

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
December 20, 2021

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The State Building Commission Executive Subcommittee met this day at 11:10 a.m. in House Hearing Room I of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Eley called the meeting to order at 11:46 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  
Tre Hargett, Secretary of State  
David Lillard, State Treasurer  
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- University of Memphis
- University of Tennessee
- Tennessee Board of Regents
- Department of General Services
- State Building Commission

PRESENTER

Chief University Planning Officer Tony Poteet  
Assistant Vice President Austin Oakes  
Executive Director Dick Tracy  
Deputy Commissioner John Hull  
State Architect Ann McGauran

CONSENT AGENDA

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

- A. Agency: **University of Tennessee Health Science Center**  
Transaction: Disposal – Lease (Space)  
Provision(s): Waiver of advertisement
  
- B. Agency: **University of Tennessee Health Science Center**  
Transaction: Disposal – Lease (Space)  
Provision(s): Waiver of advertisement
  
- C. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Shelbyville**  
Transaction: Acquisition – Fee (Gift)  
Provision(s): Waiver of advertisement
  
- D. Agency: **Tennessee Wildlife Resources Agency**  
Transaction: Acquisition – Fee  
Provision(s): Waiver of advertisement and one appraisal
  
- E. Agency: **Tennessee Wildlife Resources Agency**  
Transaction: Acquisition – Fee  
Provision(s): Waiver of advertisement and one appraisal
  
- F. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a

UNIVERSITY OF MEMPHIS

**Acquisition – Lease (Space)**

**Requested Action:**                   **Approval of waiver of advertisement**

**Transaction Description:**       Transaction No. 21-11-916

• **Proposed Lease**

- **Location:**                   University of Memphis – Various Locations in Memphis, Shelby County, TN
- **Landlord:**                   RDC Fund VII Memphis II, LLC, The Nine Lease Co, LLC, and The Annex as well as other complexes as beds become available.
- **Term:**                         January 1, 2022 to August 18, 2022
- **Area / Costs:**               Up to 600 beds (mix of 1 to 4 bedroom units)/ \$278 to \$500 per bed per month

• **Source of Funding:**       Plant Funds (Aux-Housing) (A)

• **Procurement Method:**     Negotiated

**Comment:**                         The University needs to establish leases with apartment owners to provide housing accommodation for incoming out of state students. Current on-campus student housing is near 100% capacity with very few spaces available for incoming students in Spring 2022 semester.

Given the gap between the housing needs of incoming non-resident students and the lack of available on campus housing, utilization of leases with private housing providers is our only option. Convenient safe housing for these students is essential to allow them to pursue their educational goals at The University of Memphis.

Approval is requested for a waiver of advertisement to allow the university to enter into leases that are over \$50,000 but less than the annual \$150,000 threshold for SBC approval. The three (3) landlords listed above will be utilized as well as other complexes as available.

**Minutes:**                             12/20/2021   Secretary Hargett confirmed that the University may come back for an approval for the fall and that the University continues to see an increase in out-of-state students, a very positive sign, and asked if this is a short-term problem and if not, is there a path in the master plan to be able to accommodate this growing need or if leasing space is something they will expect to do every year. Mr. Tony Poteet replied that in the master plan they have two disclosed projects, one on Park Ave Campus for over 500 beds and one on the main campus for 150 to 200 beds. The University is aware of a private developer that has purchased a block of property to build a student housing-oriented development just south of campus and within walking distance and they think those will take care of this need. There is an increase in out of state students and it is beneficial for the University to provide housing for them. They definitely need a long-term solution and this is their current plan to achieve a solution. Secretary Hargett asked how they price this housing for their students. Mr. Poteet replied that the apartment complex owners lease the beds for approximately \$675 a month. Since the University is leasing blocks of rooms, this has allowed them to get the rooms at a discounted rate of a little over \$300 per month. The University charges the students \$425 per month because there are some additional administrative, advertising, and recruiting costs. It is a good deal for the students and

something that the apartment complex owners can count on. It also keeps the apartments full of university students instead of some of the general public mixing in with the students. These locations are primarily University of Memphis students and within the last six or seven years there have been almost 1,500 beds built in walking distance to the campus.

Secretary Hargett asked if they provide a shuttle service from those apartments. Mr. Poteet replied that they have not yet needed to do this since these apartments are so close to the campus. They will look at rerouting the shuttles. It is very congested around some of the apartments since the city streets are narrow and there is parking on both sides of the streets. It may be difficult to even have a shuttle service to a couple of them because of the density.

Commissioner Eley asked how this compares to the cost for other students on campus. Mr. Poteet replied that existing on campus apartments are \$3,700 per semester, with that being a five month lease it is \$740 per month. Leasing private housing is currently less expensive than on campus housing.

The Subcommittee approved a waiver of advertisement.

UNIVERSITY OF TENNESSEE

**Acquisition – Lease (Space)**

**Requested Action:** Approval of waiver of advertisement

**Transaction Description:** Transaction No. 21-12-010

● **Proposed Lease**

- **Location:** University of Tennessee-Knoxville (UTK) – Various Locations in Knoxville, Knox County, Tennessee
- **Landlord:** To Be Determined (multiple apartment complexes)
- **Term:** Up to 5 years, August 2022 – August 2023 with four (4) one year extensions
- **Area / Costs:** Up to 1000 beds (mix of 2, 4 and 5 bedroom units)

● **Source of Funding:** Plant Funds (Aux-Housing) (A)

● **Procurement Method:** Negotiated

**Comment:** Enrollment at UTK continues to increase, creating the need for additional bed capacity for undergraduate students. Undergraduate applications for Fall 2022 have increased by over 30% from last year and incoming student enrollment could increase by more than 10%. With a requirement for first-time students to live on campus, this will significantly limit on-campus bed availability for continuing students. As a result, additional beds will be needed off-campus for these students.

Likely due to the increased demand for units on and around the UTK campus, area apartment complexes began their renewal processes earlier this year with some starting as early as September. To lock-in favorable pricing and begin securing blocks of rooms at properties located in close proximity to campus, there is a need to begin negotiating terms immediately. Given the housing demand around the campus and in the Knoxville area, it is unlikely that apartments would respond to an RFP solicitation, hold their available units, or hold pricing during the time required for advertising, response and evaluation.

Approval is requested, based on availability, to commence negotiations with landlords that best meet criteria including the proximity to campus, comparable amenities compared to on-campus housing, fully furnished units, and the rental rate. Historically less than 300 beds have been available for this need but UTK is seeking to maximize whatever is available.

**Minutes:** 12/20/2021 Secretary Hargett asked for confirmation that they are committing to lease a certain amount of apartments regardless if they have students to fill them. Mr. Austin Oakes replied that was correct but the final leases will be based on the number of students expected at that point in time and based on the amount of applications they are receiving, UTK could be looking at a fall freshman class in the neighborhood of 6,700. Whether or not if it is that high, UTK typically has 2,300 additional continuing students that choose to live on campus. Their current projection is that available on-campus housing could dip as low as 1,000 students for these students based on the number of incoming freshman so they do see a need for additional housing. Secretary Hargett confirmed that the dip to 1,000 isn't because they're not continuing to go to school there but because of the requirement that first year students live on campus and that the non-first year students move elsewhere. Mr. Oakes replied that was correct.

Secretary Hargett asked Mr. Oakes for the comparison of pricing of living in these apartments to living on campus. Mr. Oakes replied that they are quite comparable. The average four bed/two bath unit on campus is \$8,700 per year and off campus is slightly lower at \$7,740. A two bed/one bath unit on campus is \$9,360 and off campus is \$9,090. Secretary Hargett confirmed that for the off campus sites UT pays the utilities just like they would for those living on campus. Mr. Oakes replied that was correct.

Commissioner Eley asked how much of this relates to the pandemic, there was a spike in the enrollment this year. Secondly how do they plan in an environment without the pandemic and how it would have rolled out. Mr. Oakes replied that the good news for the Knoxville campus is that while this year has seen significant growth; it is also part of a larger trend. Last year they had record freshman enrollment. The campus continues to grow and attract incredible students and the limitations on the size of their freshmen class is not based on how many people want to be a freshman at UTK, it is on how many they can accommodate. UT does their master planning in ten year cycles and typically do an update to the master plan at the five year mark. They are in the midst of doing a new ten year master plan for the campus and have about 500 beds of housing within their current master plan that they can build and plan on that being included in an upcoming budget amendment disclosure. They anticipate up to 1,000 beds of additional housing that they will likely seek to build on campus in the near future and this will be evaluated during the master planning process.

Commissioner Eley confirmed that they do see a need for more capacity than this request and are trying to get ahead of the curve on that. Mr. Oakes replied yes and they see these leases as a stop gap until they can provide additional housing on campus for students.

The Subcommittee approved a waiver of advertisement.

TENNESSEE BOARD OF REGENTS

**Acquisition – Fee (Purchase)**

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

**Transaction Description:**              Transaction No. 21-11-013

- **Location:**                              Roane State Community College  
    Knox County – 7+/- acres – 0 Sherrill Boulevard, Knoxville, TN
- **Owner(s):**                              Covenant Health
- **Estimated Purchase Price:**      \$2,000,000
- **Source of Funding:**                Plant Funds    (Non-Aux) (A)

**Comment:**                                Both Roane State Community College (“RSCC”) and TCAT Knoxville need to expand their allied health facilities to educate and train more allied health professionals. Currently, neither school has space on campus to accommodate expansion of these programs. Covenant Health has offered to transfer a portion of a parcel of property across the street from Park West Hospital to the State to construct a new allied health facility for use by the schools. This parcel is in the 2017 Master Plan for RSCC. Location of a new allied health facility across the street from a partner hospital where students can do their clinical studies would be highly beneficial to the schools and the students.

In FY 21/22, \$1 Million was appropriated to fund the design of the new RSCC/TCAT Knoxville allied health facility (SBC Project No. 166/027-02-2021). In order to expedite construction of the new facility, Covenant Health has agreed to perform approximately \$2 Million of site work on the property prior to conveyance to the State. At the closing on the property, RSCC would pay Covenant Health the actual cost of the site work performed by Covenant Health, which is less than the fair market value of the property. Closing will only occur if funds are appropriated in a future budget year for construction of the facility. It is anticipated that the \$2 Million will be funded out of the SBC Project, but Plant Funds are available if Project Funds cannot be used.

|                              |              |
|------------------------------|--------------|
| Date of Last Transfer:       | May 28, 2020 |
| Purchase Price:              | \$3,250,000  |
| Property Assessor’s Value:   | \$1,658,000  |
| Square Footage Improvements: | 0            |

**Minutes:**                                    12/20/2021    Approved acquisition in fee

DEPARTMENT OF GENERAL SERVICES

**Disposal – Fee**

**Requested Action:**                   **Approval of disposal in fee with waiver of advertisement**

**Transaction Description:**       Transaction No. 14-11-008  
• **Location:**                        Davidson – 3.10 +/- acres – 88 Hermitage Avenue, Nashville, TN  
• **Estimated Sale Price:**       Fair Market Value  
• **Grantee:**                            Metropolitan Government of Nashville and Davidson County

**Comment:**                            This property has been determined to be surplus to the Department’s needs. Waiver of advertisement is being requested since this is a transfer to a municipality.

The intended Metro use will be creating the “front door” for the new Wharf Park to include preserving the large green front lawn and restoring the historic school structure that is on the property for public use.

The Tennessee Historic Commission has discussed and is pleased with Metro’s new plans of rehabilitating the existing building on this property. However, they have determined per the THC standard recommended course of action, that the disposal of this property without a deed preservation covenant restriction, would adversely affect the State-owned resource. Discussions between THC and Metropolitan Historical Commission have occurred, in light of the original approved plan to demolish the structure, the new goal is to rehabilitate the structure and celebrate it as a gateway for the park. Metro feels that the intended action plan, celebrated central focus of this building in the park, community purpose, investment in rehabilitation, and qualified Metropolitan Historical Commission oversight mitigate foreseeable concerns of demolition, lack of preservation, and immediate further deterioration of this existing structure.

Proceeds will be deposited into the Facility Revolving Fund (FRF) as authorized by T.C.A § 9-4-9.

Date of Last Transfer:                October 18, 1872  
Previous Owner:                        Judge John M. Lea  
Original Cost to State:                Gift  
Square Footage Improvements:     27,000

**Previous Action:**                    08/21/2017    Approved disposal in fee with waiver of advertisement

**Minutes:**                             12/20/2021    Approved disposal in fee with waiver of advertisement



DEPARTMENT OF GENERAL SERVICES

**Disposal – Fee**

**Requested Action:**                   **Approval of disposal in fee with waiver of advertisement**

**Transaction Description:**       Transaction No. 15-06-004  
• **Location:**                       Citizens Plaza  
  Davidson - 0.57 +/- acres – 400 Deadrick Street, Nashville, TN  
• **Estimated Sale Price:**       Fair Market Value  
• **Grantee:**                           Metropolitan Government of Nashville and Davidson County (Metro)

**Comment:**                           This property has been determined to be surplus to the Department's needs. Waiver of advertisement is being requested since this is a transfer to a municipality. The Arts Commission will be allowed to stay in the building through December of 2025 at no cost to the state.

Metro intends to fully occupy this office building with Departments, Boards, and Commission's personnel and support activities. The acquisition will allow local government to consolidate numerous offices from third party leases into an owned facility located in close proximity to the Historic Metropolitan Courthouse.

Proceeds may be used to pay debt service with the remainder being deposited into the Facility Revolving Fund (FRF) as authorized by T.C.A § 9-4-9.

Date of Last Transfer:               July 1, 1986  
Previous Owner:                       Citizens Plaza, LTD  
Original Cost to State:               \$25,360,630  
Square Footage Improvements:    N/A

**Previous Action:**                   12/18/2017    Approval of disposal in fee

**Minutes:**                            12/20/2021    Approved disposal in fee with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:**                   **Approval of a lease**

**Transaction Description:**       Transaction No. 20-01-936 and 20-01-937

● **Proposed Lease**

- **Location:**                   Campbell County – 2221 Jacksboro Pike, Suite C19A and Suite C19B, LaFollette, TN
- **Landlord:**                   Woodson’s Cash Store, Inc.
- **Term:**                         10 years
- **Area / Costs:**             13,000 Square Feet

|  |              |            |
|--|--------------|------------|
| Annual Contract Rent (includes utilities & janitorial) | \$330,720.00 | \$25.44/sf |
| Total Annual Effective Cost                            | \$330,720.00 | \$25.44/sf |

● **Current Lease**

- **Location:**                   Campbell County – 2221 Jacksboro Pike, Suite C19A and Suite C19B LaFollette, TN
- **Landlord:**                   Woodson’s Cash Store, Inc.
- **Term:**                         3 years (June 1, 2020 to May 31, 2023)
- **Area / Costs:**             22,175 Square Feet

|                             |              |            |
|-----------------------------|--------------|------------|
| Annual Contract Rent        | \$179,617.50 | \$8.10/sf  |
| Estimated Utilities Cost    | 38,806.25    | 1.75/sf    |
| Estimated Janitorial Cost   | 24,392.50    | 1.10/sf    |
| Total Annual Effective Cost | \$242,816.25 | \$10.95/sf |

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

**Comment:**                       This lease will provide office space for Department of Children’s Services and the Department of Human Services. Two proposals were received from two proposers. Alternative Workplace Solutions has been implemented at this location. The space will be renovated to meet the State’s needs.

The tenant may terminate this lease at any time by giving 90 days written notice to the landlord after the 60<sup>th</sup> month.

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:**                         12/20/2021     Approved a lease

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:** Transaction No. 09-07-900

● **Proposed Amendment**

- **Location:** Wilson County - 204 Maddox Simpson Pkwy., Lebanon, TN
- **Landlord:** VC Properties, LLC
- **Term:** 12 years (June 1, 2012 – May 31, 2024)
- **Area / Costs:** 7,318 Square Feet

|                                     |              |            |
|-------------------------------------|--------------|------------|
| Annual Contract Rent (Years 11-12)  | \$123,840.00 | \$16.92/sf |
| Average Annual Contract Rent        | \$106,473.33 | \$14.55/sf |
| Estimated Utilities Cost            | 12,806.50    | 1.75/sf    |
| Estimated Janitorial Cost           | 8,049.80     | 1.10/sf    |
| Total Average Annual Effective Cost | \$127,329.63 | \$17.40/sf |

● **Current Lease**

- **Location:** Wilson County – 204 Maddox Simpson Pkwy, Lebanon, TN
- **Landlord:** VC Properties, LLC
- **Term:** 10 years (June 1, 2012 to May 31, 2022)
- **Area / Costs:** 7,318 Square Feet

|                             |              |            |
|-----------------------------|--------------|------------|
| Annual Contract Rent        | \$103,000.00 | \$14.07/sf |
| Estimated Utilities Cost    | 10,245.20    | 1.40/sf    |
| Estimated Janitorial Cost   | 8,049.80     | 1.10/sf    |
| Total Annual Effective Cost | \$245,135.00 | \$16.57/sf |

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

● **Procurement Method:** Advertised

● **FRF Rate:** \$18.00

**Comment:** The proposed amendment will extend the current lease until the new proposed lease, provided herein, is renovated to meet the state's needs.

It is in the best interest of the State to allow continuity of operations at this location until the new lease is ready for occupancy.

**Previous Report:** 04/19/2010 ESC Approved lease agreement

**Minutes:** 12/20/2021 Approved a lease amendment with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:**                   **Approval of a lease**

**Transaction Description:**       Transaction No. 20-12-906

• **Proposed Lease**

- **Location:**                   Wilson County – 204 Maddox Simpson Pkwy., Lebanon, TN
- **Landlord:**                   VC Properties, LLC
- **Term:**                         10 years
- **Area / Costs:**             9,955 Square Feet

|                             |                     |                   |
|-----------------------------|---------------------|-------------------|
| Annual Contract Rent        | \$239,915.50        | \$24.10/sf        |
| Estimated Utilities Cost    | 17,421.25           | 1.75/sf           |
| Estimated Janitorial Cost   | 10,950.50           | 1.10/sf           |
| Total Annual Effective Cost | <u>\$268,287.25</u> | <u>\$26.95/sf</u> |

• **Current Lease**

- **Location:**                   Wilson County – 204 Maddox Simpson Pkwy, Lebanon, TN
- **Landlord:**                   VC Properties, LLC
- **Term:**                         12 years (June 1, 2012 to May 31, 2024)
- **Area / Costs:**             7,318 Square Feet

|                                     |                     |                   |
|-------------------------------------|---------------------|-------------------|
| Average Annual Contract Rent        | \$106,473.33        | \$14.55/sf        |
| Estimated Utilities Cost            | 12,806.50           | 1.75/sf           |
| Estimated Janitorial Cost           | 8,049.80            | 1.10/sf           |
| Total Average Annual Effective Cost | <u>\$127,329.63</u> | <u>\$17.40/sf</u> |

- **Source of Funding:**       FRF Operating Funds
- **Procurement Method:**   Advertised
- **FRF Rate:**                   \$18.00

**Comment:**                       This lease will provide office space for Department of Safety and Homeland Security (Driver Services Center & Tennessee Highway Patrol). Three proposals from three proposers were received and evaluated. The proposed location is a renovate to suit and expansion (building and parking lot) for the State. The lease is estimated to commence on or before June 2024 based on the renovation needed.

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:**                         12/20/2021     Approved a lease

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:**                   **Approval of a lease**

**Transaction Description:**       Transaction No. 21-09-911

• **Proposed Lease**

- **Location:**                   Montgomery County – 350 Pageant Lane Suite 401, Clarksville, TN
- **Landlord:**                   Montgomery County Government.
- **Term:**                         2 years
- **Area / Costs:**             17,895 Square Feet

|                             |              |            |
|-----------------------------|--------------|------------|
| Annual Contract Rent        | \$286,320.00 | \$16.00/sf |
| Estimated Utilities Cost    | 31,316.25    | 1.75/sf    |
| Estimated Janitorial Cost   | 19,684.50    | 1.10/sf    |
| Total Annual Effective Cost | \$337,320.80 | \$18.85/sf |

• **Current Lease**

- **Location:**                   Montgomery County – 350 Pageant Lane Suite 401, Clarksville, TN
- **Landlord:**                   Montgomery County Government
- **Term:**                         10 years (May 1, 2012 - April 30, 2022)
- **Area / Costs:**             17,895 Square Feet

|                             |              |            |
|-----------------------------|--------------|------------|
| Annual Contract Rent        | \$286,320.00 | \$16.00/sf |
| Estimated Utilities Cost    | 31,316.25    | 1.75/sf    |
| Estimated Janitorial Cost   | 19,684.50    | 1.10/sf    |
| Total Annual Effective Cost | \$337,320.80 | \$18.85/sf |

- **Source of Funding:**       FRF Operating Funds
- **Procurement Method:**   Negotiate
- **FRF Rate:**                   \$18.00

**Comment:**                       This lease will provide office space for Department of Children’s Services while new lease location is procured and commenced.

A request for short term lease two years is in the best interest of the State for strategic alignment of existing in-term lease expirations for the long-term planning to effectuate a balance of portfolio and resources.

Either party may terminate this lease for convenience with 120 days prior written notice.

Advertisement is not required per TCA § 12-2-114.

The long-term procurement is currently in the market phase; and will be presented to ESC pursuant to applicable SBC policy at a future date. STREAM and the agency are confident a new procurement can be awarded prior to expiration of this lease.

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

**Minutes:**                         12/20/2021     Approved a lease

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on November 22, 2021 with the correction to page one showing Commissioner Eley called the meeting to order at 11:02 a.m.

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

#### Initial and Revised Approvals of Capital Projects

- Reported the following two capital improvements with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** Middle Tennessee State University  
**Location:** Murfreesboro, Tennessee  
**Project Title:** Demolition of 2315 E. Main Street  
**Project Description:** Demolish the structure located at 2315 E. Main Street and all related work.  
**SBC Project No.** 366/009-12-2021  
**Total Project Budget:** \$36,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing Campus Procurement for construction  
**Approval Date:** 12/20/2021
  - 2) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Knoxville, Tennessee  
**Project Title:** ETREC-Organic Crops Unit Storage Building  
**Project Description:** Erect an equipment storage building on an existing concrete slab at the East Tennessee Research and Education Center (ETREC).  
**SBC Project No.** 540/001-09-2021  
**Total Project Budget:** \$10,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Consultant (Dollar & Ewers Architecture, Inc.) for design, and Campus Resources and System Procurement for construction  
**Approval Date:** 12/20/2021

- Reported the following four capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Knoxville, Tennessee  
**Project Title:** Food Science Building Improvements  
**Project Description:** Renovate an existing pilot plant space into a production area that will produce ice cream. These changes will bring the area up to meet regulatory compliance, sanitation, and quality assurance for the production and distribution of the ice cream. Project includes all related work on the building systems to update this space for the new use.  
  
**SBC Project No.** 540/001-03-2021  
**Total Project Budget:** \$350,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding (\$100,000.00 increase to the budget for Equipment and Construction)  
**Approval Date:** 11/22/2021
  
- 2) **State Procurement Agency:** University of Tennessee – Chattanooga  
**Location:** Chattanooga, Tennessee  
**Project Title:** Lockmiller HVAC Upgrades  
**Project Description:** Lockmiller Hall’s HVAC controls and components will be upgraded, and the HVAC fan coils for each living space will be steam cleaned. Project includes all related work.  
  
**SBC Project No.** 540/005-13-2021  
**Total Project Budget:** \$432,000.00  
**Source of Funding:** Plant Funds (Aux-Housing) (A)  
**Approval:** Approved project utilizing Campus Consultant (Advanced Energy Engineering & Design, Inc.) for design  
**Approval Date:** 11/24/2021
  
- 3) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Lindsay Nelson Stadium Upgrades  
**Project Description:** Upgrades include replacement of some existing bleachers with seatbacks to match the rest of the seating in the stadium. Work includes waterproofing of the concrete seat as well as replacement of interior moveable shelving. Includes all related work to complete the project.  
  
**SBC Project No.** 540/009-36-2021  
**Total Project Budget:** \$420,000.00  
**Source of Funding:** Plant Funds (Aux-Athletics) (A)  
**Approval:** Approved project and utilizing Campus Consultant (The Architecture Collaborative, LLC) for design and Campus Resources and System Procurement for construction  
**Approval Date:** 11/24/2021

- 4) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Haslam Business – Sales Lab  
**Project Description:** Upgrade training rooms for a specialized instruction in teaching and sales for Jewelry TV.  
**SBC Project No.** 540/009-37-2021  
**Total Project Budget:** \$442,000.00  
**Source of Funding:** Gifts (O)  
**Approval:** Approved project utilizing Campus Consultant (Brewer, Ingram & Fuller Architects, Inc.) for design  
**Approval Date:** 11/23/2021

#### **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 / West Tennessee River Basin Authority  
**Location:** Jackson, Tennessee  
**Project Title:** WTRBA Floodplain and Waterway Improvements  
**Project Description:** Improvements along the Forked Deer River to increase floodplain area and restore wetlands in order to reduce flooding and new construction of public amenities, and all related work.  
**SBC Project No.** 128/020-01-2017  
**Total Project Budget:** \$9,635,000.00  
**Current Project Funding:** \$5,635,000.00  
**Source of Funding:** Federal Grant (ECD/NDRA) (F)  
**Approval:** Approved a revision in project funding (\$60,000.00 increase to the MACC)  
**Approval Date:** 12/01/2021

#### **Approvals of Acquisitions and Disposals of State Property**

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency  
**Transaction Description:** Transaction No. 21-11-001  
**Location:** North Cumberland Wildlife Management Area (NCWMA)  
 Scott County – 79.52 ± acres – 0 Baker Highway E/O, Huntsville, TN  
**Owner(s):** Bilco, LLC & Gary Brewster  
**Estimated Purchase Price:** Gift  
**Source of Funding:** 21/22 Wetlands Acquisition Fund (REM Fees) (A)  
**Approval:** Approved acquisition by easement with waiver of advertisement and one appraisal  
**Approval Date:** 11/23/2021



## Designer Selections

- The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that, while they used the normal criteria in determining final selections including maintaining the geographical balance, current work capacity, and quality and quantity of workload over past several years, it was still primarily a process driven by the individual agencies.

- |  |  |
|--|--|
| <p>1) <b>TCAT Megasite</b><br/>(Blue Oval City TCAT Campus)<br/>Total Project Budget: \$40,000,000.00<br/>SBC Project No. 166/000-04-2021<br/>Designer: <b>Archimania, PC</b></p> <p>2) <b>Tennessee School for the Blind</b><br/>(TSB Building and Site Improvements)<br/>Total Project Budget: \$4,120,000.00<br/>SBC Project No. 168/005-02-2021<br/>Designer: <b>GHP, Inc.</b></p> <p>3) <b>West Tennessee School for the Deaf</b><br/>(WTSD SAVE Act Compliance Upgrades)<br/>Total Project Budget: \$1,510,000.00<br/>SBC Project No. 168/009-02-2021<br/>Designer: <b>Building Systems Group Engineering, LLC</b></p> | <p>4) <b>Cockrill Bend</b><br/>(Multi Agency Law Enforcement Training Academy – Training Academy)<br/>Total Project Budget: \$370,920,000.00<br/>SBC Project No. 529/017-01-2021<br/>Designer: <b>TMPartners, PLLC</b></p> <p>5) <b>Cockrill Bend</b><br/>(Multi Agency Law Enforcement Training Academy – Dining &amp; Housing)<br/>Total Project Budget: \$370,920,000.00<br/>SBC Project No. 529/017-01-2021<br/>Designer: <b>Earl Swensson Associates, Inc.</b></p> <p>6) <b>Davy Crockett Tower</b><br/>(Davy Crockett Covered Parking Ceiling)<br/>Total Project Budget: \$620,000.00<br/>SBC Project No. 529/077-01-2020<br/>Designer: <b>BHDG Architects, Inc.</b></p> |
|--|--|

## Other Business

There being no further business, the meeting adjourned at 12:05 p.m.

\* \* \* \* \*

UNIVERSITY OF TENNESSEE**Disposal – Lease (Space)****Requested Action:** Approval of disposal by lease with waiver of advertisement**Transaction Description:** Transaction No. 21-12-011

- **Location:** University of Tennessee-Health Science Center (UTHSC) – Van Vleet Building  
3 N. Dunlap Street, Memphis, TN 38163
- **Tenant:** US Biologic, Inc.
- **Term:** 5 years, January 1, 2022 – December 31, 2026
- **Area / Costs:** 4,326 square feet/\$58,110.00 per yr (\$15.00/sf dedicated space and \$10.00/sf for shared space)

**FRF Rate:** \$18.00/sf

**Comment:** US Biologic currently works with UTHSC on several projects including antiviral testing at the UTHSC Regional Biocontainment Laboratory, oral flu vaccine development and other projects through the UTHSC Laboratory Animal Care Unit. They are currently located in a privately owned building on the east side of campus and were recently notified they will be losing their lease as of December 31, 2021. This lease will continue to enhance and grow the collaboration between US Biologic, Inc. and UTHSC.

UTHSC will offer parking for US Biologic, Inc. employees at a cost of \$50/month.

UTHSC will be responsible for all maintenance and standard utility and janitorial costs during the term of the lease. Either party has the right to terminate for convenience on 90 days' notice.

**Minutes:** 12/20/2021 Approved disposal by lease with waiver of advertisement

UNIVERSITY OF TENNESSEE**Disposal – Lease (Space)**

**Requested Action:** Approval of disposal by lease with waiver of advertisement

**Transaction Description:** Transaction No. 21-12-012

- **Location:** University of Tennessee-Health Science Center (UTHSC) – Van Vleet Building  
3 N. Dunlap Street, Memphis, TN 38163
- **Tenant:** Immuno Technologies, Inc.
- **Term:** 5 years, January 1, 2022 – December 31, 2026
- **Area / Costs:** 600 square feet/\$6,000.00 per yr (\$10.00/sf)

**FRF Rate:** \$18.00/sf

**Comment:** Immuno Technologies, Inc. is a US-based company that focuses on applied research for infectious diseases (e.g Lyme Disease, Leptospirosis). Their mission is to develop and license diagnostic assays and vaccines to help mitigate the impact of these diseases in human health. The company was started in 2012 by UTHSC faculty member, Maria Gomes-Solecki.

Dr. Gomes-Solecki was recently awarded a Small Business Innovation Research (SBIR) award for her proposal related to antibody isotyping for discrimination of disease stage and diagnosis of early Lyme disease. Research space in close proximity to her faculty office is needed.

UTHSC will be responsible for all maintenance and standard utility and janitorial costs during the term of the lease. Either party has the right to terminate for convenience on 90 days' notice.

**Minutes:** 12/20/2021 Approved disposal by lease with waiver of advertisement

TENNESSEE BOARD OF REGENTS**Acquisition – Fee (Gift)**

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

**Transaction Description:** Transaction No. 21-10-011

- **Location:** TCAT-Shelbyville  
Bedford County – 20+/- acres – 2905 Highway 231 N, Shelbyville, TN
- **Owner(s):** City of Shelbyville, Tennessee and Bedford County, Tennessee
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Bedford County (REM Fees) (O)

**Comment:** The boundaries and facilities on the current TCAT-Shelbyville campus will not accommodate the needed expansion of programs. TCAT-Shelbyville has unsuccessfully worked for several years to acquire adjacent property to permit an expansion. The City of Shelbyville and Bedford County have proposed the donation of this property to create the Bedford County Higher Education Center and allow TCAT-Shelbyville to relocate the campus several miles to the north of the current location. This property is of a sufficient size to permit TCAT-Shelbyville to expand existing programs, add new programs, and allow Bedford County to recruit new industry to the business park. The Bedford County Higher Education Center will also have available space for community and university partners. It is anticipated that a request to dispose of the existing campus property will be brought forward for consideration once the new campus is established.

This property is in the 2014 TCAT Master Plan, modified by amendment with approval by the THEC Commission May 2020 and the Executive Director of THEC on November 16, 2021.

|                              |                    |
|------------------------------|--------------------|
| Date of Last Transfer:       | September 21, 2021 |
| Purchase Price:              | \$2,100,000        |
| Property Assessor's Value:   | \$686,700          |
| Square Footage Improvements: | 3,362              |

**Minutes:** 12/20/2021 Approved acquisition in fee with waiver of advertisement

TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – Fee**

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

**Transaction Description:**

Transaction No. 21-04-005

- **Location:** Charlotte Ann Finnell Neal Wildlife Management Area (CAFNWMA)  
Bradley County – 40± acres – 0 Old Parksville Trail SE, Cleveland, TN
- **Owner(s):** Judy Darlene Calfee
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 21/22 TWRA Op Funds (A)

**Comment:** This acquisition is contiguous with the CAFNWMA and will provide additional wildlife habitat.

No additional management costs are anticipated with this acquisition.

|                              |                                |
|------------------------------|--------------------------------|
| Date of Last Transfer:       | 05/16/2020                     |
| Purchase Price:              | \$0.00 (Inter-family transfer) |
| Property Assessor’s Value:   | \$44,000.00                    |
| Square Footage Improvements: | N/A                            |

**Minutes:** 12/20/2021 Approved acquisition in fee with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – Fee**

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

**Transaction Description:**

- **Location:** Transaction No. 21-10-007  
Buffalo Ridge Refuge (BRR)  
Humphreys County – 1,434 ± acres (2 tracts) – 0 Daniel Road, Waverly, TN, and  
0 TN River Blue Creek Road, Waverly, TN
- **Owner(s):** Seven Hawks LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 21/22 TWRA Op Funds (A)

**Comment:** One tract is contiguous with BRR. This acquisition will provide additional land conservation of wildlife and other recreation to the public.

The larger tract is covered by a conservation easement held by the Foothills Land Conservancy (FLC). The state expects to acquire the property at a discount.

No additional management costs are anticipated with this acquisition.

|                              |   |
|------------------------------|---|
| Date of Last Transfer:       | 09/27/2016  |
| Purchase Price:              | \$1,650,000 (both tracts)   |
| Property Assessor’s Value:   | \$2,049,400   |
| Square Footage Improvements: | N/A   |
| Addresses:                   | 0 Daniel Road (1,405.2± acres):<br>TN River Blue Creek Road:<br>(29± acres) |

**Minutes:** 12/20/2021 Approved acquisition in fee with waiver of advertisement and one appraisal

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:**                   **Approval of a lease**

**Transaction Description:**       Transaction No. 19-08-904 & 19-08-905

● **Proposed Lease**

- **Location:**                   Washington County – 2557 Plymouth Road, Johnson City, TN
- **Landlord:**                 Peter A. & Ben A. Paduch d/b/a Homesat, G.P.
- **Term:**                        10 years
- **Area / Costs:**           15,402 Square Feet

|                                    |                     |                   |
|------------------------------------|---------------------|-------------------|
| Annual Contract Rent               | \$211,777.44        | \$13.75/sf        |
| Estimated Utilities Cost           | 26,953.50           | 1.75/sf           |
| Estimated Janitorial Cost          | 16,942.20           | 1.10/sf           |
| <b>Total Annual Effective Cost</b> | <b>\$255,673.14</b> | <b>\$16.60/sf</b> |

● **Current Lease**

- **Location:**                   Washington County – 2557 Plymouth Road, Johnson City, TN
- **Landlord:**                 Peter A. & Ben A. Paduch d/b/a Homesat, G.P.
- **Term:**                        2 years (July 1, 2019 to June 30, 2021) (Holdover)
- **Area / Costs:**           13,000 Square Feet

|                                    |                     |                   |
|------------------------------------|---------------------|-------------------|
| Annual Contract Rent               | \$135,252.00        | \$10.40/sf        |
| Estimated Utilities Cost           | 22,750.00           | 1.75/sf           |
| Estimated Janitorial Cost          | 14,300.00           | 1.10/sf           |
| <b>Total Annual Effective Cost</b> | <b>\$172,302.00</b> | <b>\$13.25/sf</b> |

- **Source of Funding:**       FRF Operating Funds
- **Procurement Method:**    Advertised
- **FRF Rate:**                   \$18.00

**Comment:**                       This lease will provide office space for the Department of Human Services and the Tennessee Commission on Children and Youth. One proposal was received and evaluated. The proposed location will be renovated to meet the State's needs. The lease is estimated to commence on or before October 2023 based on the renovations needed.

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.

The Knox Office Realty broker commission is \$34,519.72 for the 10-year term.

**Minutes:**                         12/20/2021    Approved a lease

Approved:



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