

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
January 28, 2020

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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

UNIVERSITY OF TENNESSEE

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

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:** 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

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>		
	\$4,390,000.00	\$565,000.00	\$4,955,000.00	Plant Funds (Non-Aux) UTK	(A)
	3,400,000.00	565,000.00	3,965,000.00	Plant Funds (Non-Aux) UTHSC	(A)
	1,020,000.00	0.00	1,020,000.00	Insurance	(O)
<b>Original Project Budget:</b>	<b>\$8,810,000.00</b>				
<b>Change in Funding:</b>		<b>\$1,130,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$9,940,000.00</b>		

**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

## STATE BUILDING COMMISSION

### 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 5<sup>th</sup> floor including abatement of flooring material, new carpet and furniture, replace ceiling grid, tile, and light fixtures, and HVAC maintenance for the 1<sup>st</sup> and 5<sup>th</sup> 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 2<sup>nd</sup> 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

**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.

- |  |   |
|--|---|
| <p>1) <b>University of Tennessee – Chattanooga</b><br/> (Lupton Garage Improvements)<br/> Total Project Budget: \$1,490,000.00<br/> SBC Project No. 540/005-02-2020<br/> Designer: <b>WORKSHOP ARCHITECTURE LLC</b></p>                      | <p>6) <b>Middle Tennessee State University</b><br/> (Floyd Stadium Stair Repairs)<br/> Total Project Budget: \$1,400,000.00<br/> SBC Project No. 366/009-17-2019<br/> Designer: <b>TMPARTNERS PLLC</b></p>  |
| <p>2) <b>University of Tennessee – Chattanooga</b><br/> (Security Improvements)<br/> Total Project Budget: \$1,044,000.00<br/> SBC Project No. 540/005-03-2020<br/> Designer: <b>MARCH ADAMS &amp; ASSOCIATES INC</b></p>                    | <p>7) <b>Middle Tennessee State University</b><br/> (Softball Facility Bleacher Replacement)<br/> Total Project Budget: \$525,000.00<br/> SBC Project No. 366/009-18-2019<br/> Designer: <b>GILBERT MCLAUGHLIN CASELLA ARCH</b></p>                               |
| <p>3) <b>University of Tennessee – Chattanooga</b><br/> (University Center Improvements–Chattanooga Rooms)<br/> Total Project Budget: \$800,000.00<br/> SBC Project No. 540/005-04-2020<br/> Designer: <b>BILLINGSLEY / ARCHITECTURE</b></p> | <p>8) <b>Region 3 – Middle Tennessee</b><br/> (Aerial Survey &amp; Wireless Communications Buildings)<br/> Total Project Budget: \$2,990,000.00<br/> SBC Project No. 243/020-01-2020<br/> Designer: <b>ORCHARD HILTZ &amp; MCCLIMENT INC dba OHM ADVISORS</b></p> |
| <p>4) <b>University of Tennessee – Knoxville</b><br/> (Security Upgrades)<br/> Total Project Budget: \$4,600,000.00<br/> SBC Project No. 540/009-02-2020<br/> Designer: <b>WEST WELCH REED ENGINEERS INC</b></p>                             | <p>9) <b>Various Facilities</b><br/> (DIDD Campuses Study and Planning)<br/> Total Project Budget: \$250,000.00<br/> SBC Project No. 346/000-01-2019<br/> Designer: <b>BAUER ASKEW ARCHITECTURE PLLC</b></p>  |
| <p>5) <b>University of Tennessee – Martin</b><br/> (Football Bleacher Replacement)<br/> Total Project Budget: \$1,440,000.00<br/> SBC Project No. 540/011-01-2020<br/> Designer: <b>A2H INC</b></p>  |   |

**Other Business**

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

\* \* \* \* \*

AUSTIN PEAY STATE UNIVERSITYAcquisition – Fee (Purchase)

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

**Transaction Description:**

Transaction No. 19-11-002

- **Location:**

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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 CONSERVATIONAcquisition – Easement (Conservation)

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

**Transaction Description:** Transaction No. 19-11-009

- **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 CONSERVATIONAcquisition – Easement (Conservation)

<b>Requested Action:</b>	<b>Approval of acquisition by easement with waiver of advertisement and appraisals</b>
<b>Transaction Description:</b>	Transaction No. 19-11-010
• <b>Location:</b>	Hardin County – 8.00± acres – 0 Gladden Road, Shiloh, TN
• <b>Owner(s):</b>	American Battlefield Trust (ABT)
• <b>Estimated Purchase Price:</b>	Gift
• <b>Source of Funding:</b>	19/20 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)
<b>Comment:</b>	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.
<b>Minutes:</b>	01/28/2020 Approved acquisition by easement with waiver of advertisement and appraisals

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Easement (Conservation)

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

**Transaction Description:** Transaction No. 19-11-008

- **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 SERVICESAcquisition - 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
- **Current:**

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	\$9.03/sf
Estimated Annual Utility Cost:	11,515.00	1.75/sf
Estimated Annual Janitorial Cost:	7,238.00	1.10/sf
<b>Total Annual Effective Cost:</b>	<b>\$78,153.00</b>	<b>\$11.88/sf</b>

- **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

- **Current:**

Annual Contract Rent:	\$59,400.00	\$9.03/sf
Estimated Annual Utility Cost:	9,212.00	1.40/sf
Estimated Annual Janitorial Cost:	7,238.00	1.10/sf
<b>Total Annual Effective Cost:</b>	<b>\$75,850.00</b>	<b>\$11.53/sf</b>

- **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

DEPARTMENT OF GENERAL SERVICESAcquisition – 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

Annual Contract Rent:	\$49,500.00	\$9.52/sf
Estimated Utilities Cost:	7,280.00	1.40/sf
Estimated Janitorial Cost:	5,720.00	1.10/sf
Annual Effective Cost:	\$62,500.00	\$12.02/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

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:**                   **Approval to waive advertisement**

**Transaction Description:**       Transaction No. 19-11-922

- **Proposed Lease**

- **Location:**                   Shelby County – 3973 Knight Arnold Road, Memphis
- **Landlord:**                 Cocaine and Alcohol Awareness Program, Inc.
- **Term:**                         3 years

- **Current Lease**

- **Location:**                   Shelby County – 3973 Knight Arnold Road, Memphis
- **Landlord:**                 Cocaine and Alcohol Awareness Program, Inc.
- **Term:**                         5 years (August 1, 2007 to July 31, 2012) Holdover
- **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

DEPARTMENT OF GENERAL SERVICES

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

○ <b>Area / Costs:</b>	<u>8,000 Square Feet</u>		
	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:	<u>\$94,000.00</u>	<u>\$11.75/sf</u>

- **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

DEPARTMENT OF GENERAL SERVICESAcquisition – 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	\$15.68/sf
Estimated Utilities Cost:	5,391.40	1.40/sf
Estimated Janitorial Cost:	4,236.10	1.10/sf
Annual Effective Cost:	\$70,027.50	\$18.18/sf

- **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:



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