area / Costs:** 6,580 Square Feet
    - Annual Contract Rent: $59,400.00
    - Estimated Annual Utility Cost: 9,212.00
    - Estimated Annual Janitorial Cost: 7,238.00
    - Total Annual Effective Cost: $75,850.00

- **Source of Funding:** FRF Operating Funds
- **FRF Rate:** $14.00

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

This amendment is in the best interest of the State to prevent a lease holdover while allowing additional time to evaluate how to best meet programmatic needs in support of the Agency’s real estate strategy.

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 Report:** 06/26/2008   ESC approved lease agreement

**Minutes:** 01/28/2020   Approved a lease amendment with waiver of advertisement
Acquisition – Lease (Space)

Requested Action: Approval to waive advertisement

Transaction Description: Transaction No. 19-11-915

- Proposed Lease
  - Location: Blount County – 304 Home Avenue, Suite A, Maryville
  - Landlord: A and B General Partnership
  - Term: 3 years

- Current Lease
  - Location: Blount County – 304 Home Avenue, Suite A, Maryville
  - Landlord: A and B General Partnership
  - Term: 5 years (November 1, 2012 to October 31, 2017) Holdover
  - Area / Costs: 5,200 Square Feet

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- Source of Funding: FRF Operating Funds
- FRF Rate: $18.00

Comment: This lease will provide office space for Department of Correction. The current lease cannot be extended, and a new short-term lease is required to allow continuity of operations while a new long-term solution is procured. Waiver of advertisement is requested to allow the state to directly negotiate with the incumbent landlord to secure a new three-year lease.

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

Minutes: 01/28/2020 Approved waiving advertisement
DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval to waive advertisement

Transaction Description: Transaction No. 19-11-922

• Proposed Lease
  o Location: Shelby County – 3973 Knight Arnold Road, Memphis
  o Landlord: Cocaine and Alcohol Awareness Program, Inc.
  o Term: 3 years

• Current Lease
  o Location: Shelby County – 3973 Knight Arnold Road, Memphis
  o Landlord: Cocaine and Alcohol Awareness Program, Inc.
  o Term: 5 years (August 1, 2007 to July 31, 2012) Holdover
  o Area / Costs: 5,125 Square Feet
    Annual Contract Rent (includes utilities): $87,125.00 $17.00/sf
    Estimated Janitorial Cost: 5,637.50 1.10/sf
    Annual Effective Cost: $92,762.50 $18.10/sf

• Source of Funding: FRF Operating Funds
• FRF Rate: $18.00

Comment: This lease will provide office space for Department of Correction. The current lease cannot be extended, and a new short-term lease is required to allow continuity of operations while a new long-term solution is procured. Waiver of advertisement is requested to allow the state to directly negotiate with the incumbent landlord to secure a new three-year lease.

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

Minutes: 01/28/2020 Approved waiving advertisement
Acquisition – Lease (Space)

Requested Action: Approval to waive advertisement

Transaction Description: Transaction No. 19-11-914

- **Proposed Lease**
  - **Location:** Hamblen County – 2416 W. Andrew Johnson Hwy., Morristown
  - **Landlord:** GO Haggard Family LP
  - **Term:** 3 years

- **Current Lease**
  - **Location:** Hamblen County – 2416 W. Andrew Johnson Hwy., Morristown
  - **Landlord:** GO Haggard Family LP
  - **Term:** 5 years (July 1, 2011 to June 30, 2016) Holdover
  - **Area / Costs:** 8,000 Square Feet
    - Annual Contract Rent: $74,000.00 $9.25/sf
    - Estimated Utilities Cost: 11,200.00 1.40/sf
    - Estimated Janitorial Cost: 8,800.00 1.10/sf
    - Annual Effective Cost: $94,000.00 $11.75/sf

- **Source of Funding:** FRF Operating Funds
- **FRF Rate:** $14.00

Comment: This lease will provide office space for Department of Human Services. The current lease cannot be extended, and a new short-term lease is required to allow continuity of operations while a new long-term solution is procured. Waiver of advertisement is requested to allow the state to directly negotiate with the incumbent landlord to secure a new three-year lease.

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

Minutes: 01/28/2020  Approved waiving advertisement
**Acquisition – Lease (Space)**

**Requested Action:** Approval to waive advertisement

**Transaction Description:** Transaction No. 19-11-917
- **Proposed Lease**
  - **Location:** Madison County – 3012 Greystone Square, Jackson
  - **Landlord:** Wolfe Development LLC
  - **Term:** 3 years

- **Current Lease**
  - **Location:** Madison County – 3012 Greystone Square, Jackson
  - **Landlord:** Wolfe Development LLC
  - **Term:** 5 years (September 1, 2009 to August 31, 2014) Holdover
  - **Area / Costs:** 3,851 Square Feet
    - Annual Contract Rent: $60,400.00
    - Estimated Utilities Cost: $5,391.40
    - Estimated Janitorial Cost: $4,236.10
    - Annual Effective Cost: $70,027.50

**Source of Funding:** FRF Operating Funds

**FRF Rate:** $18.00

**Comment:** This lease will provide office space for Department of Safety and Homeland Security. The space is utilized by the Criminal Investigative Division and Tennessee Highway Patrol. The current lease cannot be extended, and a new short-term lease is required to allow continuity of operations while a new long-term solution is procured. Waiver of advertisement is requested to allow the state to directly negotiate with the incumbent landlord to secure a new three-year lease.

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

**Minutes:** 01/28/2020 Approved waiving advertisement
Approved:

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