AGENDA
STATE BUILDING COMMISSION
Executive Subcommittee
Cordell Hull State Office Building
House Hearing Room II
October 31, 2019
1:30 p.m.

- Consent Agenda Listing ................................................. 2
- University of Tennessee ................................................. 3
- University of Memphis ..................................................... 4
- Department of General Services ................................. 6
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Pursuant to T.C.A. §8-44-108, meetings may be conducted permitting participation of electronic or other means of communication.
CONSENT AGENDA

Approval of the following items which have been reviewed and recommended for approval by Subcommittee staff:

A. Agency: University of Tennessee – Health Science Center
   Transaction: Acquisition – Fee (Purchase)
   Provision(s): Waiver of advertisement and one appraisal

B. Agency: Tennessee Wildlife Resources Agency
   Transaction: Acquisition – Lease (Land)
   Provision(s): Waiver of advertisement and appraisals

C. Agency: Department of Transportation
   Transaction: Disposal – Lease (Land)
   Provision(s): Waiver of advertisement and appraisals

D. Agency: Department of Economic & Community Development
   Transaction: Disposal – Lease (Crop)
   Provision(s): Waiver of appraisal(s)
Disposal – Fee

Requested Action: Approval of disposal in fee below appraised value

Transaction Description:
- Location: University of Tennessee-Knoxville
  Knox County – 24 +/- acres – 4848 Lyons View Pike, Knoxville, TN
- Grantee: Aslan Foundation
- Estimated Sale Price: $4,025,000.00

Comment: In accordance with ESC approval in August 2019, sealed bids were requested with the requirement that a preservation easement be placed on the existing house. Five bids were received, with one withdrawn before the opening and one rejected as non-responsive. The University seeks approval to accept the highest offer as it will result in preservation of the house, meet the requirements of the court order, retain the natural beauty of the property as requested by the donor, and provide a significant financial return to fund an endowment that will serve as a memorial to Dr. David Hitt Williams, the father of the Eugenia Williams who donated the house.

Date of Last Transfer: 02/26/1998
Previous Owner: Eugenia F. Williams
Original Cost to State: $0
Square Footage Improvements: 8,000 +/- sf house; 1,250 +/- sf barn

Previous Action: 08/22/2019 The Subcommittee approved disposal in fee with waiver of one appraisal, subject to the requirement that bids be received from buyers who were willing to put a preservation easement on the house.

SSC Report: 10/14/2019 Michelle Crowder summarized the transaction. Staff referred to Executive Subcommittee with recommendation.
Disposal – Fee

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

Transaction Description:
- Location: University of Memphis Lambuth
  Madison County - 4.486 acres +/- 575 Lambuth Blvd., Jackson, TN
- Grantee: Community Redevelopment Agency of Jackson, Inc.
- Estimated Sale Price: $10.00

Comment: The University has vacant land and desires to convey the property to Community Redevelopment Agency of Jackson, Inc. for construction of a new Madison Academic Magnet High School. The deed will contain a reversionary clause in the event that the property is not used for a public school or the school is not constructed within four years. The Community Redevelopment Agency will demolish Oxley Commons which includes four vacant existing rental structures on the property. Oxley Commons is less than 50 years old and does not require THC review.

Date of Last Transfer: 2011
Previous Owner: Lambuth University
Original Cost to State: 0
Square Footage Improvements: 18,080

SSC Report: 10/14/2019 Tony Poteet summarized the transaction. Staff referred to Executive Subcommittee with recommendation.
Acquisition – Fee (Gift)

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

Transaction Description:
- **Location:**
  - University of Memphis Lambuth
  - Madison County – (total acreage) 1.22 +/- acres (5 tracts)
  - Address 1 – 805 W. King Street, Jackson, TN
  - Address 2 – 905 W. King Street, Jackson, TN
  - Address 3 – 536 Burkett Street, Jackson, TN
  - Address 4 – 509 Burkett Street, Jackson, TN
  - Address 5 – 603 Burkett Street, Jackson, TN

- **Owner(s):** Jackson Community Redevelopment Agency (CRA)
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant Funds (Non-Auxiliary) (REM fees) (A)

Comment:
This property will be gifted to the University in connection with the conveyance of property to CRA for use as a new high school. The land is valuable for additional surface parking as enrollment at the Lambuth campus increases. The condition of 805 W. King St. has been assessed and is in a condition for rental. The University intends to demolish the property located at 536 Burkett. The THC has determined that this project will not adversely affect this State-owned resource and no further action is necessary.

Address 1 – 805 W. King St. (total of 2 parcels)
- Date of Last Transfer: 2010
- Purchase Price: $0
- Property Assessor's Value: $58,100
- Square Footage Improvements: 1,190

Address 2 – 905 W. King St.
- Date of Last Transfer: 2010
- Purchase Price: $0
- Property Assessor's Value: $5,900
- Square Footage Improvements: 0

Address 3 – 536 Burkett St.
- Demolish
- Date of Last Transfer: 2010
- Purchase Price: $0
- Property Assessor's Value: $47,700
- Square Footage Improvements: 1,172

Address 4 – 509 Burkett St.
- Date of Last Transfer: 2010
- Purchase Price: $0
- Property Assessor's Value: $5,000
- Square Footage Improvements: 0

Address 5 – 603 Burkett St.
- Date of Last Transfer: 2010
- Purchase Price: $0
- Property Assessor's Value: $5,300
- Square Footage Improvements: 0

SSC Report: 10/14/2019 Tony Poteet summarized the transaction. Staff referred to Executive Subcommittee with recommendation.
Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 06-03-907

- Proposed Amendment
  - Term: 13 years (January 1, 2010 – December 31, 2022)
  - Area / Costs: 16,000 Square Feet
    - Annual Contract Rent: $288,000.00 $18.00/sf
    - Estimated Annual Utility Cost: 28,000.00 1.75/sf
    - Estimated Annual Janitorial Cost: 17,600.00 1.10/sf
    - Total Annual Effective Cost: $333,600.00 $20.85/sf

- Current Lease
  - Location: Shelby County – 8383 Wolf Lake Drive, Bartlett, TN
  - Landlord: Pedigo-Bartlett Properties, LP.
  - Term: 10 years (January 1, 2010 – December 31, 2019)
  - Area / Costs: 16,000 Square Feet
    - Current: Annual Contract Rent: $288,000.00 $18.00/sf
    - Estimated Annual Utility Cost: 22,400.00 1.40/sf
    - Estimated Annual Janitorial Cost: 17,600.00 1.10/sf
    - Total Annual Effective Cost: $328,000.00 $20.50/sf

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

Comment: This lease will provide office space for Department of Environment & Conservation field office.

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: 05/21/2007 ESC Approved lease agreement

SSC Report: 10/14/2019 John Hull summarized the transaction. Staff referred to Executive Subcommittee with recommendation.
Minutes of Executive Subcommittee Meeting

1) APPROVAL of the Minutes of the Executive Subcommittee meeting held on September 23, 2019.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- REPORT of the following capital improvement 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: 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: $70,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Consultant for design and Campus Procurement for construction
Approval Date: 10/21/2019

- REPORT of the following 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 – Knoxville
Location: Knoxville, Tennessee
Project Title: Dining Services Improvements (17/18)
Project Description: This project will upgrade furnishings, finishes and equipment in campus dining facilities. These improvements will be funded and accomplished by the food service vendor. This is part of ongoing rebranding and refurbishment of dining facilities across Campus. Renovations may occur in multiple buildings including Volunteer Hall, Greve Hall, Hess Hall, Haslam Business Building, Art and Architecture, Hodges Library, Humanities, and McCord Hall.
SBC Project No.: 540/009-11-2017
Total Project Budget: $0.00
Source of Funding: Gift-In-Place (Dining Vendor) (O)
Approval: Approved cancellation of project
Approval Date: 10/07/2019
<table>
<thead>
<tr>
<th></th>
<th><strong>State Procurement Agency</strong></th>
<th><strong>Location</strong></th>
<th><strong>Project Title</strong></th>
<th><strong>Project Description</strong></th>
<th><strong>SBC Project No.</strong></th>
<th><strong>Total Project Budget:</strong></th>
<th><strong>Source of Funding:</strong></th>
<th><strong>Approval:</strong></th>
<th><strong>Approval Date:</strong></th>
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<tbody>
<tr>
<td>2)</td>
<td>University of Tennessee – Knoxville</td>
<td>Knoxville, Tennessee</td>
<td>Athletics Master Plan</td>
<td>This project will provide a Master Plan for the Athletics department of the University of Tennessee Knoxville.</td>
<td>540/009-25-2019</td>
<td>$200,000.00</td>
<td>Plant Funds (Aux-Athletics) (A)</td>
<td>Approved project utilizing Programming Consultant pool (Athletics)</td>
<td>10/02/2019</td>
</tr>
<tr>
<td>3)</td>
<td>University of Tennessee – Knoxville</td>
<td>Knoxville, Tennessee</td>
<td>Melrose Hall Addition &amp; Renovation – Programming</td>
<td>This project will provide programming for the Melrose Hall site.</td>
<td>540/009-26-2019</td>
<td>$250,000.00</td>
<td>Plant Funds (Non-Aux) (A)</td>
<td>Approved project utilizing a previously selected consultant for programming services</td>
<td>10/04/2019</td>
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<td>4)</td>
<td>University of Tennessee – Martin</td>
<td>Martin, Tennessee</td>
<td>Emergency – Visitor Bleacher Partial Demolition</td>
<td>This project will remove the unstable precast panel bleachers from the visitor bleachers.</td>
<td>540/011-05-2019</td>
<td>$283,000.00</td>
<td>Plant Funds (Non-Aux) (A)</td>
<td>Approved project utilizing a previously selected designer and System Procurement for construction</td>
<td>10/08/2019</td>
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<td>5)</td>
<td>East Tennessee State University</td>
<td>Johnson City, Tennessee</td>
<td>Brown Hall Corridor Renovation</td>
<td>Repair the ceilings and lighting in the Brown Hall corridors. Also, paint the walls, doors, and frames as needed.</td>
<td>369/005-08-2019</td>
<td>$250,000.00</td>
<td>Plant Funds (Non-Aux) (A)</td>
<td>Approved project and to select a designer</td>
<td>09/30/2019</td>
</tr>
</tbody>
</table>
6) State Procurement Agency: STREAM / Department of General Services  
Location: Nashville, Tennessee  
Project Title: Polk Theatre Carpet Replacement  
Project Description: Replacement of carpet in the Polk Theatre and green rooms.  
SBC Project No.: 529/075-01-2016  
Total Project Budget: $0.00  
Source of Funding: Gift-In-Place (O)  
Approval: Approved cancellation of project  
Approval Date: 10/07/2019

Approvals of Acquisitions and Disposals of State Property

- REPORT of the following acquisition of land in accordance with Item 2.04(E)(1) of the SBC By-Laws, Policy & Procedures:

  1) State Procurement Agency: Middle Tennessee State University  
     Transaction Description: Transaction No. 19-07-003  
     Location: 1717 East Main Street  
     Rutherford County – 1.2 +/- acres – 1717 East Main Street, Murfreesboro, TN  
     Owner(s): Middle Tennessee State University Foundation (MTSU)  
     Estimated Purchase Price: Fair Market Value  
     Source of Funding: Plant Funds (Aux-Housing) (A)  
     Approval: Approved acquisition in fee with waiver of advertisement and one appraisal  
     Approval Date: 10/02/2019

Designer Selections

- REPORT of the following 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 Technological University  
     Location: Cookeville, Tennessee  
     Project Title: Dixie Avenue Steam Line Replacement  
     SBC Project No.: 364/011-05-2019  
     Total Project Budget: $305,000.00  
     Source of Funding: Plant Funds (Non-Aux) (A)  
     Approval Date: 10/01/2019

  2) State Procurement Agency: Tennessee Technological University  
     Location: Cookeville, Tennessee  
     Project Title: Ag. Engineering Technology Facility  
     SBC Project No.: 364/021-01-2019  
     Total Project Budget: $235,000.00  
     Source of Funding: Plant Funds (Non-Aux) (A)  
     Designer: Upland Design Group, Inc.  
     Approval Date: 09/30/2019
• REPORT of a designer name change from “Red Chair Architects, Inc.” to “A2H, Inc. dba Red Chair Architects” on the following projects:
  o Dept of Education, TN School for the Deaf Swimming Pool Upgrades, SBC 168/007-02-2017
  o Dept of Education, TN School for the Deaf Interior Doors-Elementary & Middle Schools, SBC 168/007-03-2017
  o Dept of General Services, Various Facilities Healthcare Consultant, SBC 529/000-02-2019-11

• SELECTION of DESIGNERS for projects approved by the State Building Commission as recommended by the State Procurement Agencies.

Additional Report Item

• Lease Assignment
  The previously approved lease between the State of Tennessee for the Department of Children's Services and TrueCore Behavioral Solutions, LLC (TrueCore) covering the Gateway to Independence (GTI) youth development location in Davidson County has been assigned to Wayne Halfway House, Inc. (Wayne). Wayne is a previously approved vendor for the services DCS requires at GTI. This lease assignment was effective October 1, 2019. The lease expiration remains June 30, 2022, or the termination of the DCS contract with Wayne. All other terms of the lease remain unchanged.

Other Business
A. UNIVERSITY OF TENNESSEE

Acquisition – Fee (Purchase)

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

Transaction Description:
- Location: University of Tennessee - Health Science Center
  Shelby County – 0.52 +/- acres – 694-704 Madison Avenue, Memphis, TN
- Owner(s): F-IV Management
- Estimated Purchase Price: Fair Market Value
- Source of Funding: Plant Funds (Non-Auxiliary)(A)

Comment: This property is adjacent to campus property recently leased to a developer for the construction of multi-family housing. The property will be used for storage and parking in the near term. There are two short term tenants in the building and the leases will be assigned to the University.

This property is in the University of Tennessee-Health Science Center 2015 Master Plan.

Date of Last Transfer: October 27, 2015
Purchase Price: $800,000
Property Assessor's Value: $762,900
Square Footage Improvements: 11,625

SSC Report: 10/14/2019 Michelle Crowder summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
TENNESSEE WILDLIFE RESOURCES AGENCY

B.

Acquisition – Lease (Land)

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

Transaction Description: Transaction No. 19-03-003

- Proposed Lease
  - Location: North Cumberland Wildlife Management Area (NCWMA)
    Claiborne & Campbell Counties – 46,000± acres, Tackett Creek, TN
  - Landlord: CF Ataya LLC (CF), an affiliate of The Nature Conservancy (TNC)
  - Term: 5 years with one 5-year renewal option
  - Area / Costs: 46,000± acres / $95,000.00 per year

- Current Lease
  - Location: North Cumberland Wildlife Management Area (NCWMA)
    Claiborne & Campbell Counties – 46,000± acres, Tackett Creek, TN
  - Landlord: Corrigan TLP, LLC
  - Term: 5 years (September 1, 2014 to August 31, 2019)
  - Area / Costs: 46,000± acres / $86,058.00 per year

- Source of Funding: Federal Grant (Wildlife Restoration Fund) (F)
- Procurement Method: Negotiated

Comment: This request amends a prior ESC approval of a new lease of this property to be used for elk management and outdoor recreation activities as part of the NCWMA.

The annual rent has increased to $95,000/year. The rent increases with the renewal option, if exercised, by 10% for years 6-10.

The required 25% match for the Federal Funds will be met through the discounted lease rate. All other terms of the previously approved lease remain unchanged.

Previous Actions:
- 06/23/2014 ESC Approved entering into a land lease agreement with waiver of advertisement and appraisals.
- 06/24/2019 ESC Approved an acquisition by lease with waiver of advertisement and appraisals

SSC Report:
- 10/14/2019 John Hull summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
C. DEPARTMENT OF TRANSPORTATION

Disposal – Lease (Land)

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

Transaction Description:

- Location: Lincoln County – 6 Eldad Rd, Fayetteville, TN
- Tenant: Marine Corps League (MCL)
- Term: 15 years
- Area / Costs: 0.166± acres – $1 / year

Comment:

TDOT requests approval to enter into new 15-year lease. TDOT has leased the property to MCL since October 2000. MCL uses the property to display a monument to those who have lost their lives while serving in the Marine Corps.

MCL provides all maintenance and upkeep of the property.

Either party may terminate this lease for convenience at any time by providing written 60 day notice.

Date of Last Transfer: January 7, 1972
Original Cost to State: $24,435.00 (larger tract)
Square Footage Improvements: N/A

SSC Report: 10/14/2019 John Hull summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
Disposal – Lease (Crop)

Requested Action: Approval of disposal by lease with waiver of appraisal(s)

Transaction Description: Transaction No. 19-09-003

- Proposed Lease:
  - Location: Haywood County – 3,380+/- acres – Brownsville, TN
  - Tenant: Engleland Ag, LLC
  - Term: (1 year) January 1, 2020 to December 31, 2020 with four, 1-year renewal options.
  - Area / Costs: $726,869 / year

- Current Lease:
  - Location: Haywood County – 3,380+/- acres – Brownsville, TN
  - Tenant: Willie Glass dba Glass Farms
  - Term: (1 year) January 1, 2016 to December 31, 2016 with four, 1-year renewal options.
  - Area / Costs: $764,776 / year

Comment: The property will be used for the limited purpose of growing and harvesting crops. The lease can be terminated by the State if necessary for development of the Memphis Regional Megasite.

The lease with the prior tenant has been terminated. The lease procurement was conducted in accordance with the SBC approved form of crop lease request for proposal and the lease is on the approved template form. Six proposals from six proposers were received. Engleland Ag, LLC was the highest rental amount.

SSC Report: 10/14/2019 John Hull summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.