

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
August 24, 2020

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The State Building Commission Executive Subcommittee met this day at 11:00 a.m. via WebEx electronic meeting, with the following members and Departments present. Commissioner Eley called the meeting to order at 11:07 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Butch Eley, Commissioner, Department of Finance and Administration, participated via electronic communication  
Tre Hargett, Secretary of State, participated via electronic communication  
David Lillard, State Treasurer, participated via electronic communication  
Justin Wilson, Comptroller of the Treasury, participated via electronic communication

ORGANIZATION

- University of Tennessee
- State Building Commission

PRESENTER

Executive Director Austin Oakes  
State Architect Ann McGauran

Commissioner Eley stated that the purpose of this meeting is to consider the items on the agenda for the August meeting of the Executive Sub-Committee of the State Building Commission. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination has been made that the electronic communication in this meeting by the members is a necessity based on the following facts and circumstances:

1. The Executive Sub-Committee has regularly scheduled monthly meetings around which agencies and institutions plan, and a delay will cause an operational hardship for certain of the agencies and institutions having time sensitive matters on today's agenda.
2. The current public health crisis resulting from the COVID-19 virus has resulted in declarations of a "State of Emergency" by the State and local governments; and the direction that most government employees work from home.

Let the minutes reflect that Commissioner Eley, Secretary Hargett, Comptroller Wilson and Treasurer Lillard participated electronically.

At a roll call vote all members voted aye and approved the use of electronic communication.

## CONSENT AGENDA

At a roll call vote all members voted aye and approved the following items which had been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **Austin Peay State University**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- B. Agency: **Tennessee Board of Regents / Volunteer State Community College**  
Transaction: Disposal – Fee  
Provision(s): n/a
  
- C. Agency: **Tennessee Wildlife Resources Agency**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- D. Agency: **Tennessee Wildlife Resources Agency**  
Transaction: Acquisition – Fee (Third Party)  
Provision(s): Waiver of advertisement and one appraisal
  
- E. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): Waive advertisement
  
- F. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): Waive advertisement

UNIVERSITY OF TENNESSEE

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 2020-08-02

- **Proposed Lease**

- **Location:** University of Tennessee – Knoxville (UTK)  
Knox County – 501 W Church Avenue, Knoxville, TN
- **Landlord:** RB Knoxville, LLC dba Hilton Knoxville
- **Term:** August 30, 2020 – November 30, 2020
- **Area / Costs:** Up to 150 hotel rooms

- **Source of Funding:**
- **Procurement Method:**
- **FRF Rate:**

	\$/room	Estimated Total Cost
Cost per room	\$103.00/night	\$1,436,850.00
Plant Funds (Non-Aux) (R)		
Negotiated		
\$18.00/sf (for reference only)		

**Comment:**

These rooms will be used for students that need to be isolated due to possible exposure to Covid-19. Initially 100 rooms will be reserved.

In addition to the nightly room rate, a \$5.00 per stay fee will be assessed for providing in-room microwaves and a \$150 cleaning fee will apply each time a student checks out.

Students begin moving onto campus August 9. To meet possible immediate needs, the University will enter into a short-term agreement with the Hilton from August 9, 2020 through August 29, 2020.

This hotel was selected because of the location and the availability of rooms for this use. Advertising is not required since the term of this lease is for one year or less and an unforeseen situation has arisen making it impractical to advertise. Due to the short-term of the lease, there is no termination for convenience. However, after September 20, 2020 the University may cancel any rooms with 72 hours prior approval.

A similar request for approval but under a separate contract with the downtown Knoxville Embassy Suites is also on the August 2020 ESC agenda.

**Minutes:**

08/24/2020 Secretary Hargett asked if RB Knoxville, LLC is a Tennessee based company. Mr. Austin Oakes stated that he did not know but that they would check and provide the answer. Secretary Hargett stated that during these down times he preferred a Tennessee based company but with the need for proximity to campus recognizes a Tennessee based company may not be an option. Mr. Oakes stated that UTK reached out to numerous hotels and apartment complexes with many not interested thereby considerably reducing the number of options.

Secretary Hargett noted that the principal office for RB Knoxville, LLC is in Columbus, Ohio with a registered agent here in Nashville. Secretary Hargett stated that the issue is taxpayer dollars and his desire to know who actually owns the hotel. Mr. Oakes replied that they would provide that information.

At a roll call vote all members voted aye and approved the lease.

UNIVERSITY OF TENNESSEE

Acquisition – Lease (Space)

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 2020-08-01

- **Proposed Lease**

- **Location:** University of Tennessee – Knoxville (UTK)  
Knox County – 507 S Gay Street, Knoxville, TN
- **Landlord:** Embassy Suites – Knoxville Downtown
- **Term:** September 20, 2020 – November 30, 2020
- **Area / Costs:** 32 hotel rooms (2 dedicated floors)

	<u>\$/room</u>	<u>Estimated Total Cost</u>
Cost per room	\$103.00/night	\$237,312.00

- **Source of Funding:** Plant Funds (Non-Aux) (R)
- **Procurement Method:** Negotiated
- **FRF Rate:** \$18.00/sf (for reference only)

**Comment:** These rooms will be used for students that need to be isolated due to possible exposure to Covid-19.

Students begin moving onto campus August 9. To meet possible immediate needs, the University will enter into a short-term agreement with Embassy Suites from August 9, 2020 through September 20, 2020.

This hotel was selected because of the location and the availability of rooms for this use. Advertising is not required since the term of this lease is for one year or less and an unforeseen situation has arisen making it impractical to advertise. The University may terminate this agreement for any reason by giving Embassy Suites at least seven days advance notice.

A similar request for approval but under a separate contract with the downtown Knoxville Hilton Hotel is also on the August 2020 ESC agenda.

**Minutes:** 08/24/2020 At a roll call vote all members voted aye and approved a lease

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) At a roll call vote all members voted aye and approved the Minutes of the Executive Subcommittee meeting held on July 20, 2020.

### Report of Items Submitted to the ESC

- 1) Status Update Reports from the State Procurement Agencies in accordance with SBC Policy & Procedures Item 2.03.

### Report of Items Approved by Office of the State Architect

#### Initial and Revised Approvals of Capital Projects

- Reported the following capital project 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 Memphis  
**Location:** Memphis, Tennessee  
**Project Title:** Campus Parking Repaving  
**Project Description:** This project will repave several deteriorated parking lots on the main campus and at the Lambuth campus.  
**SBC Project No.** 367/007-07-2019  
**Total Project Budget:** \$375,000.00  
**Source of Funding:** Plant Funds, (Aux-Parking) (A)  
**Approval:** Approved a revision in project budget and funding (increase of \$75,000)  
**Approval Date:** 07/29/2020

#### Approvals of Revisions to Existing Capital Projects

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** Tennessee Tower 30<sup>th</sup> Floor Upgrades  
**Project Description:** Interior renovations including kitchen and restroom upgrades, and all required related work.  
**SBC Project No.** 529/079-02-2017  
**Total Project Budget:** \$1,000,000.00  
**Source of Funding:** 17/18 FRF CurrFunds-CapImp (A)  
**Approval:** Approved a revision in project funding (increase in moveable equipment, decrease in construction cost)  
**Approval Date:** 08/05/2020

## Designer Selections

- Reported 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:** STREAM / Department of Military  
**Location:** Winchester, Tennessee  
**Project Title:** Winchester Field Maintenance Shop Repair  
**SBC Project No.** 361/097-01-2020  
**Total Project Budget:** \$140,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Designer:** Derthick, Henley & Wilkerson Architects, PLLC  
**Approval Date:** 07/13/2020
- 2) State Procurement Agency:** STREAM / Department of Military  
**Location:** Tunnel Hill, Georgia  
**Project Title:** VTS Catoosa Training Range Repair  
**SBC Project No.** 368/001-01-2020  
**Total Project Budget:** \$300,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Designer:** Hurst Rosche, Inc.  
**Approval Date:** 07/13/2020

- 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.

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| <b>1) University of Tennessee Institute of Agriculture</b><br>(CVM – Lab Renovations)<br>Total Project Budget: \$725,000.00<br>SBC Project No. 540/001-03-2020<br>Designer: SANDERS PACE ARCHITECTURE LLC | <b>5) Pellissippi State Community College</b><br>(Strawberry Plains ERC Renovation)<br>Total Project Budget: \$1,250,000.00<br>SBC Project No. 166/032-04-2020<br>Designer: COMMUNITY TECTONICS ARCHITECTS   |
| <b>2) TCAT Statewide – Middle Region</b><br>(MEP Consultant)<br>Total Project Budget: \$1,890,000.00<br>SBC Project No. 166/000-01-2020<br>Designer: GRESHAM SMITH  | <b>6) Middle Tennessee State University</b><br>(Murphy Center Curtain Wall Replacement)<br>Total Project Budget: \$4,600,000.00<br>SBC Project No. 366/009-03-2020<br>Designer: EARL SWENSSON ASSOCIATES INC |
| <b>3) Columbia State Community College</b><br>(Mechanical System Upgrades)<br>Total Project Budget: \$950,000.00<br>SBC Project No. 166/015-02-2020<br>Designer: OLIVER LITTLE GIPSON ENGINEERING         | <b>7) University of Memphis</b><br>(Building Code & Safety Repairs)<br>Total Project Budget: \$3,000,000.00<br>SBC Project No. 367/007-05-2020<br>Designer: CANUP ENGINEERING INC                            |
| <b>4) Roane State Community College</b><br>(Cumberland & Scott Campus HVAC Updates)<br>Total Project Budget: \$1,100,000.00<br>SBC Project No. 166/027-01-2020<br>Designer: MARCH ADAMS & ASSOCIATES INC  | <b>8) University of Memphis</b><br>(STEM Research & Classroom Building)<br>Total Project Budget: \$41,000,000.00<br>SBC Project No. 367/007-06-2020<br>Designer: A2H INC                                     |

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|---|---|
| <p>9) <b>Austin Peay State University</b><br/> (Dunn Center HVAC &amp; Electrical Modernizations)<br/> Total Project Budget: \$3,295,000.00<br/> SBC Project No. 373/003-04-2020<br/> Designer: <b>SMITH SECKMAN REID INC</b></p>               | <p>16) <b>Northwest Correctional Complex</b><br/> (NWCX – Security Electronics Refresh)<br/> Total Project Budget: \$4,700,000.00<br/> SBC Project No. 142/016-02-2020<br/> Designer: <b>R&amp;N SYSTEMS DESIGN LLC</b></p> |
| <p>10) <b>Martha Sundquist State Forest</b><br/> (Bridge Replacements)<br/> Total Project Budget: \$570,000.00<br/> SBC Project No. 100/010-02-2020<br/> Designer: <b>TTL INC</b></p>   | <p>17) <b>Henderson Readiness Center</b><br/> (Re-Roof &amp; Facility Update)<br/> Total Project Budget: \$1,100,000.00<br/> SBC Project No. 361/035-02-2020<br/> Designer: <b>ARCHIMANIA PC</b></p>                        |
| <p>11) <b>Mark Luttrell Correctional Center</b><br/> (MLTC – Fire Alarm Systems Upgrades)<br/> Total Project Budget: \$1,150,000.00<br/> SBC Project No. 140/005-01-2020<br/> Designer: <b>R&amp;N SYSTEMS DESIGN LLC</b></p>                   | <p>18) <b>Memphis Readiness Center</b><br/> (Roof Repairs &amp; Facility Update)<br/> Total Project Budget: \$1,750,000.00<br/> SBC Project No. 361/065-02-2020<br/> Designer: <b>FISHER &amp; ARNOLD INC</b></p>           |
| <p>12) <b>Turney Center Industrial Complex</b><br/> (TCIX – HVAC/BAS/Smoke Systems Replacement)<br/> Total Project Budget: \$5,760,000.00<br/> SBC Project No. 142/005-01-2020<br/> Designer: <b>EDMONDS ENGINEERING INC</b></p>                | <p>19) <b>VTS Tullahoma</b><br/> (Field Maintenance Shop General Purpose Bay)<br/> Total Project Budget: \$1,900,000.00<br/> SBC Project No. 361/093-01-2020<br/> Designer: <b>HEFFERLIN + KRONENBERG ARCH</b></p>          |
| <p>13) <b>Turney Center Industrial Complex</b><br/> (TCIX – Water Treatment Plants Renovations)<br/> Total Project Budget: \$2,710,000.00<br/> SBC Project No. 142/005-02-2020<br/> Designer: <b>CTI ENGINEERS INC</b></p>                      | <p>20) <b>VTS Milan</b><br/> (Transient Training Open Bay Barracks)<br/> Total Project Budget: \$1,680,000.00<br/> SBC Project No. 368/031-03-2020<br/> Designer: <b>HFR INC</b></p>  |
| <p>14) <b>DeBerry Special Needs Facility</b><br/> (DSNF – Security Electronics Refresh)<br/> Total Project Budget: \$3,770,000.00<br/> SBC Project No. 142/011-01-2020<br/> Designer: <b>BUFORD GOFF &amp; ASSOCIATES INC</b></p>               | <p>21) <b>TN State Veterans Home Murfreesboro</b><br/> (Office &amp; Storage Addition)<br/> Total Project Budget: \$1,270,000.00<br/> SBC Project No. 680/003-01-2020<br/> Designer: <b>KLINE SWINNEY ASSOCIATES</b></p>    |
| <p>15) <b>Morgan County Regional Correctional Facility</b><br/> (MCCX – Security Electronics Refresh)<br/> Total Project Budget: \$5,190,000.00<br/> SBC Project No. 142/014-01-2020<br/> Designer: <b>BUFORD GOFF &amp; ASSOCIATES INC</b></p> |   |

**Other Business**

There being no further business, the meeting adjourned at 11:23 a.m.

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AUSTIN PEAY STATE UNIVERSITYAcquisition – Fee (Purchase)

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

**Transaction Description:** Transaction No. 20-07-005

- **Location:** Austin Peay State University  
Montgomery County - 0.551 +/- acres – 529 N 2<sup>nd</sup> Street, Clarksville, TN
- **Owner(s):** Austin Peay State Foundation
- **Estimated Purchase Price:** Below or at Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

**Comment:** This property is in APSU's 2017 Master Plan and is adjacent to other campus properties. In the future, the building will be converted to office space for use by APSU. Personnel from the Physical Plant and University Design and Construction have assessed the property and determined that it is move-in condition, with functional mechanical, electrical and plumbing systems. We saw no evidence of a compromised building envelope.

Date of Last Transfer:  
Purchase Price: \$495,000.00  
Property Assessor's Value: \$476,100.00  
Square Footage Improvements: 7,137

**Minutes:** 08/24/2020 Approved acquisition in fee with waiver of advertisement and one appraisal



TENNESSEE BOARD OF REGENTSDisposal – Fee

**Requested Action:** Approval of disposal in fee

**Transaction Description:** Transaction No. 19-01-008 and 19-01-007

- **Location:** Volunteer State Community College  
Sumner County – 2 tracts (67.3+/-acres – 2620 Highway 25 West – 19.66+/-acres – Highway 25 West), Gallatin, TN
- **Grantee** Janet and Nick Vidnovic
- **Estimated Sale Price:** \$528,000.00

**Comment:** After the property was approved for sale, an adjoining property owner offered to purchase it for 110% of the appraised value. Based on Market information, it is believed that a better offer is unlikely to be received. Additionally, the buyer agreed to preserve the rural/agricultural character of the property.

Date of Last Transfer: 03/11/2011  
 Previous Owner: Tony R. Spurlock  
 Original Cost to State: \$0.00  
 Square Footage Improvements: 5,200 sf (2 barns)

**Previous Action:** 03/23/2020 Approved disposal in fee with waiver of one appraisal and utilizing State Procurement methods to contract with a realty firm to assist with the disposal

**Minutes:** 08/24/2020 Approved disposal in fee

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee (Purchase)

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

**Transaction Description:** Transaction No. 20-04-004

- **Location:** North Cumberland Wildlife Management Area (NCWMA)  
Campbell County – 520± acres – 0 Stinking Creek Road, Pioneer, TN
- **Owner(s):** Tommy Stewart
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 20/21 Wetlands Acquisition Fund (A)

**Comment:** This property is on the wetlands priority list and has been approved for purchase by the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency per T.C.A. §11-14-402.

The property is contiguous to NCWMA and will protect uplands and other forest functions. Trails across this property will improve and expand recreation at NCWMA.

An Option was approved prior to transaction approval pursuant to SBC Policy 8.01 (3) because this is a time sensitive, wetlands acquisition.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	06/13/1994
Purchase Price:	\$50,000.00 (inter-family transfer)
Property Assessor's Value:	\$383,000.00
Square Footage Improvements:	N/A

**Minutes:** 08/24/2020 Approved acquisition in fee with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee (Third Party)

**Requested Action:** Approval of acquisition in fee and to utilize a third party with waiver of advertisement and one appraisal

**Transaction Description:** Transaction No. 20-07-002

- **Location:** Wolf River Wildlife Management Area (WRWMA)  
Fayette County – 278.36± acres – 0 Settles Drive, Moscow, TN
- **Owner(s):** Jefferson Logan Hurdle and John Harvey Hurdle
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 20/21 Wetlands Acquisition Fund (A)
- **Third Party:** The Conservation Fund (TCF)  
Wolf River Conservancy (WRC)

**Comment:** This property is on the wetlands priority list and has been approved for purchase by the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency per T.C.A. §11-14-402.

This property is contiguous with WRWMA and will be an important addition to WRWMA, as it will protect and preserve uplands and other forest functions in the WRWMA ecosystem.

Utilization of third parties is requested because it will allow WRC and TCF to acquire the tract in a timelier fashion. WRC and TCF will acquire the property, and the State will close with WRC and TCF.

No additional third-party costs are anticipated.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	02/19/2020
Purchase Price:	\$0.00 (inter-family transfer)
Property Assessor's Value:	\$371,100.00
Square Footage Improvements:	N/A

**Minutes:** 08/24/2020 Approved acquisition in fee and to utilize a third party with waiver of advertisement and one appraisal

DEPARTMENT OF GENERAL SERVICESAcquisition – Lease (Space)

**Requested Action:** Approval to waive advertisement

**Transaction Description:** Transaction No. 20-06-925

- **Proposed Lease**

- **Location:** Blount County – 318 Home Avenue, Maryville, TN
- **Landlord:** A & B Partnership, a Tennessee General Partnership
- **Term:** Approximately 2 years

- **Current Lease**

- **Location:** Blount County – 318 Home Avenue, Maryville, TN
- **Landlord:** A & B Partnership, a Tennessee General Partnership
- **Term:** 10 years (March 1, 2005 to February 28, 2015) (Holdover)
- **Area / Costs:** 5,590 Square Feet

Annual Contract Rent	\$57,000.00	\$10.20/sf
Estimated Utilities Cost	7,826.00	1.40/sf
Estimated Janitorial Cost	6,149.00	1.10/sf
<b>Total Annual Effective Cost</b>	<b>\$70,975.00</b>	<b>\$12.70/sf</b>

- **Source of Funding:** FRF Operating Funds

- **FRF Rate:** \$18.00

**Comment:** This bridge lease will provide space for the Department of Safety and Homeland Security driver's license center and THP offices located on Home Avenue in Maryville, Blount County.

The current lease has expired. A new 7-year lease was approved for this need by the ESC at its July 2020 meeting. This bridge lease is needed until the new term commences, estimated to be November 2021 based on the renovations needed.

Waiver of advertisement is requested to allow the State to procure a new short-term lease at the incumbent location to allow continuity of operations until the new lease is ready for occupancy.

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

**Minutes:** 08/24/2020 Approved waiving advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

**Requested Action:** Approval to waive advertisement

**Transaction Description:** Transaction No. 20-05-910

- **Proposed Lease**

- **Location:** Marion County – 4950 Main Street, Suite D., Jasper, TN
- **Landlord:** Acuff Group, LLC a Tennessee limited liability company
- **Term:** Approximately 2 years

- **Current Lease**

- **Location:** Marion County – 4950 Main Street, Suite D., Jasper, TN
- **Landlord:** Acuff Group, LLC a Tennessee limited liability company
- **Term:** 10 years (January 1, 2006 to December 31, 2015) Holdover
- **Area / Costs:** 5,208 Square Feet

Annual Contract Rent	\$50,400.00	\$9.68/sf
Estimated Utilities Cost	7,291.20	1.40/sf
Estimated Janitorial Cost	5,728.80	1.10/sf
Annual Effective Cost	\$63,420.00	\$12.18/sf

- **Source of Funding:** FRF Operating Funds
- **FRF Rate:** \$15.00

**Comment:** This bridge lease will provide space for the Department of Safety and Homeland Security driver's license center and THP offices located on Main Street in Jasper, Marion County.

The current lease has expired. A new 10-year lease was approved for this need by the ESC at its May 2020 meeting. This bridge lease is needed until the new term commences, estimated to be April 2022 based on the renovations needed.

Waiver of advertisement is requested to allow the State to procure a new short-term lease at the incumbent location to allow continuity of operations until the new lease is ready for occupancy.

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

**Minutes:** 08/24/2020 Approved waiving advertisement

Approved:



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