

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

AUGUST 25, 2008

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration
John Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Riley Darnell, Secretary of State

OTHERS PRESENT

Mike Fitts, State Architect
Alan Robertson, Assistant State Architect
Georgia Martin, State Architect's Office
Charles Harrison, Comptroller's Office
Jurgen Bailey, Real Property Administration
Bob King, Real Property Administration
Janie Porter, Attorney General's Office
Jerry Preston, Tennessee Board of Regents
Pat Gregory, Tennessee Board of Regents
David Gregory, Tennessee Board of Regents
Terry Bonham, Department of Environment and
Conservation
Bill Avant, Department of Environment and
Conservation
Mike Morrow, Department of Finance &
Administration
John Carr, Department of Finance & Administration
Annette Crutchfield, Legislative Budget
Russ Deaton, THEC
Stephanie Steele, THEC
Nancy Blevins, Department of Finance &
Administration

Mark Wood, Secretary of State's Office
Alan Durham, Department of Transportation
Mark Cherpack, Department of Finance and
Administration
Kathy Crisp, Tennessee Board of Regents
Trish Whitlock, Tennessee Board of Regents
Beverly Woodard, Real Property Administration
Harvey Freeman, Real Property Administration
Jan Sylvis, Department of Finance and
Administration

Commissioner Goetz called the meeting to order at 10:40 a.m. and requested action on the following matters as presented by State Architect Mike Fitts.

CONSENT AGENDA

Approved the following real property transactions, which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: Tennessee Board of Regents - Shelby County
Transaction: Acquisition in fee
- B. Agency: Tennessee Board of Regents - Montgomery County
Transaction: Acquisition in fee
- C. Agency: Tennessee Board of Regents - Montgomery County
Transaction: Acquisition in fee
- D. Agency: Tennessee Board of Regents - Montgomery County
Transaction: Acquisition in fee
- E. Agency: Tennessee Board of Regents - Montgomery County
Transaction: Acquisition in fee
- F. Agency: Tennessee Board of Regents - Knox County
Transaction: Acquisition in fee
- G. Agency: Tennessee Board of Regents - Davidson County
Transaction: Acquisition in fee
- H. Agency: Tennessee Wildlife Resources Agency - Cheatham County
Transaction: Acquisition in fee
- I. Agency: Department of Environment & Conservation - Franklin County
Transaction: Disposal by easement
- J. Agency: F & A for Mental Retardation Services - Greene County
Transaction: Acquisition in fee
- K. Agency: F & A for Mental Retardation Services - Greene County
Transaction: Acquisition in fee
- L. Agency: F & A for Mental Retardation Services - Greene County
Transaction: Acquisition in fee

- M. Agency: **F & A for Mental Retardation Services – Greene County**
Transaction: Acquisition in fee
- N. Agency: **F & A for Mental Retardation Services – Greene County**
Transaction: Acquisition in fee
- O. Agency: **Board of Probation & Parole – Davidson County**
Transaction: Lease Agreement
- P. Agency: **F & A for Human & Children's Services – Union County**
Transaction: Lease Agreement
- Q. Agency: **Department of Children's Services – Rutherford County**
Transaction: Lease Agreement
- R. Agency: **Department of Children's Services – Wilson County**
Transaction: Lease Agreement
- §. Agency: **Department of Human Services – Fentress County**
Transaction: Lease Agreement
- T. Agency: **Department of Human Services – Jefferson County**
Transaction: Lease Agreement
- U. Agency: **Post Conviction Defenders – Davidson County**
Transaction: Lease Agreement
- V. Agency: **Tennessee Board of Regents – Montgomery County**
Transaction: Demolition – 252 and 256 Forbes Avenue, Clarksville
- W. Agency: **Tennessee Board of Regents – Rutherford County**
Transaction: Demolition – 706 Crestland Avenue, Murfreesboro

MILITARY DEPARTMENT

CAMDEN READINESS CENTER, BENTON COUNTY, TENNESSEE

- 1) Approved a request for a revision in source of funding for **HVAC, Electrical & Plumbing Upgrades** at Camden Readiness Center, Benton County, Tennessee.

Revised Estimated Project Cost: \$190,000.00
SBC Project No. 361/008-01-2004

MORRISTOWN & NEWPORT READINESS CENTERS, HAMBLLEN & COCKE COUNTIES, TENNESSEE

- 1) Approved a request for a revision in source of funding for **Reroofs** at Morristown & Newport Readiness Centers, Hamblen and Cocke Counties, Tennessee.

Revised Estimated Project Cost: \$341,000.00
SBC Project No. 361/000-01-2005

DEPARTMENT OF TRANSPORTATION

REGION 1 – CAMPBELL COUNTY, TENNESSEE

- 1) Mr. Fitts presented a request for approval of a revision in funding from \$1,610,000.00 to \$2,400,000.00 (\$790,000.00 increase) of a project for **I-75 Welcome Center Reconstruction** at Jellico, Campbell County, and authorization to award a contract to Venture One Construction, Inc., Cincinnati, Ohio, in the amount of \$1,990,500.00, based on bids received August 13, 2008. Commissioner Goetz asked about the significant cost of the site work since it was being rebuilt on the original site. Treasurer Sims commented that the building was their prototypical design and they were not increasing scope. He added that it was budgeted in similar fashion to existing Welcome Centers, and they received five close bids indicative of the cost of the work. After discussion, the request was approved as presented.

Revised Estimated Project Cost: \$2,400,000.00
SBC Project No. 241/010-01-2007

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Davidson County – 2500 & 2518 West Heiman Street, Nashville, TN – Trans. No. 08-07-016 (AM)

Purpose: Acquisition in fee to acquire this property as part of TSU's Master Plan and property & building will be used for accommodate logistics programs.

Source of Funding: Campus Plant Funds

Estimated Cost: \$931,200.00

Owner(s): Marvin Bubis

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Property was formerly Ace Coffee warehouse/office building. Jerry Preston stated that TBOR has been doing due diligence on this property for sometime. TBOR has a disclosed budget of \$2,490,000 for construction and renovation of the facility if purchase is approved. Staff referred to Sub-committee with recommendation.

SC Action: 08-25-08. Jurgen Bailey presented the transaction. After discussion, Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Morgan County – 100 +/- acres – Wartburg, TN – Trans. No. 08-07-017 (FB)**

Purpose: Acquisition to acquire of mineral rights

Source of Funding: State Land Acquisition Funds

Estimated Cost: \$35,000.00

Owner(s): Dale & David Goodman

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. State acquired property from Forest Land Group in 2002. This mineral interest was owned by the Goodman's. They've only recently been willing to sell their mineral rights interest. Staff referred to Sub-committee with recommendation.

SC Action: 08-25-08. Jurgen Bailey presented the transaction. After discussion, Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description: **Davidson County – 5.65 +/- acres – Bellevue, TN – Trans. No. 08-07-018 (FB)**

Purpose: Disposal in fee for approval to replace current dead end road with a through road at Newsome Mill.

Original Cost to State: \$20,500.00

Date of Original Conveyance: January 19, 1976

Grantor Unto State: John Ezell

Estimated Sale Price: Fair Market Value

Grantee: Dan Huffstutter, Attorney

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. This transaction will not affect the historic site. National Park Service will also have to approve this road improvement. Staff referred to Sub-committee for discussion.

SC Action: 08-25-08. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value of the property being acquired:

Description: **Fentress County – 4+/- acres – located near Pall Mall, TN – Trans. No. 08-02-025 (FB)**

Purpose: The Fentress County Board of Education is willing to donate the Pall Mall Elementary School to the State.

Source of Funding: Gift/State Land Acquisition Fund \$5,000 for expenses.

Owner: Fentress County Board of Education

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Assistant Commissioner Mike Carlton stated that current plans are to take control over the facility. At some point in the future it may face demolition or renovation. Staff referred to Sub-committee for discussion.

SC Action: 08-25-08. Jurgen Bailey stated that the request was being deferred.

DEPARTMENT OF FINANCE & ADMINISTRATION

LAND ITEM – LEASE AMENDMENT

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

- Description: **Davidson County – 10.0 +/- acres – Farmers Market Between Rosa L. Parks Blvd., Seventh Avenue, Jefferson Street and Harrison Street, Nashville, TN – Trans. No. 08-08-002 (LW)**
- Purpose: Disposal by lease amendment for the following:
- A. Amend current lease to allow Lessee to sell or permit the sale of alcoholic beverages on the premises upon receiving the required licensure from the State and Metro Nashville.
 - B. Extend repayment time of debt to State through rent payments.
 - C. Current lease will be extended to May 31, 2033 with an option of a 23 year extension to expire on May 31, 2056
- Consideration: See attached Exhibit B1
- Lessee: Metropolitan Government of Nashville and Davidson County
- SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for discussion.
- SC Action: 08-25-08. Jurgen Bailey presented the transaction. Comptroller Morgan asked if Metro has been paying rent all along, and was told "yes". After discussion, the request was approved as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Davidson County – 11.42 +/- acres – with improvements – 665 Mainstream Drive, Nashville, TN – 08-06-001 (LW)**

Purpose: Disposal by lease until Piedmont Natural Gas can relocate to a new facility. Piedmont Natural Gas will rent the facilities for approximately one year.

Term: One (1) Year

Consideration: \$105,000.00 per month.

Lessee: Piedmont Natural Gas

Comment: The facility consists of 136,358 s.f. main building, 6,870 s.f. garage and 1,440 s.f. welding shop.

There is additional 24,000 sq. ft. of available space for the State to lease out.

SSC Report: 06-16-08. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06-26-08. Charles Garrett presented the transaction and stated that the closing will be on or before August 15. Subcommittee approved the request as presented.

Further approval is requested for the following items:

1. Extend the lease term to 18 months with a 30-day cancellation provision.
2. State will assume fiscal responsibility of facility maintenance items over \$5,000.00, per incident. All other maintenance items costing \$5,000.00 or less, per incident, will be the sole responsibility of PNG.
3. Change closing date from on or before 8/15/08 to on or before 9/15/08.

All other terms and conditions remain as approved by SBC June 2008.

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee with recommendation.

SC Action: 08-25-08. Subcommittee approved the revisions to the terms as stated by Bob King.

DEPARTMENT OF FINANCE & ADMINISTRATION
for
HUMAN & CHILDREN'S SERVICES

LEASE AMENDMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property as required by TCA 12-2-115:

Location: Sullivan County – 2193 Feathers Chapel Road, Bristol, TN – Trans. No. 07-07-911 (JS)

Purpose: To provide office space

Term: To change the lease term from April 1, 2003 thru March 31, 2013 to April 1, 2003 thru October 31, 2013

Proposed Amount:	<u>19,400 Square Feet</u>		
	Annual Contract Rent:	\$190,395.00	@\$ 9.81/sf
	Est. Annual Utility Cost:	\$ 27,160.00	@\$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 21,340.00</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$238,895.00	@\$12.31/sf

Current Amount:	<u>12,779 Square Feet</u>		
	Annual Contract Rent:	\$117,564.00	@\$ 9.20/sf
	Est. Annual Utility Cost:	\$ 17,890.60	@\$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 14,056.90</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$149,511.50	@\$11.70/sf

Type: Amendment #2

FRF Rate: \$18.00 per square foot

Purchase Option: Yes

Lessor: David K. Quillen

Comment: Mr. Quillen was asked to build an addition of 6,621 rsf during the initial lease term to house a large increase in DCS staff and was promised that he would get five full years at the expanded location to help amortize the cost of the additional construction. Construction could not commence when anticipated because of State design delays and the State Fire Marshal. The additional seven months will give him exactly five full years of full rent. The building is scheduled to be ready November 1, 2008.

SSC Report: 08-18-08. Bob King summarized the transaction. Staff referred to Staff Sub committee with recommendation.

SC Action: 08-25-08. Bob King presented the transaction and stated the extension request was for just seven months. Subcommittee approved the request as presented.

UNIVERSITY OF TENNESSEE

UNIVERSITY OF TENNESSEE

- 1) Mr. Fitts reminded the Subcommittee that the SBC had referred to them, with authority to act, a request for approval to issue a Request for Proposals for the development of master plan and architectural guidelines for the **Cherokee Campus** at the University of Tennessee. Alvin Payne was recognized and stated that this RFP is an accumulation of several weeks of work and that U.T. and SBC staff were generally comfortable with the document except for some minor changes that all agree need to be made. He said there was a question regarding the financial commitment of the Foundation to fund the project. He said they did not have a letter of commitment from the Foundation yet, but anticipated receiving it. He then requested approval of the issuance of the RFP subject to receiving an acceptable letter from the Foundation. He added that if they don't have it they won't proceed with this process. Treasurer Sims commented that the rationale for engaging in this process was the third party funding. He said he would agree that it is a little unreasonable that they need to sign up for the whole deal without knowing the total cost and if the design charrette was a part of this before they issue the document that they commit funding for whatever that procurement document covered. He said that if they believe it is unaffordable he doesn't want the State to be committed. Comptroller Morgan stated that they all understand there is no other money and if the Foundation was not going to pay for the contract then they don't have any other money. Alvin Payne said they will be going through the RFP process and then come back to the SBC to make the award. The University would seek approval of the master plan by the University of Tennessee Board of Trustees, THEC and the SBC. Treasurer Sims said it was helpful for the proposers to understand the process. He made a motion to approve with the stipulation that the University of Tennessee will submit a funding letter to staff for review and sign-off as well as the finalized RFP document. The motion was seconded and passed without objection.

SBC Project No. 540/009-21-2008

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meeting held on July 21, 2008.

DESIGNER SELECTIONS

- 1) The Subcommittee approved the following designer selections for projects approved by the State Building Commission at the July and August meetings.

JULY 10 SBC PROJECTS

- | | |
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| 1) TN School for the Deaf - Knoxville
(Infrastructure Study)
Estimated Project Cost: \$250,000.00
SBC Project No. 168/007-01-2008
Designer: ARMANDO BASARATE | 6) Department of Education
(Architectural Consultant – East Tennessee)
Estimated Project Cost: \$40,000.00
SBC Project No. 168/000-02-2008
Designer: FACILITY SYSTEMS CONSULTANTS |
| 2) TN School for the Blind - Nashville
(Building Upgrades)
Estimated Project Cost: \$1,450,000.00
SBC Project No. 168/005-02-2008
Designer: KLINE SWINNEY | 7) I-40 Welcome Center – Smith County
(Wastewater Treatment Plant Upgrade)
Estimated Project Cost: \$250,000.00
SBC Project No. 243/020-01-2008
Designer: BARGE WAGGONER SUMNER
CANNON |
| 3) TN School for the Blind - Nashville
(Guest Cottage Replacement)
Estimated Project Cost: \$460,000.00
SBC Project No. 168/005-03-2008
Designer: BUCHART-HORN | 8) Department of Correction - Statewide
(Engineering Consultant)
Estimated Project Cost: \$100,000.00
SBC Project No. 140/001-01-2008
Designer: SMITH SECKMAN REID |
| 4) Alvin C. York Institute - Jamestown
(Accessibility Upgrades)
Estimated Project Cost: \$1,632,000.00
SBC Project No. 168/001-02-2008
Designer: UPLAND DESIGN GROUP | 9) Department of Correction – Statewide
(Architectural Consultant)
Estimated Project Cost: \$100,000.00
SBC Project No. 140/001-02-2008
Designer: KLINE SWINNEY |
| 5) Department of Education
(Architectural Consultant – Middle Tennessee)
Estimated Project Cost: \$20,000.00
SBC Project No. 168/000-01-2008
Designer: UPLAND DESIGN GROUP | 10) Veterans Cemetery - Nashville
(Resurface Roads)
Estimated Project Cost: \$575,000.00
SBC Project No. 682/000-01-2008
Designer: SSEO, INC. |

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| 11) Booker T. Washington State Park--Hamilton Co
(City Sewer Connection)
Estimated Project Cost: \$1,200,000.00
SBC Project No. 126/010-01-2008
Designer: CTI | 19) TN Wildlife Resources Agency
(Catoosa WMA Workbase Building)
Estimated Project Cost: \$320,000.00
SBC Project No. 220/005-01-2008
Designer: ARCHISTRUCTURES, INC. |
| 12) Chickasaw State Park – Henderson County
(Water System Upgrade – Group Camp)
Estimated Project Cost: \$975,000.00
SBC Project No. 126/021-01-2008
Designer: BUCHART-HORN | 20) TN Wildlife Resources Agency
(New Lick Creek Refuge Workbase Building)
Estimated Project Cost: \$170,000.00
SBC Project No. 220/020-01-2008
Designer: REEDY – SYKES ARCHITECTS |
| 13) Department of Environment and Conservation
(Architectural Consultant)
Estimated Project Cost: \$100,000.00
SBC Project No. 126/000-01-2008
Designer: HASTINGS ARCHITECTURE | 21) Lakeshore Mental Health Institute – Knoxville
(Essential Maintenance)
Estimated Project Cost: \$130,000.00
SBC Project No. 344/005-01-2008
Designer: QUANTUM ENVIRONMENTAL & ENGINEERING |
| 14) Department of Environment and Conservation
(Engineering Consultant)
Estimated Project Cost: \$100,000.00
SBC Project No. 126/000-02-2008
Designer: HEATHCOAT & DAVIS | 22) Mental Health and Developmental Disabilities
(East Tennessee Consultant)
Estimated Project Cost: \$15,000.00
SBC Project No. 344/000-01-2008
Designer: COCKRILL DESIGN & PLANNING |
| 15) Tennessee Historical Commission – Statewide
(Architectural Consultant)
Estimated Project Cost: \$15,000.00
SBC Project No. 160/000-01-2008
Designer: CENTRIC ARCHITECTURE | 23) Mental Health and Developmental Disabilities
(Middle Tennessee Consultant)
Estimated Project Cost: \$15,000.00
SBC Project No. 344/000-02-2008
Designer: PITTS & ASSOCIATES |
| 16) Taft Youth Development Center – Pikeville
(Water Plant Repairs / Modifications)
Estimated Project Cost: \$1,700,000.00
SBC Project No. 144/005-01-2008
Designer: WEST WELCH REED | 24) Mental Health and Developmental Disabilities
(West Tennessee Consultant)
Estimated Project Cost: \$15,000.00
SBC Project No. 344/000-03-2008
Designer: FLEMING & ASSOCIATES |
| 17) Mountain View Youth Dev Center - Dandridge
(Fire Alarm System Repair)
Estimated Project Cost: \$480,000.00
SBC Project No. 144/013-01-2008
Designer: BARGE WAGGONER SUMNER CANNON | 25) Mental Health and Developmental Disabilities
(Fire Protection Consultant)
Estimated Project Cost: \$40,000.00
SBC Project No. 344/000-04-2008
Designer: FIRE PROTECTION ASSOCIATES |
| 18) Department of Children's Services - Statewide
(Engineering Consultant)
Estimated Project Cost: \$15,000.00
SBC Project No. 144/000-01-2008
Designer: ENTECH ENGINEERING | 26) University of Tennessee Chattanooga
(Central Energy Plant Boiler Replacement Ph. 2)
Estimated Project Cost: \$3,360,000.00
SBC Project No. 540/005-01-2008
Designer: MEP ENGINEERING |

- 27) **University of Tennessee HSC Memphis**
(Humphreys GEB Improvements)
Estimated Project Cost: \$3,150,000.00
SBC Project No. 540/013-02-2008
Designer: **PICKERING FIRM, INC.**
- 28) **University of Tennessee HSC Memphis**
(Dunn Building 4th Floor Renovation)
Estimated Project Cost: \$3,000,000.00
SBC Project No. 540/013-03-2008
Designer: **TRO JUNG/BRANNEN**
- 29) **University of Tennessee Institute of Agri**
(Plant Biotechnology Bldg Programmatic Improv)
Estimated Project Cost: \$500,000.00
SBC Project No. 540/001-02-2008
Designer: **JOHNSON ARCHITECTURE**
- 30) **University of Tennessee Institute of Agri**
(Veterinary Teaching Hospital Improvements)
Estimated Project Cost: \$1,500,000.00
SBC Project No. 540/001-03-2008
Designer: **COPE ASSOCIATES**
- 31) **University of Tennessee Knoxville**
(Student Aquatic Center – Front Desk Improv)
Estimated Project Cost: \$250,000.00
SBC Project No. 540/009-07-2008
Designer: **3G STUDIOS**
- 32) **University of Tennessee Knoxville**
(Clement Hall Renovation Phase 3)
Estimated Project Cost: \$3,000,000.00
SBC Project No. 540/009-08-2008
Designer: **ADAMS CRAFT HERZ WALKER**
- 33) **University of Tennessee Knoxville**
(McKenzie Lawson Athletic Ctr Addn (Planning))
Estimated Project Cost: \$39,000,000.00
SBC Project No. 540/009-10-2008
Designer: **BLANKENSHIP & PARTNERS /
COPE ASSOCIATES, A JOINT
VENTURE**
- 34) **University of Tennessee Knoxville**
(Campus Beautification Projects (FY 08/09))
Estimated Project Cost: \$2,750,000.00
SBC Project No. 540/009-14-02008
Designer: **CAROL R. JOHNSON ASSOCIATES**
- 35) **University of Tennessee Knoxville**
(Humanities Bldg-Communication Facility Renov)
Estimated Project Cost: \$850,000.00
SBC Project No. 540/009-15-2008
Designer: **I. C. THOMASSON ASSOCIATES**
- 36) **University of Tennessee Knoxville**
(Parking Garage Repairs)
Estimated Project Cost: \$500,000.00
SBC Project No. 540/009-16-2008
Designer: **ROSS BRYAN ASSOCIATES**
- 37) **University of Tennessee Martin**
(Boling Center Ballroom Renovation)
Estimated Project Cost: \$980,000.00
SBC Project No. 540/011-03-2008
Designer: **TLM ASSOCIATES**
- 38) **University of Tennessee Martin**
(Athletic Field Lights & Field House)
Estimated Project Cost: \$1,500,000.00
SBC Project No. 540/011-04-2008
Designer: **ANDERSON BUEHLER**
- 39) **University of Tennessee Institute of Agri**
(Architectural Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/001-04-2008
Designer: **DESIGN INNOVATIONS**
- 40) **University of Tennessee Institute of Agri**
(Mechanical/Electrical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/001-04-2008
Designer: **I.C. THOMASSON ASSOCIATES**
- 41) **University of Tennessee Chattanooga**
(Architectural Consultant)
Estimated Project Cost: \$35,000.00
SBC Project No. 540/005-03-2008
Designer: **DERTHICK HENLEY WILKERSON**
- 42) **University of Tennessee Chattanooga**
(Mechanical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-03-2008
Designer: **MEP ENGINEERING INC.**

- 43) **University of Tennessee Chattanooga**
(Electrical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-03-2008
Designer: **MEP ENGINEERING**
- 44) **University of Tennessee Chattanooga**
(Structural Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-03-2008
Designer: **BARGE WAGGONER SUMNER
CANNON**
- 45) **University of Tennessee Chattanooga**
(Environmental Consultant)
Estimated Project Cost: 25,000.00
SBC Project No. 540/005-03-2008
Designer: **PROFESSIONAL ENVIRONMENTAL
CONSULTANTS**
- 46) **University of Tennessee Chattanooga**
(Landscape Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-03-2008
Designer: **ROSS FOWLER, PC**
- 47) **University of Tennessee Knoxville**
(Architectural Consultant)
Estimated Project Cost: \$120,000.00
SBC Project No. 540/009-01-2008
Designer: **MICHAEL BRADY, INC.**
- 48) **University of Tennessee Knoxville**
(Electrical Consultant)
Estimated Project Cost: \$140,000.00
SBC Project No. 540/009-01-2008
Designer: **VREELAND ENGINEERS**
- 49) **University of Tennessee Knoxville**
(Mechanical Consultant)
Estimated Project Cost: \$100,000.00
SBC Project No. 540/009-01-2008
Designer: **SMITH SECKMAN REID**
- 50) **University of Tennessee Knoxville**
(Structural Consultant)
Estimated Project Cost: \$60,000.00
SBC Project No. 540/009-01-2008
Designer: **ROSS BRYAN ASSOCIATES**
- 51) **University of Tennessee Knoxville**
(Environmental Consultant)
Estimated Project Cost: \$40,000.00
SBC Project No. 540/009-01-2008
Designer: **MACTECH**
- 52) **University of Tennessee Martin**
(Architectural Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/011-05-2008
Designer: **TLM ASSOCIATES, INC.**
- 53) **University of Tennessee Martin**
(Electrical / Mechanical)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/011-05-2008
Designer: **PICKERING FIRM, INC.**
- 54) **University of Tennessee HSC Memphis**
(Architectural Consultant)
Estimated Project Cost: \$60,000.00
SBC Project No. 540/013-05-2008
Designer: **THE HORRELL GROUP**
- 55) **University of Tennessee HSC Memphis**
(Electrical Consultant)
Estimated Project Cost: \$50,000.00
SBC Project No. 540/013-05-2008
Designer: **DEPOUW ENGINEERING**
- 56) **University of Tennessee HSC Memphis**
(Mechanical Consultant)
Estimated Project Cost: \$65,000.00
SBC Project No. 540/013-05-2008
Designer: **OGCB, INC.**
- 57) **University of Tennessee HSC Memphis**
(Structural Consultant)
Estimated Project Cost: \$20,000.00
SBC Project No. 540/013-05-2008
Designer: **ALLEN & HOSHALL**
- 58) **University of Tennessee HSC Memphis**
(Environmental Consultant)
Estimated Project Cost: \$35,000.00
SBC Project No. 540/013-05-2008
Designer: **FISHER & ARNOLD**

- 59) **University of Tennessee Space Institute**
(Mechanical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/020-01-2008
Designer: **MEP ENGINEERING INC.**
- 60) **East Tennessee State University**
(Several Buildings Asbestos Abatement)
Estimated Project Cost: \$1,260,000.00
SBC Project No. 166/005-02-2008
Designer: **KEN ROSS ARCHITECTS**
- 61) **Tennessee State University**
(Infrastructure Repairs/Replacement)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 166/001-02-2008
Designer: **KURZYNSKE & ASSOCIATES**
- 62) **Tennessee State University**
(Several Buildings Roof Repair/Replacements)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 166/001-03-2008
Designer: **ADKISSON HARRISON ASSOC**
- 63) **University of Memphis**
(Access and Security Updates)
Estimated Project Cost: \$2,000,000.00
SBC Project No. 166/007-03-2008
Designer: **HABITERRA P.C.**
- 64) **Chattanooga State Tech Community College**
(CBIH and East Campus Roof Replacement)
Estimated Project Cost: \$430,000.00
SBC Project No. 166/012-01-2008
Designer: **FRANK MCDONALD ARCHITECTS**
- 65) **Walters State Community College**
(Business and Tech Center Roof Replacement)
Estimated Project Cost: \$500,000.00
SBC Project No. 166/023-02-2008
Designer: **COMMUNITY TECTONICS**
- 66) **Tennessee Technology Center @ Chattanooga**
(Restroom Corrections)
Estimated Project Cost: \$230,000.00
SBC Project No. 166/012-02-2008
Designer: **HEFFERLIN & KRONENBERG**
- 67) **Tennessee Technology Center @ Dickson**
(Fire Alarm and Systems Update)
Estimated Project Cost: \$180,000.00
SBC Project No. 166/046-01-2008
Designer: **SMITH SECKMAN REID**
- 68) **Tennessee Technology Center @ Hartsville**
(Fire Alarm System and Structural Repairs)
Estimated Project Cost: \$190,000.00
SBC Project No. 166/050-01-2008
Designer: **KURZYNSKE & ASSOCIATES**
- 69) **Tennessee Technology Center @ Pulaski**
(Admin/Maintenance Bldg Roof Replacements)
Estimated Project Cost: \$260,000.00
SBC Project No. 166/080-01-2008
Designer: **RUFUS JOHNSON ASSOCIATES**
- 70) **Tennessee Technology Center @ Ripley**
(Roof Replacement)
Estimated Project Cost: \$280,000.00
SBC Project No. 166/082-01-2008
Designer: **THE HORRELL GROUP**
- 71) **Tennessee Technology Center @ Whiteville**
(Restroom Update)
Estimated Project Cost: \$180,000.00
SBC Project No. 166/090-01-2008
Designer: **HART FREELAND ROBERTS**
- 72) **East Tennessee State University**
(Accessibility Adaptations)
Estimated Project Cost: \$300,000.00
SBC Project No. 166/005-05-2002
Designer: **MCGAHEY ASSOCIATES**
- 73) **East Tennessee State University**
(Culp Kitchen Renovation)
Estimated Project Cost: \$600,000.00
SBC Project No. 166/005-03-2008
Designer: **REEDY - SYKES ARCHITECTS**
- 74) **East Tennessee State University**
(WETS Plant Replacement & Studio Renovation)
Estimated Project Cost: \$600,000.00
SBC Project No. 166/005-04-2008
Designer: **SHAW & SHANKS ARCHITECTS**

- 75) **Tennessee State University**
(NBIC Roof Repairs)
Estimated Project Cost: \$300,000.00
SBC Project No. 166/001-04-2008
Designer: **RICHARD C. RINKS ASSOCIATES**
- 76) **Tennessee State University**
(Network Infrastructure Improvements)
Estimated Project Cost: \$1,300,000.00
SBC Project No. 166/001-05-2008
Designer: **I.C. THOMASSON ASSOCIATES**
- 77) **Tennessee State University**
(Wilson Hall Interiors Upgrades)
Estimated Project Cost: \$300,000.00
SBC Project No. 166/001-06-2008
Designer: **MCFARLIN HUITT PANVINI**
- 78) **Tennessee Technological University**
(Johnson Hall Renovations)
Estimated Project Cost: \$300,000.00
SBC Project No. 166/011-01-2008
Designer: **BAUER ASKEW ARCHITECTURE**
- 79) **Northeast State Technical Community College**
(Pierce Building Atrium Renovation)
Estimated Project Cost: \$290,000.00
SBC Project No. 166/038-02-2008
Designer: **MCGAHEY ASSOCIATES**
- 80) **Pellissippi State Technical Community College**
(New Parking)
Estimated Project Cost: \$560,000.00
SBC Project No. 166/032-01-2008
Designer: **ADAMS CRAFT HERZ WALKER**
- 81) **Southwest Technical Community College**
(Culinary Lab Renovation)
Estimated Project Cost: \$480,000.00
SBC Project No. 166/033-01-2008
Designer: **ATKINS BUCHNER PRICE**
- 82) **Tennessee Technology Center @ Paris**
(Collision Repair Paint Booth)
Estimated Project Cost: \$90,000.00
SBC Project No. 166/079-01-2008
Designer: **CLARK & ASSOCIATES**
- 83) **East Tennessee State University**
(Buc Ridge Apartment Addition)
Estimated Project Cost: \$10,100,000.00
SBC Project No. 166/005-05-2008
Designer: **BEESON LUSK STREET / FISHER + ASSOCIATES, A JOINT VENTURE**
- 84) **Tennessee State University**
(Center for Ag Biotechnology & Biosecurity)
Estimated Project Cost: \$8,000,000.00
SBC Project No. 166/001-07-2008
Designer: **HASTINGS ARCHITECTURE**
- 85) **Tennessee Board of Regents**
(Consultant – West Architect)
Estimated Project Cost: \$40,000.00
SBC Project No. 166/000-01-2008
Designer: **FLEMING & ASSOCIATES**
- 86) **Tennessee Board of Regents**
(Consultant – West Engineer)
Estimated Project Cost: \$60,000.00
SBC Project No. 166/000-01-2008
Designer: **SSR ELLERS, INC.**
- 87) **Tennessee Board of Regents**
(Consultant – Middle Architect)
Estimated Project Cost: \$60,000.00
SBC Project No. 166/000-01-2008
Designer: **BAUER ASKEW ARCHITECTURE**
- 88) **Tennessee Board of Regents**
(Consultant – Middle Engineer)
Estimated Project Cost: \$60,000.00
SBC Project No. 166/000-01-2008
Designer: **I.C. THOMASSON ASSOCIATES**
- 89) **Tennessee Board of Regents**
(Consultant – North Middle Architect)
Estimated Project Cost: \$20,000.00
SBC Project No. 166/000-01-2008
Designer: **RUFUS JOHNSON & ASSOCIATES**
- 90) **Tennessee Board of Regents**
(Consultant – East Middle Architect)
Estimated Project Cost: \$20,000.00
SBC Project No. 166/000-01-2008
Designer: **UPLAND DESIGN GROUP**

- 91) **Tennessee Board of Regents**
(Consultant – East Architect
Estimated Project Cost: \$20,000.00
SBC Project No. 166/000-01-2008
Designer: **BEESON LUSK STREET**
- 92) **Tennessee Board of Regents**
(Consultant – East Engineer
Estimated Project Cost: \$20,000.00
SBC Project No. 166/000-01-2008
Designer: **FACILITY SYSTEMS CONSULTANTS**
- 93) **Tennessee Board of Regents**
(Consultant - Southeast
Estimated Project Cost: \$20,000.00
SBC Project No. 166/000-01-2008
Designer: **CAMPBELL & ASSOCIATES**
- 94) **Tennessee Board of Regents**
(Consultant – Environmental
Estimated Project Cost: \$50,000.00
SBC Project No. 166/000-01-2008
Designer: **TERRACON, INC.**
- 95) **Tennessee Board of Regents**
(Consultant - Codes
Estimated Project Cost: \$20,000.00
SBC Project No. 166/000-01-2008
Designer: **WAMSLEY & ASSOCIATES**
- 96) **Tennessee Board of Regents**
(Consultant – Building Envelope
Estimated Project Cost: \$50,000.00
SBC Project No. 166/000-01-2008
Designer: **RICHARD C. RINKS ASSOCIATES**
- 97) **Tennessee Board of Regents**
(Consultant – Accessibility
Estimated Project Cost: \$50,000.00
SBC Project No. 166/000-01-2008
Designer: **HLCC GROUP**
- 98) **Tennessee Board of Regents**
(Consultant – Structural
Estimated Project Cost: \$25,000.00
SBC Project No. 166/000-01-2008
Designer: **HART FREELAND ROBERTS**
- 99) **Tennessee Board of Regents**
(Consultant – Storm Water
Estimated Project Cost: \$25,000.00
SBC Project No. 166/000-01-2008
Designer: **CIVIL & ENVIRONMENTAL CONSULTANTS**
- 100) **Dept F&A - Real Property Administration**
(Consultant – West Architect
Estimated Project Cost: \$10,000.00
SBC Project No. 529/000-04-2008
Designer: **KEITH KAYS**
- 101) **Dept F&A - Real Property Administration**
(Consultant – Middle Architect
Estimated Project Cost: \$10,000.00
SBC Project No. 529/000-04-2008
Designer: **STREET DIXON RICK**
- 102) **Dept F&A - Real Property Administration**
(Consultant – East Architect
Estimated Project Cost: \$10,000.00
SBC Project No. 529/000-04-2008
Designer: **ROBERT C. FRENCH ARCHITECT**
- 103) **Dept F&A - Real Property Administration**
(Consultant - Sustainability
Estimated Project Cost: \$10,000.00
SBC Project No. 529/000-04-2008
Designer: **HASTINGS ARCHITECTURE**
- 104) **Dept F&A - Real Property Administration**
(Consultant – Civil Engineer
Estimated Project Cost: \$10,000.00
SBC Project No. 529/000-04-2008
Designer: **JAMES + ASSOCIATES**
- 105) **Dept F&A - Real Property Administration**
(Consultant – MPE Engineer
Estimated Project Cost: \$10,000.00
SBC Project No. 529/000-04-2008
Designer: **SSOE, INC.**
- 106) **Dept F&A - Real Property Administration**
(Consultant – Structural Engineer
Estimated Project Cost: \$10,000.00
SBC Project No. 529/000-04-2008
Designer: **ROSS BRYAN ASSOCIATES**

- 107) **Dept F&A - Real Property Administration**
(Consultant – Sustainability Engineer)
Estimated Project Cost: \$10,000.00
SBC Project No. 529/000-04-2008
Designer: **SMITH SECKMAN REID**
- 108) **Dept F&A - Real Property Administration**
(Consultant – Interior Design)
Estimated Project Cost: \$30,000.00
SBC Project No. 529/000-04-2008
Designer: **CFP GROUP**
- 109) **Dept F&A - Real Property Administration**
(Consultant – Interior Design)
Estimated Project Cost: \$70,000.00
SBC Project No. 529/000-04-2008
Designer: **NASHVILLE OFFICE INTERIORS**
- 110) **Dept F&A - Real Property Administration**
(Consultant - Roofing)
Estimated Project Cost: \$10,000.00
SBC Project No. 529/000-04-2008
Designer: **RICHARD C. RINKS ASSOCIATES**
- 111) **Dept F&A - Real Property Administration**
(Consultant - QIC)
Estimated Project Cost: \$10,000.00
SBC Project No. 529/000-04-2008
Designer: **LAMAR HOLLAND**
- 112) **Dept F&A - Real Property Administration**
(Consultant – Historic)
Estimated Project Cost: \$15,000.00
SBC Project No. 529/000-04-2008
Designer: **MESICK COHEN WILSON BAKER**
- 114) **TN Highway Patrol / DLT Station–Johnson City**
(HVAC Replacement)
Estimated Project Cost: \$300,000.00
SBC Project No. 502/048-01-2008
Designer: **MATTERN & CRAIG**
- 115) **Chattanooga State Office Building**
(Elevator Upgrade)
Estimated Project Cost: \$1,265,000.00
SBC Project No. 460/005-01-2008
Designer: **LERCH-BATES**
- 116) **Supreme Court Building – Jackson**
(Mechanical Systems Upgrade)
Estimated Project Cost: \$245,000.00
SBC Project No. 523/073-01-2008
Designer: **TLM ASSOCIATES**
- 117) **Cordell Hull State Office Building**
(Energy Management System Upgrade)
Estimated Project Cost: \$595,000.00
SBC Project No. 460/011-01-2008
Designer: **BRANHAM & LLOYD**
- 118) **Brushy Mountain Correctional Complex**
(Decommissioning – Planning)
Estimated Project Cost: \$100,000.00
SBC Project No. 142/001-01-2008
Designer: **GRESHAM SMITH & PARTNERS**
- 119) **Turney Center Industrial Prison**
(Reroof Various Buildings)
Estimated Project Cost: \$10,000,000.00
SBC Project No. 142/005-01-2008
Designer: **CENTRIC ARCHITECTURE /
GOBBELL HAYS PARTNERS, A
JOINT VENTURE**

AUGUST 14 SBC PROJECTS

- 113) **Tennessee Rehabilitation Center**
(Exterior Fire Escape Stair Upgrade)
Estimated Project Cost: \$620,000.00
SBC Project No. 442/006-02-2008
Designer: **STREET DIXON RICK**
- 120) **Turney Center Industrial Prison**
(HVAC Replacements)
Estimated Project Cost: \$2,300,000.00
SBC Project No. 142/005-02-2008
Designer: **SMITH SECKMAN REID**

- 121) **South Central Correctional Facility**
(Reroof Various Buildings)
Estimated Project Cost: \$8,500,000.00
SBC Project No. 142/018-01-2008
Designer: **GOBELL HAYS / STREET
DIXON RICK, A JOINT VENTURE**
- 122) **Arlington Developmental Center**
(Emergency Repairs, Phase 2)
Estimated Project Cost: \$1,560,000.00
SBC Project No. 344/017-02-2008
Designer: **SELF TUCKER ARCHITECTS**
- 123) **Arlington Developmental Center**
(Adaptive Re-Use Study)
Estimated Project Cost: \$190,000.00
SBC Project No. 344/017-01-2008
Designer: **ARCHIMANIA, PC**
- 124) **Clover Bottom Developmental Center**
(Roberts Hall / Old WAC Bldg Demolition)
Estimated Project Cost: \$250,000.00
SBC Project No. 344/003-01-2008
Designer: **QUANTUM ENVIRONMENTAL &
ENGINEERING SERVICES**
- 125) **Clover Bottom Developmental Center**
(Planning Study)
Estimated Project Cost: \$190,000.00
SBC Project No. 344/003-02-3008
Designer: **EVERTON OGLESBY ARCHITECTS**
- 126) **Greene Valley Developmental Center**
(Storage Building)
Estimated Project Cost: \$130,000.00
SBC Project No. 344/007-01-2008
Designer: **GEORGE A. EWART, ARCHITECT**
- 127) **Mental Retardation Services**
(East Tennessee Consultant)
Estimated Project Cost: \$30,000.00
SBC Project No. 346/000-01-2008
Designer: **PILGRIM PENLAND COOPER
PERRY**
- 128) **Mental Retardation Services**
(Middle Tennessee Consultant)
Estimated Project Cost: \$30,000.00
SBC Project No. 346/000-02-2008
Designer: **CENTRIC ARCHITECTURE**
- 129) **Mental Retardation Services**
(West Tennessee Consultant)
Estimated Project Cost: \$30,000.00
SBC Project No. 346/000-03-2008
Designer: **LOONEY RICKS KISS**
- 130) **Mental Retardation Services**
(Fire Protection Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 346/000-04-2008
Designer: **FIRE PROTECTION ASSOCIATES**
- 131) **TEMA - Nashville**
(Vehicle Storage Building)
Estimated Project Cost: \$900,000.00
SBC Project No. 361/067-01-2008
Designer: **BARGE CAUTHEN ASSOCIATES**
- 132) **TEMA - Jackson**
(Vehicle Storage Building)
Estimated Project Cost: \$500,000.00
SBC Project No. 361/042-02-2008
Designer: **HART FREELAND ROBERTS**
- 133) **North Central Readiness Centers**
(Reroofs)
Estimated Project Cost: \$160,000.00
SBC Project No. 361/000-04-2004
Designer: **ALPHA THREE GROUP**
- 134) **Military Department**
(Architectural / Civil / Structural Consultant)
Estimated Project Cost: \$50,000.00
SBC Project No. 361/000-01-2008
Designer: **HART FREELAND ROBERTS**
- 135) **Military Department**
(Environmental Consultant)
Estimated Project Cost: \$50,000.00
SBC Project No. 361/000-02-2008
Designer: **EDGE GROUP**

136) **Military Department**
(Mechanical / Electrical Consultant)
Estimated Project Cost: \$50,000.00
SBC Project No. 361/000-03-2008
Designer: **I.C. THOMASSON**

137) **Military Department**
(Planning / Management Consultant)
Estimated Project Cost: \$75,000.00
SBC Project No. 361/000-04-2008
Designer: **VETERANS MANAGEMENT**

138) **Walters State Community College**
(Greenville Ctr Safety Corrections/Demolition)
Estimated Project Cost: \$600,000.00
SBC Project No. 166/023-03-2008
Designer: **J.L. JACOBS & ASSOCIATES**

139) **Real Property Administration**
(Environmental Consultant)
Estimated Project Cost: \$2,000,000.00
SBC Project No. 529/000-03-2008
Designer: **QUANTUM ENVIRONMENTAL &
ENGINEERING SERVICES**

140) **Shelby County Regional Forensic Center**
(Construction Phase Consultant)
Estimated Project Cost: \$45,000.00
SBC Project No. 400/000-01-2005
Designer: **MCCLAREN WILSON LAWRIE**

There being no further business, the meeting adjourned at 11:04 a.m.

CONSENT AGENDA ITEMS

A.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Shelby County – 1.78 +/- acres - 644 & 656 Alabama Avenue, Memphis, TN 37801, Trans. No. 07-10-027</u>
Purpose:	Acquire two vacant (damaged) former apartment buildings, demolish the buildings, and use the property for future expansion of the TTC campus.
Source of Funding	Campus Funds / Grant
Estimated Cost	\$ 150,000.00
Estimated Title, Appraisal, and Survey Fees	Pending Bids
Owner:	City of Memphis (Robert Lipscomb)
Comment:	Requesting acceptance of appraisal from the City of Memphis. Demolition approved pending Historical Commission approval.
SSC Report:	11-13-07. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	11-19-07. Subcommittee approved the request as presented.
Requesting the change in funds to be TTC Capital Unallocated Funds.	
SSC Report:	08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	08-25-08. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Montgomery County - .08 +/- acres - 9th Street, Clarksville, TN - Trans. No. 08-07-002 (BW)

Purpose: Acquisition in fee for the future expansion of the campus and in the Master Plan's.

Source of Funding: Gift

Owner(s): APSU Foundation

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Montgomery County – 0.18 +/- acres – 748 Robb Avenue, Clarksville, TN – Trans. No. 08-07-003 (BW)

Purpose: Acquisition in fee for the future expansion of the campus and in the Master Plan's.

Source of Funding: Campus plant funds

Estimated Cost: \$44,000.00

Owner(s): Billy Guthrie

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Montgomery County – 0.18 +/- acres – 740 Robb Avenue, Clarksville, TN – Trans. No. 08-07-010 (BW)

Purpose: Acquisition in fee for the future expansion of the campus and in the Master Plan's.

Source of Funding: Campus plant funds

Estimated Cost: \$85,162.50

Owner(s): APSU Foundation

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Montgomery County – 0.20 +/- acres – 738 Robb Avenue, Clarksville, TN – Trans. No. 08-07-011 (BW)

Purpose: Acquisition in fee for the future expansion of the campus and in the Master Plan's.

Source of Funding: Campus plant funds

Estimated Cost: \$104,087.50

Owner(s): APSU Foundation

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and DEMOLISH THE HOUSE required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Knox County -- 0.20 +/- acres -- 711 Walker Street, Knoxville, TN -- Trans. No. 08-07-007 (AM)

Purpose: Acquisition in fee to acquire the property and demolish the house for the benefit of Pellissippi State Community College for future student parking and is in the Master Plan's.

Source of Funding: Plant Fund Resources

Estimated Cost: \$60,000.00

Owner(s): Charles McNulty

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and DEMOLISH THE HOUSE required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Davidson County – 1124 32nd Avenue North, Nashville, TN – Trans. No. 08-07-015 (AM)

Purpose: Acquisition in fee to acquire this property as part of TSU's Master Plan and property will be used for future campus expansion. Request approval to demolish improvements.

Source of Funding: Campus Operating Funds

Estimated Cost: \$109,000.00

Owner(s): CLS Investment Properties

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Charles Harrison recommended an appraisal update. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCE AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Cheatham County – 2.5 +/- acres – Ashland City, TN – Trans. No. 08-07-006 (RJ)

Purpose: Approval to complete an equal value land exchange to provide a location for the county to place a solid waste collection center in that area.

Source of Funding: Cheatham County

Estimated Cost: Fair Market Value

Owner(s): Cheatham County & State of Tennessee

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. US Fish and Wildlife will also need to approve this land exchange. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112.

Description: **Franklin County – 0.53 +/- acres – Winchester, TN – Trans. No. 08-07-023 (GM)**

Purpose: Disposal by easement to expand a sewer line easement through Tim's Fords State Parks for the utilities.

Estimated Sale Price: Fair Market Value

Grantee: City of Winchester

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION
for
MENTAL RETARDATION SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, WITH WAIVER OF REM FEES, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Greene County – 0.76 +/- acres – Linda Street, Greeneville, TN – Trans. No. 08-06-018 (JB).

Purpose: Acquisition in fee of lots for construction of ICF/MR Group Home

Source of Funding: SBC#346-000-05-2005 Bond

Estimated Cost: \$40,000.00

Owner(s): Chris Renner, dba Rennco Properties

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION
for
MENTAL RETARDATION SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, WITH WAIVER OF REM FEES, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Greene County – 1.22 +/- acres – Susong Road, Greeneville, TN – Trans. No. 08-06-019 (JB)

Purpose: Acquisition in fee of lots for construction of ICF/MR Group Home

Source of Funding: SBC#346-000-05-2005 Bond

Estimated Cost: \$30,000.00

Owner(s) Ronal Calkin, Etal

SSC Report: 08-18-08. Jurgan Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION
for
MENTAL RETARDATION SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, WITH WAIVER OF REM FEES, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Greene County – 3.9 +/- acres – Amity Road, Greeneville, TN – Trans. No. 08-06-020 (JB)

Purpose: Acquisition in fee of lots for construction of ICF/MR Group Home

Source of Funding: SBC#346-000-05-2005 Bond

Estimated Cost: \$50,000.00

Owner(s): William Cassidy Wagner

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION
for
MENTAL RETARDATION SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, WITH WAIVER OF REM FEES, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Greene County – 1.14 +/- acres – Stone Dam Road, Greeneville, TN – Trans. No. 08-06-021 (JB)

Purpose: Acquisition in fee of lots for construction of ICF/MR Group Home

Source of Funding: SBC#346-000-05-2005 Bond

Estimated Cost: \$19,500.00

Owner(s): Brad Ellenburg

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION
for
MENTAL RETARDATION SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, WITH WAIVER OF REM FEES, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Greene County – 1.36 +/- acres – Light Street, Greeneville, TN – Trans. No. 08-06-022 (JB)

Purpose: Acquisition in fee of lots for construction of ICF/MR Group Home

Source of Funding: SBC#346-000-05-2005 Bond

Estimated Cost: \$45,000.00

Owner(s) Daniel Coffee, Etal

SSC Report: 08-18-08. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

BOARD OF PROBATION & PAROLE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Davidson County – 404 James Robertson Parkway, Nashville, TN – Trans. No. 07-09-900 (AL)

Purpose: To provide office space for county operations

Term: January 1, 2009 thru December 31, 2018 (10 yrs)

Proposed Amount: 36,788 Square Feet
Average Annual Contract Rent Incl. Utility & Janitorial Cost: \$551,672.85 @\$15.00/sf
Average Total Annual Effective Cost: \$551,672.85 @\$15.00/sf

Current Amount: 26,786 Square Feet
Annual Contract Rent Incl. Utility & Janitorial Cost: \$441,969.00 @\$16.50/sf
Total Annual Effective Cost: \$441,969.00 @\$16.50/sf

Type: New Lease – Advertise – Received three (3) proposals from three (3) proposers

FRF Rate: \$18.00

Purchase Option: No – Multi tenant

Lessor: Parkway Towers, LLC, current lessor

Comment: The proposed lease provides additional 10,002 square foot of office space. Lessor shall make all tenant alterations at no additional cost to the state. No cancellation for the first five (5) years except for cause and/ or lack of funding and 180 days thereafter.

SSC Report: 08-18-08. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE & ADMINISTRATION
for
HUMAN & CHILDREN'S SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Union County – 1403 Main Street, Maynardville, TN – Trans. No. 08-02-920 (AL)

Purpose: To office space for the county operations

Term: September 1, 2008 thru August 31, 2018 (10 yrs)

Proposed Amount: 4,416 Square Feet
Annual Contract Rent: \$42,040.20 @\$ 9.52/sf
Est. Annual Utility Cost: \$ 6,182.40 @\$ 1.40/sf
Est. Annual Janitorial Cost: \$ 4,857.60 @\$ 1.10/sf
Total Annual Effective Cost: \$53,080.20 @\$12.02/sf

Current Amount: 4,416 Square Feet
Annual Contract Rent: \$25,800.00 @\$ 5.84/sf
Est. Annual Utility Cost: \$ 6,182.40 @\$ 1.40/sf
Est. Annual Janitorial Cost: \$ 4,857.60 @\$ 1.10/sf
Total Annual Effective Cost: \$36,840.00 @\$ 8.34/sf

Type: New Lease – Advertise – Received only one proposal from one proposer, current lessor.

FRF Rate: \$14.00

Purchase Option: Yes – 1 thru 10 years

Lessor: Ball Limited, LP, current lessor

Comment: The proposed lease provides: No cancellation for the first five (5) years except for cause and/ or lack of funding and 180 days thereafter and purchase option available.

SSC Report: 08-18-08. Bob King summarized the transaction. Staff referred to Subcommittee-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF CHILDREN'S SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Rutherford County – 434 Jayhawk Court, Murfreesboro, TN – Trans. No. 07-09-904 (RS)

Purpose: To provide office space for county operations

Term: January 1, 2009 thru December 31, 2018 (10 yrs)

Proposed Amount: 18,477 Square Feet

Annual Contract Rent:	\$202,100.00	@\$10.94/sf
Est. Annual Utility Cost:	\$ 25,867.80	@\$ 1.40/sf
Est. Annual Janitorial Cost:	\$ 20,324.70	@\$ 1.10/sf
Total Annual Effective Cost:	\$248,292.50	@\$13.44/sf

Current Amount: 16,131 Square Feet

Annual Contract Rent:	\$167,900.00	@\$10.41/sf
Est. Annual Utility Cost:	\$ 22,583.40	@\$ 1.40/sf
Est. Annual Janitorial Cost:	\$ 17,744.10	@\$ 1.10/sf
Total Annual Effective Cost:	\$208,227.50	@\$12.91/sf

Type: New Lease – Advertise – Received two (2) proposal from two (2) proposers.

FRF Rate: \$18.00

Purchase Option: No

Lessor: CHR, LLC – Jim Ed Rice, current lessor

Comment: The proposed lease provides additional 2,346 square foot of office space. Lessor shall make all tenant alterations at no additional cost to the state. No cancellation for the first five (5) years except for cause and/ or lack of funding and 180 days thereafter.

SSC Report: 08-18-08. Bob King summarized the transaction. Staff referred to Subcommittee-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF CHILDREN'S SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Wilson County – 217 East High Street, Suites A & B, Lebanon, TN – Trans. No. 07-12-900 (RS)

Purpose: To provide office space for the Regional area

Term: March 1, 2009 thru February 28, 2019 (10 yrs)

Proposed Amount: 13,250 Square Feet

Annual Contract Rent:	\$143,640.00	@\$10.84/sf
Est. Annual Utility Cost:	\$ 18,550.00	@\$ 1.40/sf
Est. Annual Janitorial Cost:	\$ 14,575.00	@\$ 1.10/sf
Total Annual Effective Cost:	\$176,765.00	@\$13.34/sf

Current Amount: 10,200 Square Feet

Annual Contract Rent:	\$ 99,144.00	@\$ 9.72/sf
Est. Annual Utility Cost:	\$ 14,280.00	@\$ 1.40/sf
Est. Annual Janitorial Cost:	\$ 11,220.00	@\$ 1.10/sf
Total Annual Effective Cost:	\$124,644.00	@\$12.22/sf

Type: New Lease – Advertise – Received two (2) proposals from two (2) proposers

FRF Rate: \$18.00

Purchase Option: No – multi tenant

Lessor: Marks Group, LLC, current lessor

Comment: The proposed lease provides additional 3,050 square foot of office space. Lessor shall make all tenant alterations at no additional cost to the state. No cancellation for the first five (5) years except for cause and/ or lack of funding and 180 days thereafter.

SSC Report: 08-18-08. Bob King summarized the transaction. Staff referred to Subcommittee-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF HUMAN SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Fentress County – 240 Colonial Circle, Suites B & B1, Jamestown, TN – Trans. No. 08-02-917 (RS)

Purpose: To provide office space for the county operations

Term: January 1, 2009 thru December 31, 2018 (10 yrs)

Proposed Amount: 5,485 Square Feet

Annual Contract Rent:	\$47,880.04	@ \$ 8.73/sf
Est. Annual Utility Cost:	\$ 7,679.00	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	\$ 6,033.50	@ \$ 1.10/sf
Total Annual Effective Cost:	\$61,592.54	@ \$11.23/sf

Current Amount: 5,485 Square Feet

Annual Contract Rent:	\$43,880.04	@ \$ 8.00/sf
Est. Annual Utility Cost:	\$ 7,679.00	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	\$ 6,033.50	@ \$ 1.10/sf
Total Annual Effective Cost:	\$57,592.50	@ \$10.50/sf

Type: New Lease – Negotiated with the County

FRF Rate: \$14.00

Purchase Option: No – county building

Lessor: Fentress County, current lessor

Comment: Lessor shall make all tenant alterations at no additional cost to the state. No cancellation for the first five (5) years except for cause and/ or lack of funding and 180 days thereafter.

SSC Report: 08-18-08. Bob King summarized the transaction. Staff referred to Subcommittee-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF HUMAN SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Jefferson County – 1050, 1054 & 1056 South Hwy. 92, Dandridge, TN – Trans. No. 08-02-903 (JS)

Purpose: To provide office space for county operations

Term: October 1, 2008 thru September 30, 2018 (10 yrs)

Proposed Amount:	<u>10,500 Square Feet</u>		
	Annual Contract Rent:	\$115,500.00	@\$11.00/sf
	Est. Annual Utility Cost:	\$ 14,700.00	@\$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 11,550.00</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$141,750.00	@\$13.50/sf

Current Amount:	<u>8,500 Square Feet</u>		
	Annual Contract Rent:	\$63,750.00	@\$ 7.50/sf
	Est. Annual Utility Cost:	\$11,900.00	@\$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 9,350.00</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$85,000.00	@\$10.00/sf

Type: New Lease -- Advertised -- Received four (4) proposals from three (3) proposers.

FRF Rate: \$14.00

Purchase Option: No

Lessor: Barbara Davis

Comment: Proposed lease has no cancellation for the first five (5) years except for cause and/or lack of funding and 180 days thereafter. DHS will occupy the space that LWF was in for the additional 2,000 sf. Lessor is to make extensive improvements and repairs at no additional cost to the State.

SSC Report: 08-18-08. Bob King summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

DEPARTMENT OF POST CONVICTION DEFENDERS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Davidson County – 530 Church Street, Nashville, TN – Trans. No. 08-07-901 (AL)**

Purpose: To provide office space

Term: September 1, 2008 thru August 30, 2009 (1 yr)

Proposed Amount: 5,082 Square Feet
Annual Contract Rent Incl. Utility &
Janitorial Cost: \$66,066.00 @\$13.00/sf
Total Annual Effective Cost: \$66,066.00 @\$13.00/sf

Current Amount: 5,082 Square Feet
Annual Contract Rent Incl. Utility &
Janitorial Cost: \$51,328.20 @\$10.10/sf
Total Annual Effective Cost: \$51,328.20 @\$10.10/sf

Type: New Lease

FRF Rate: \$18.00

Purchase Option: No – Multi tenant

Lessor: Cornerstone Associates, LLC

Comment: The proposed lease has 90 - day cancellation. Lessor is to furnish utilities & janitorial services.

SSC Report: 08-18-08. Bob King summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 08-25-08. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

AUSTIN PEAY STATE UNIVERSITY, CLARKSVILLE, TENNESSEE

- 1) Approved a project to **Demolish Houses** located at 252 and 256 Forbes Avenue in Clarksville, Tennessee.

Estimated Project Cost: \$100,000.00
SBC Project No. 166/003-05-2008

TENNESSEE BOARD OF REGENTS

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a project to **Demolish Residential Structure / Garage** located at 706 Crestland Avenue in Murfreesboro, Tennessee.

Estimated Project Cost: **\$25,000.00**
SBC Project No. *166/009-04-2008*

Approved by: M.D. Goetz, Jr.
M.D. Goetz, Jr., Commissioner
Department of Finance and Administration