The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner McWhorter called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by Assistant State Architect Alan Robertson.

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 | PRESENTER
--- | ---
State Building Commission | Alan Robertson
CONSENT AGENDA

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

A. Agency: **Tennessee Board of Regents / Nashville State Community College**  
   Transaction: Acquisition – Fee (Purchase)  
   Provision(s): Waiver of advertisement and appraisals

B. Agency: **East Tennessee State University**  
   Transaction: Acquisition – Lease Amendment  
   Provision(s): n/a

C. Agency: **Tennessee Wildlife Resources Agency**  
   Transaction: Acquisition – Fee (Gift)  
   Provision(s): Waiver of advertisement and appraisals

D. Agency: **Department of Intellectual & Developmental Disabilities**  
   Transaction: Disposal – Easement (Other)  
   Provision(s): Waiver of advertisement and appraisals

E. Agency: **Department of Transportation**  
   Transaction: Disposal – Fee  
   Provision(s): Waiver of advertisement and one appraisal

F. Agency: **Department of Safety**  
   Transaction: Disposal – Fee  
   Provision(s): Waiver of advertisement and appraisals

G. Agency: **Department of Environment & Conservation**  
   Transaction: Disposal – Lease Amendment  
   Provision(s): Waiver of advertisement and appraisals

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

I. Agency: **Department of General Services**  
   Transaction: Acquisition – Lease (Space)  
   Provision(s): n/a
Minutes of Executive Subcommittee Meeting

1) Approved the Minutes of the Executive Subcommittee meeting held on June 24, 2019.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following two 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:** Tennessee Technological University  
   **Location:** Cookeville, Tennessee  
   **Project Title:** Roaden University Center West Patio and Landscaping  
   **Project Description:** Construct a patio with low wall seating and install a fire pit, lighting and landscaping on the west side of the Roaden University Center.  
   **SBC Project No.:** 364/011-04-2019  
   **Total Project Budget:** $405,000  
   **Source of Funding:** Plant Funds (Aux-Dining) (A)  
   **Approval:** Approved project and to select a designer  
   **Approval Date:** 07/03/2019

2) **State Procurement Agency:** Tennessee Technological University  
   **Location:** Cookeville, Tennessee  
   **Project Title:** Ag. Engineering Technology Facility  
   **Project Description:** Construct an Agriculture Engineering Technology Laboratory to replace the laboratory program space lost due to the demolition of the Old Maintenance Building.  
   **SBC Project No.:** 364/021-01-2019  
   **Total Project Budget:** $235,000  
   **Source of Funding:** Plant Funds (Non-Aux) (A)  
   **Approval:** Approved project and to select a designer  
   **Approval Date:** 07/03/2019

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:** Tennessee Board of Regents / Pellissippi State Community College  
   **Transaction Description:** Transaction No. 19-06-003  
   **Location:** Pellissippi State Community College (PSCC)  
   **Grantee:** West Knox Utility District (WKUD)  
   **Estimated Sale Price:** Fair Market Value  
   **Source of Funding:** WKUD  
   **Approval:** Approved disposal by easement with waiver of advertisement and one appraisal  
   **Approval Date:** 07/03/2019
Designer Selections

- Reported the following three 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 Memphis  
     **Location:** Memphis, Tennessee  
     **Project Title:** Administration Building Transformer Replacement  
     **SBC Project No.:** 367/007-08-2019  
     **Total Project Budget:** $200,000  
     **Source of Funding:** Plant Funds (Non-Aux) (A)  
     **Designer:** Canup Engineering, Inc.  
     **Approval Date:** 07/03/2019

  2) **State Procurement Agency:** East Tennessee State University  
     **Location:** Johnson City, Tennessee  
     **Project Title:** Hancock County Elementary School Clinic Renovation  
     **SBC Project No.:** 369/005-01-2019  
     **Total Project Budget:** $210,000  
     **Source of Funding:** $100,000 Federal Grants (HRSA) (F)  
     $110,000 Gifts (O)  
     **Designer:** MBI Companies, Inc.  
     **Approval Date:** 06/19/2019

  3) **State Procurement Agency:** STREAM / Department of Correction  
     **Location:** Pikeville, Tennessee  
     **Project Title:** BCCX Replacement Barn  
     **SBC Project No.:** 142/013-01-2019  
     **Total Project Budget:** $371,300  
     **Source of Funding:** $25,000 18/19 TDOC Op Funds (A)  
     $346,300 Insurance Proceeds (O)  
     **Designer:** Tinker Ma, Inc.  
     **Approval Date:** 06/19/2019

- 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**  
     (Professional Programming Consultants)  
     **SPA needs 2 firms selected, 1 previously selected**  
     **Total Project Budget:** $1,000,000  
     **SBC Project No.:** 540/000-01-2019  
     **Designer:** HFR INC  
     **Designer:** BARBER McMURRY ARCHITECTS LLC

  2) **University of Tennessee**  
     (Professional Programming Consultants)  
     **SPA needs 2 firms selected, 1 previously selected**  
     **Total Project Budget:** $1,000,000  
     **SBC Project No.:** 540/000-01-2019  
     **Designer:** HFR INC  
     **Designer:** MBI COMPANIES INC
<table>
<thead>
<tr>
<th>University of Tennessee</th>
<th>Tennessee State University</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Professional Programming Consultants)</td>
<td>(Multiple Buildings Electrical Upgrades)</td>
</tr>
<tr>
<td>(Category 3 – Music/Performing Arts)</td>
<td>Total Project Budget: $1,205,000</td>
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<tr>
<td>SPA needs 2 firms selected, 1 previously selected</td>
<td>SBC Project No. 166/001-03-2019</td>
</tr>
<tr>
<td>Total Project Budget: $1,000,000</td>
<td>Designer: KURZYNSE &amp; ASSOCIATES</td>
</tr>
<tr>
<td>SBC Project No. 540/000-01-2019</td>
<td></td>
</tr>
<tr>
<td>Designer: M ARTHUR GENSLER JR &amp; ASSOCIATES</td>
<td></td>
</tr>
<tr>
<td>Designer: THEATRE CONSULTANTS COLLABORATIVE</td>
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</tbody>
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<thead>
<tr>
<th>University of Tennessee</th>
<th>Tennessee State University</th>
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<tbody>
<tr>
<td>(Professional Programming Consultants)</td>
<td>(Multiple Buildings Fire Alarm Upgrades)</td>
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<tr>
<td>(Category 4 – Office/Administration)</td>
<td>Total Project Budget: $705,000</td>
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<td>SPA needs 2 firms selected, 1 previously selected</td>
<td>SBC Project No. 166/001-04-2019</td>
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<tr>
<td>Total Project Budget: $1,000,000</td>
<td>Designer: ENGINEERING SERVICES GROUP INC</td>
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<tr>
<td>SBC Project No. 540/000-01-2019</td>
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<tr>
<td>Designer: BARBER MCMURRY ARCHITECTS LLC</td>
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<tr>
<td>Designer: DLR GROUP INC</td>
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<thead>
<tr>
<th>University of Tennessee</th>
<th>Tennessee State University</th>
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<tbody>
<tr>
<td>(Professional Programming Consultants)</td>
<td>(Gym Roof Replacement System)</td>
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<tr>
<td>(Category 5 – Site/Infrastructure)</td>
<td>Total Project Budget: $660,000</td>
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<td>SBC Project No. 166/012-02-2019</td>
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<td>Total Project Budget: $1,000,000</td>
<td>Designer: DERTHICK HENLEY &amp; WILKERSON ARCH</td>
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<tr>
<td>SBC Project No. 540/000-01-2019</td>
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<tr>
<td>Designer: LOSE &amp; ASSOCIATES INC dba LOSE DESIGN</td>
<td></td>
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<tr>
<td>Designer: HURST ROSCHE INC</td>
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<tr>
<th>University of Tennessee</th>
<th>Dyersburg State Community College</th>
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<tbody>
<tr>
<td>(Professional Programming Consultants)</td>
<td>(Multi-Building Boiler Systems Updates)</td>
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<tr>
<td>(Category 6 – Dining/Housing)</td>
<td>Total Project Budget: $440,000</td>
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<td>SBC Project No. 166/017-01-2019</td>
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<td>Total Project Budget: $1,000,000</td>
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<td>SBC Project No. 540/000-01-2019</td>
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<tr>
<td>Designer: BRAILSFORD &amp; DUNLAVEY INC</td>
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<td>Designer: EL DORADO INC</td>
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<tr>
<th>University of Tennessee</th>
<th>Dyersburg State Community College</th>
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<tbody>
<tr>
<td>(Professional Programming Consultants)</td>
<td>(BMHC Building Nursing Renovations)</td>
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<tr>
<td>(Category 7 – Athletics/Recreation)</td>
<td>Total Project Budget: $631,800</td>
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<tr>
<td>Designer: POPULOUS INC</td>
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<td>Designer: ALLEN &amp; HOSHALL INC</td>
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<tr>
<th>Tennessee State University</th>
<th>Jackson State Community College</th>
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<tbody>
<tr>
<td>(Boswell Door Replacements)</td>
<td>(McWherter HVAC Updates)</td>
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<td>Total Project Budget: $230,000</td>
<td>Total Project Budget: $910,000</td>
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<td>SBC Project No. 166/019-01-2019</td>
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<tr>
<td>Designer: SUPPORT ARCHITECTURE LLC</td>
<td>Designer: ALLEN &amp; HOSHALL INC</td>
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<th>Tennessee State University</th>
<th>Motlow State Community College</th>
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<tr>
<td>(Multiple Buildings Fire Alarm Upgrades)</td>
<td>(Fayetteville Campus HVAC Modernization)</td>
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<td>Total Project Budget: $800,000</td>
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<td>SBC Project No. 166/021-01-2019</td>
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<tr>
<td>Designer: WEST WELCH REED ENGINEERS INC</td>
<td>Designer: OLIVER LITTLE GIPSON ENGINEERING INC</td>
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<tr>
<th>Tennessee State University</th>
<th>Walter State Community College</th>
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<tr>
<td>(Multiple Buildings Electrical Upgrades)</td>
<td>(Sevier County Mechanical Upgrades)</td>
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<td>SBC Project No. 166/001-02-2019</td>
<td>SBC Project No. 166/023-01-2019</td>
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<td>Designer: KURZYNSE &amp; ASSOCIATES</td>
<td>Designer: WEST WELCH REED ENGINEERS INC</td>
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</tbody>
</table>
18) Volunteer State Community College  
(Chiller Replacement)  
Total Project Budget: $380,000  
SBC Project No. 166/025-01-2019  
Designer: KURZYNES & ASSOCIATES

19) Volunteer State Community College  
(Cookeville Higher Education Parking Expansion)  
Total Project Budget: $360,000  
SBC Project No. 166/025-02-2019  
Designer: HFR INC

20) Roane State Community College  
(HVAC Corrections)  
Total Project Budget: $1,100,000  
SBC Project No. 166/027-02-2019  
Designer: WEST WELCH REED ENGINEERS INC

21) Pellissippi State Community College  
(Exterior Lighting Upgrades)  
Total Project Budget: $390,000  
SBC Project No. 166/032-01-2019  
Designer: MARCH ADAMS & ASSOCIATES INC

22) Nashville State Community College  
(Interior Lighting Updates)  
Total Project Budget: $750,000  
SBC Project No. 166/034-02-2019  
Designer: ENGINEERING SERVICES GROUP INC

23) Northeast State Community College  
(Network Communication & Modernization)  
Total Project Budget: $1,000,000  
SBC Project No. 166/038-01-2019  
Designer: VREELAND ENGINEERS INCORPORATED

24) Tennessee Technological University  
(Hooper Eblen Center Roof Repairs & Exterior Repairs)  
Total Project Budget: $2,990,000  
SBC Project No. 364/011-03-2019  
Designer: RICHARD C RINKS & ASSOCIATES INC

25) Middle Tennessee State University  
(School of Concrete & Construction Management – Recording Studio)  
Total Project Budget: $1,823,550  
SBC Project No. 366/009-07-2019  
Designer: BULLOCK SMITH & PARTNERS INC

26) Middle Tennessee State University  
(School of Concrete & Construction Management)  
Total Project Budget: $38,276,450  
SBC Project No. 366/009-07-2019  
Designer: THE ORCUTT WINSLOW LIMITED LIABILITY LIMITED PARTNERSHIP

27) Middle Tennessee State University  
(Campus Storm Water BMP Phase 1)  
Total Project Budget: $450,000  
SBC Project No. 366/009-10-2019  
Designer: WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS INC

28) Middle Tennessee State University  
(Miller Education Center Boiler Replacement)  
Total Project Budget: $400,000  
SBC Project No. 366/009-11-2019  
Designer: IC THOMASSON ASSOCIATES INC

29) Middle Tennessee State University  
(Multiple Buildings Roof Replacements)  
Total Project Budget: $600,000  
SBC Project No. 366/009-12-2019  
Designer: M SHANKS ARCHITECTS

30) Middle Tennessee State University  
(Stark Ag/Police Station Mechanical & HVAC Upgrades)  
Total Project Budget: $1,965,000  
SBC Project No. 366/009-13-2019  
Designer: ENGINEERING SERVICES GROUP INC

31) Middle Tennessee State University  
(KOM Mechanical Upgrades)  
Total Project Budget: $1,317,000  
SBC Project No. 366/009-14-2019  
Designer: KURZYNES & ASSOCIATES

32) University of Memphis  
(Campus School Expansion)  
Total Project Budget: $2,000,000  
SBC Project No. 367/007-09-2019  
Designer: FISHER & ARNOLD INC

33) University of Memphis  
(Field House Improvements)  
Total Project Budget: $2,800,000  
SBC Project No. 367/007-11-2019  
Designer: FLEMING ASSOCIATES ARCHITECTS PC
34) **University of Memphis**  
(Multiple Buildings Roof Replacements)  
Total Project Budget: $3,000,000  
SBC Project No. 367/007-12-2019  
Designer: **EVANS TAYLOR FOSTER CHILDRESS ARCHITECTS**

35) **University of Memphis**  
(Multiple Buildings Interior Repairs)  
Total Project Budget: $5,645,000  
SBC Project No. 367/007-13-2019  
Designer: **ALLEN & HOSHALL INC**

36) **University of Memphis**  
(Lambuth Campus Classroom Conversion)  
Total Project Budget: $6,000,000  
SBC Project No. 367/071-02-2019  
Designer: **A2H INC**

37) **Austin Peay State University**  
(Fire Alarm Upgrades)  
Total Project Budget: $920,000  
SBC Project No. 373/003-04-2019  
Designer: **GENESIS ENGINEERING GROUP LLC**

38) **Austin Peay State University**  
(Boiler Installation, Phase 1)  
Total Project Budget: $1,219,000  
SBC Project No. 373/003-05-2019  
Designer: **HNA ENGINEERING PLLC**

39) **Riverbend Maximum Security Institute**  
(Smoke Evacuation & BAS Upgrades)  
Total Project Budget: $6,700,000  
SBC Project No. 142/020-01-2019  
Designer: **SMITH SECKMAN REID INC**

40) **West Tennessee State Penitentiary**  
(HVAC/BAS/Smoke Evacuation Upgrades)  
Total Project Budget: $5,200,000  
SBC Project No. 142/022-02-2019  
Designer: **BUILDING SYSTEMS GROUP ENGINEERING**

41) **Tennessee School for the Deaf**  
(Buildings 420 & 421 Windows & HVAC Upgrades)  
Total Project Budget: $2,070,000  
SBC Project No. 168/007-01-2019  
Designer: **SPARKMAN & ASSOCIATES ARCH**

42) **Department of Military**  
(Various Facilities - Architectural, Civil & Structural Consultant)  
Total Project Budget: Not Applicable  
SBC Project No. 361/000-03-2019  
Designer: **HFR INC**

43) **Department of Military**  
(Various Facilities - Mechanical, Electrical & Plumbing Consultant)  
Total Project Budget: Not Applicable  
SBC Project No. 361/000-04-2019  
Designer: **OLIVER LITTLE GIPSON ENGINEERING INC**

44) **Department of Military**  
(Various Facilities - Roofing Consultant)  
Total Project Budget: Not Applicable  
SBC Project No. 361/000-05-2019  
Designer: **JPD CONSULTING LLC**

45) **Elizabethton Readiness Center**  
(Re-roof & Facility Update)  
Total Project Budget: $880,000  
SBC Project No. 361/025-01-2019  
Designer: **WYSTWYND DESIGNS INC**

46) **Humboldt Readiness Center**  
(Re-roof & Facility Update)  
Total Project Budget: $1,320,000  
SBC Project No. 361/036-01-2019  
Designer: **EVANS TAYLOR FOSTER CHILDRESS ARCHITECTS**

47) **Lobelville Readiness Center**  
(Re-roof & Facility Update)  
Total Project Budget: $985,000  
SBC Project No. 361/045-01-2019  
Designer: **LCMA LLC**

48) **Lexington Readiness Center**  
(HVAC & Energy Updates)  
Total Project Budget: $950,000  
SBC Project No. 361/053-02-2019  
Designer: **OLIVER LITTLE GIPSON ENGINEERING INC**

49) **Nashville Joint Forces Headquarters**  
(TEMA Building 130 Re-roof & Facility Update)  
Total Project Budget: $2,180,000  
SBC Project No. 361/067-02-2019  
Designer: **KAATZ BINKLEY JONES & MORRIS ARCH**
<table>
<thead>
<tr>
<th>No.</th>
<th>Project Description</th>
<th>Total Project Budget</th>
<th>SBC Project No.</th>
<th>Designer(s)</th>
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<tbody>
<tr>
<td>50</td>
<td>Ripley Readiness Center (HVAC &amp; Energy Updates)</td>
<td>$830,000</td>
<td>361/077-01-2019</td>
<td>HFR INC</td>
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<td>51</td>
<td>Volunteer Training Site – Smyrna (Civil Support Training Maintenance Bay)</td>
<td>$1,901,000</td>
<td>361/079-01-2019</td>
<td>KAATZ BINKLEY JONES &amp; MORRIS ARCH</td>
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<tr>
<td>52</td>
<td>Tennessee Rehabilitation Center (Smyrna Campus System Upgrades)</td>
<td>$5,330,000</td>
<td>442/006-01-2019</td>
<td>OLIVER LITTLE GIPSON ENGINEERING INC</td>
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<tr>
<td>53</td>
<td>Department of General Services (Various Facilities – Architectural Consultant)</td>
<td>Not Applicable</td>
<td>529/000-02-2019</td>
<td>GOODWYN MILLS &amp; CAWOOD INC, GOBBELL HAYS PARTNERS INC, EOA ARCHITECTS PLLC, BAUER ASKEW ARCHITECTURE PLLC, MBI COMPANIES INC, DERTHICK HENLEY &amp; WILKERSON ARCH</td>
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<td>54</td>
<td>Department of General Services (Various Facilities – Civil Consultant)</td>
<td>Not Applicable</td>
<td>529/000-02-2019</td>
<td>AECOM TECHNICAL SERVICES INC, CTI ENGINEERS INC, S &amp; ME INC, FISHER &amp; ARNOLD INC</td>
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<td>55</td>
<td>Department of General Services (Various Facilities – Healthcare Consultant)</td>
<td>Not Applicable</td>
<td>529/000-02-2019</td>
<td>RED CHAIR ARCHITECTS INC, HFR INC</td>
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<td>56</td>
<td>Department of General Services (Various Facilities – Historical Consultant)</td>
<td>Not Applicable</td>
<td>529/000-02-2019</td>
<td>CENTRIC ARCHITECTURE INC, HEFFERLIN + KRONENBERG ARCH</td>
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<td>57</td>
<td>Department of General Services (Various Facilities – Mechanical, Electrical &amp; Plumbing Consultant)</td>
<td>Not Applicable</td>
<td>529/000-02-2019</td>
<td>EDMONDS ENGINEERING INC, SMITH SECKMAN REID INC, IC THOMASSON ASSOCIATES INC, MBI COMPANIES INC, ALLEN &amp; HOSHALL INC</td>
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<td>58</td>
<td>Department of General Services (Various Facilities – Roofing &amp; Envelope Consultant)</td>
<td>Not Applicable</td>
<td>529/000-02-2019</td>
<td>SMITH SECKMAN REID INC, MBI COMPANIES INC, HURST ROSCHE INC</td>
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<td>59</td>
<td>Department of General Services (Various Facilities – Security Consultant)</td>
<td>Not Applicable</td>
<td>529/000-02-2019</td>
<td>SECURITY RISK MANAGEMENT CONSULTANTS</td>
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<td>60</td>
<td>Department of General Services (Various Facilities – Structural Consultant)</td>
<td>Not Applicable</td>
<td>529/000-02-2019</td>
<td>HURST ROSCHE INC, MBI COMPANIES INC, ALLEN &amp; HOSHALL INC</td>
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<tr>
<td>61</td>
<td>William R. Snodgrass Tennessee Tower (TN Tower Plaza Waterproofing)</td>
<td>$2,400,000</td>
<td>529/079-01-2019</td>
<td>JOHNSON + ASSOCIATES ARCH</td>
</tr>
</tbody>
</table>
62) **Tennessee Board of Regents – Statewide**  
(Structural & Civil Consultant)  
Total Project Budget: Not Applicable  
SBC Project No. 166/000-03-2017  
Designer: RODNEY L WILSON CONSULTING PLLC  

**Other Business**  

There being no further business, the meeting adjourned at 11:15 a.m.  

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

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

Transaction Description: 19-06-014

- Location: Nashville State Community College
  Davidson – 28.36+/- acres – 102 B. White Bridge Road, Nashville, TN
- Owner(s): T.V.A
- Estimated Purchase Price: Fair Market Value
- Source of Funding: Plant Funds (Non-Aux) (A)

Comment: This property is in NaSCC's 2017 Master Plan. The State currently holds a permanent easement over the property and has learned that TVA intends to sell the fee interest in the property at auction. Fair market value of the fee interest has been determined to be nominal because of the burden of the permanent easement benefitting the State. We have constructed the Auto Tech and Diesel Building on the property with parking and roadway access.

Date of Last Transfer: November 1, 1965
Purchase Price: $0.00
Property Assessor's Value: $9,926,000 (does not include easement)
Square Footage Improvements: NA

Minutes: 07/22/2019  Approved acquisition in fee with waiver of advertisement and appraisals
Acquisition - Lease Amendment

Requested Action: Approval of a lease amendment

Transaction Description: Transaction No. 621-ENG Amendment 3 Enhanced-Use Agreement

- **Proposed Amendment**
  - Current Location: East Tennessee State University, James H. Quillen Veterans Affairs Medical Center Campus Buildings 1-2, 4, 6-7, 52, 60, 119-120, 178 and 212
  - Area / Costs: Approximately 31.26 +/- acres, 578,485 sf
    - Annual Contract Rent: $0.00 $0.00/sf
    - Estimated Annual Utility Cost: $1,191,679.10 $2.06/sf
    - Estimated Annual Janitorial Cost: $1,156,970.00 $2.00/sf
    - Total Annual Effective Cost: $2,348,649.10 $4.06/sf

- **Current Lease**
  - Location: East Tennessee State University, James H. Quillen Veterans Affairs Medical Center Campus Buildings 1-2, 4, 6, 7, 34, 52, 60, 119-120, 178 and 212
  - Landlord: US Department of Veterans Affairs
  - Term: 25 years (December 17, 1998 – December 18, 2023)
  - Area / Costs: Approximately 31.26 +/- acres, 580,585 sf
    - Annual Contract Rent: $0.00 $0.00/sf
    - Estimated Annual Utility Cost: $1,196,005.10 $2.06/sf
    - Estimated Annual Janitorial Cost: $1,161,170.00 $2.00/sf
    - Total Annual Effective Cost: $2,357,175.10 $4.06/sf

- **Source of Funding:** Plant Funds (Non-Aux) (A)
- **FRF Rate:** N/A

Comment: In the proposed lease amendment, ETSU would give up its use of lab space in Building 34 in exchange for the Veterans Affairs Medical Center (VAMC) giving up 7,000 SF of administrative space in Building 2. ETSU no longer has a need for the lab space in Building 34 and the VAMC is seeking to renovate Building 34 in order to consolidate business office functions away from the main hospital complex. This amendment will grant full control of Building 2 to ETSU and full control of Building 34 to the VAMC.

Minutes: 07/22/2019 Approved a lease amendment
Acquisition – Fee (Gift)

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

Transaction Description:
- Location: South Cherokee Wildlife Management Area (SCWMA)
  Polk County – 648.62 +/- acres – 23 Forest Road, Ocoee, TN
- Owner(s): FLC Properties Foundation (FPF), an affiliate of Foothills Land Conservancy (FLC)
- Estimated Purchase Price: Gift
- Source of Funding: 19/20 TWRA Op Funds (REM Fees) (A)

Comment:
TWRA requests approval to acquire this parcel within the SCWMA known as the Lost Creek Tract. There is an existing conservation easement that will continue to be held by FLC, but hunting and other recreation will be allowed on the property.

This acquisition allows TWRA to remove an inholding in the SCWMA.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: December 6, 2017
Purchase Price: $902,000
Property Assessor’s Value: $1,255,100
Square Footage Improvements: N/A

Minutes: 07/22/2019 Approved acquisition in fee with waiver of advertisement and appraisals
Disposal – Easement (Other)

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

Transaction Description:
- Location: Davidson County – 0.33 +/- acres temporary access and construction easement – 3803 & 3805 Saunders Avenue, Nashville, TN
- Grantee: CSX Transportation, Inc. (CSX)
- Estimated Sale Price: No Cost / Mutual Benefit
- Source of Funding: CSX (REM Fees) (O)

Comment:
DIDD proposes to grant a temporary construction easement for up to 30 days in connection with CSX’s project to install, repair, relocate and/or replace drainage culvert(s) on CSX’s adjacent right-of-way property.

This easement is necessary to prevent flooding in this area. CSX will repair or replace any damage that may occur to the fence surrounding the property.

The easement will not adversely affect DIDD’s property.

Date of Last Transfer: July 3, 2009
Original Cost to State: $80,000.00 (larger tract)
Property Assessor’s Value: $113,100
Square Footage Improvement: 3,200 sf (each of two houses, built 2016)

Minutes: 07/22/2019 Approved disposal by easement with waiver of advertisement and appraisals
Disposal – Fee

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

Transaction Description:
- Location: Warren County – 0.414 +/- acres – 224 Goodbar Road, Rock Island, TN
- Grantee: Tina Myers
- Estimated Sale Price: Fair Market Value

Comment:
This property has been determined to be surplus to the Department's needs. The grantee believed that her family owned this property and has been unintentionally encroaching. This transaction would clear the encroachment.

Date of Last Transfer: 02/11/1985
Previous Owner: Austin Grissom
Original Cost to State: $97,909.87 (larger tract)
Square Footage Improvements: N/A

Minutes: 07/22/2019  Approved disposal in fee with waiver of advertisement and one appraisal
Disposal – Fee

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

Transaction Description:
- Location: Rhea County – 0.21 +/- acres – 260 Cemetery Road, Spring City, TN
- Grantee: Town of Spring City
- Estimated Sale Price: No Cost / Public Purpose
- Source of Funding: Town of Spring City (REM Fees) (O)

Comment:
This property has been determined to be surplus to the Department's needs due to the construction of the Tennessee Advanced Communication Network (TACN).

The Town of Spring City has determined that this tower would be a benefit to public safety communications in their community.

The deed will include a reversionary clause that this property is maintained by the Town for public purpose.

Advertisement is not required pursuant to TCA §12-2-112.

Date of Last Transfer: July 31, 2008
Purchase price: $150,000.00
Property Assessor's Value: $92,000.00
Square Footage Improvements: 300 ft. Communication Tower (1999)

Minutes: 07/22/2019 Approved disposal in fee with waiver of advertisement and appraisals
Disposal – Lease Amendment

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

Transaction Description: Transaction No. 19-02-007
- Proposed Amendment
  Approve pole barn project and authorize STREAM to approve future TRGT construction projects.
- Current Lease
  o Location: Williams Island, Hamilton County – Chattanooga, TN ("Island")
  o Tenant: Tennessee River Gorge Trust (TRGT)
  o Term: July 1, 2008 – June 30, 2043
  o Area / Costs: 453.16 +/- acres / No Cost

Comment: The TRGT has managed and improved the cultural and archeological resources at the Island for the past 27 years at no cost to the State. The TRGT requests that the lease be amended to approve the installation of a pole barn on the mainland portion of the property, and future TRGT construction projects will have plans and specifications approved by the Office of the State Architect.

All TRGT construction projects will continue to be reviewed by the State Archeologist and will not be approved without the consent of the State Archeologist. This request includes waiver of advertisement and appraisals given the limited nature of this amendment.

Date of Last Transfer: May 12, 1989
Previous Owner: $0 – Gift ($925,000 paid by TRGT)
Square Footage Improvements: N/A

Previous Action:
01/22/2008 ESC Approved lease agreement
09/28/2017 ESC Approved lease amendment with waiver of advertisement and appraisals

Minutes:
07/22/2019 Approved lease amendment with waiver of advertisement and appraisals
Acquisition – Easement (Conservation)

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

Transaction Description:
- Transaction No. 19-05-020
- Location: Stewart County – 11.20 +/- acres – 0 Millers Hill Road, Dover, 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:
ABT requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of this tract near Fort Donelson National Battlefield. THC has agreed to hold the conservation easement until the property is transferred to the National Park Service (NPS), at which time the conservation easement will be released.

This acquisition will help preserve a core area of Fort Donelson, one of the 50 first-priority Civil War battlefields in the nation, in perpetuity for the benefit of the public.

Minutes: 07/22/2019   Approved acquisition by easement with waiver of advertisement and appraisals
## Acquisition – Lease (Space)

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 19-07-902

- **Proposed Lease**
  - **Location:** Davidson County – 212 Pavilion Boulevard, Nashville, TN
  - **Landlord:** Holly Holy, LLC
  - **Term:** 1 year (August 1, 2019 to July 31, 2020)
  - **Area / Costs:** 11,780 Square Feet
    - Annual Contract Rent: $174,287.25 / $14.80/sf
    - Estimated Annual Utility Cost: 20,615.00 / 1.75/sf
    - Estimated Annual Janitorial Cost: 12,958.00 / 1.10/sf
    - Total Annual Effective Cost: $207,860.25 / $17.65/sf

- **Current Lease**
  - **Location:** Davidson County – 212 Pavilion Boulevard, Nashville, TN
  - **Landlord:** Holly Holy, LLC
  - **Term:** 1 year (August 1, 2014 to July 31, 2015) (Holdover)
  - **Area / Costs:** 11,780 Square Feet
    - Annual Contract Rent: $160,151.25 / $13.60/sf
    - Estimated Utilities Cost: 16,492.00 / 1.40/sf
    - Estimated Janitorial Cost: 12,958.00 / 1.10/sf
    - Total Annual Effective Cost: $189,601.25 / $16.10/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** Negotiated
- **FRF Rate:** $22.50

**Comment:**
This lease will provide office space for Department of Correction, Program Supervision Unit. A one year lease is requested to maintain current operations while working with Correction on the long-term solution.

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.

Advertisement is not required pursuant to T.C.A. § 12-2-114 because of the one year duration of the lease.

**Minutes:** 07/22/2019  Approved a lease
Approved:

[Signature]

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