

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
December 14, 2023

The State Building Commission Executive Subcommittee met this day at 11:15 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 11:47 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Jim Bryson, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- State Building Commission

PRESENTER

State Architect Ann McGauran

CONSENT AGENDA

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

1. Agency: **University of Tennessee Southern**
Requested Action: Approval of acquisition in fee with waiver of advertisement
Transaction No.: 23-02-003
Location: Giles County – 0.77 ± acres – 420 West Jefferson St., Pulaski, TN

2. Agency: **University of Tennessee**
Requested Action: Approval of a lease
Transaction No.: 2023-11-001
Location: University of Tennessee – Institute for Public Service (IPS)
Anderson County – 1201 Oak Ridge Turnpike, Oak Ridge, TN

3. Agency: **University of Tennessee – Knoxville**
Requested Action: Approval of a lease
Transaction No.: 2023-06-001
Location: 2200 Sutherland Avenue, Knoxville, Knox County, Tennessee

4. Agency: **Department of Intellectual & Developmental Disabilities**
Requested Action: Approval of disposal in fee with waiver of advertisement
Transaction No.: 22-08-016
Location: Greene Valley Development Center
Greene County – 330.77 ± acres – 4850 East Andrew Johnson Hwy

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on November 20, 2023.

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.

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| <p>1) University of Tennessee – Knoxville
(Art & Architecture HVAC Upgrades)
Total Project Budget: \$1,536,000.00
SBC Project No. 540/009-16-2023
Designer: Facility Systems Consultants, LLC</p> <p>2) University of Tennessee – Knoxville
(Classroom Upgrades (23/24))
Total Project Budget: \$5,000,000.00 seeking
initial approval of
\$1,241,000.00
SBC Project No. 540/009-17-2023
Designer: The Architecture Collaborative, LLC</p> | <p>3) Tennessee Technological University
(J.J. Oakley Innovation Center & Residence Hall)
Total Project Budget: \$153,200,000.00
SBC Project No. 166/011-01-2023
Designer: Wier Boerner Allin Architecture, PLLC</p> <p>4) University of Memphis
(Wilson School Roof Replacement)
Total Project Budget: \$2,250,000.00
SBC Project No. 367/007-06-2023
Designer: Evans Taylor Foster Childress Architects, P.C.</p> <p>5) Middle Fork Bottoms State Park
(Visitor Center, Maintenance Facility, and Amenities)
Total Project Budget: \$22,520,000.00
SBC Project No. 126/053-01-2023
Designer: TLM Associates, Inc.</p> |
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Other Business

There being no further business, the meeting adjourned at 11:50 a.m.

UNIVERSITY OF TENNESSEE**Acquisition – Fee (Purchase)**

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

Transaction Description: Transaction No. 23-02-003

- **Location:** University of Tennessee Southern (UTS)
Giles County – 0.77 ± acres – 420 West Jefferson St, Pulaski, TN
- **Owner(s):** Danny Ray Cobb, and wife, Ann Bryan Cobb
- **Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The University plans to use the house for a maintenance staging area in the short term and the property condition should meet this need; however, it is anticipated to be future development site.

This property lies within the boundary of the approved land acquisition plan approved by the SBC on January 12, 2023 for the University of Tennessee Southern and is a strategic priority for the campus as it owns 1.7 ± acres that connect to this property.

Date of Last Transfer:	June 30, 1978
Purchase Price:	unknown
Property Assessor's Value:	\$326,100
Square Footage Improvements:	3,172

Minutes: 12/14/2023 ESC Approved acquisition in fee with waiver of advertisement

UNIVERSITY OF TENNESSEE

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 2023-11-001

• **Proposed Lease**

- **Location:** University of Tennessee – Institute for Public Service (IPS)
Anderson County – 1201 Oak Ridge Turnpike, Oak Ridge, TN
- **Landlord:** Corporate Quarters, Inc
- **Term:** Up to one year (4 sessions – 227 nights)
- **Area / Costs:** Up to fifteen (15) two (2) bedroom units

	\$/night	Estimated Total Cost
Cost per unit (incl utilities)		
January 7, 2024 – March 15, 2024	\$150/night	\$155,250.00
April 7, 2024 – June 14, 2024	\$150/night	\$155,250.00
July 7, 2024 – July 26, 2024	\$150/night	\$45,000.00
September 8, 2024– November 15, 2024	\$150/night	\$155,250.00
		\$510,750.00

- **Source of Funding:** Tuition and fees (0)

Comment: The UT Law Enforcement Innovation Center (LEIC) is an agency of the University of Tennessee Institute for Public Service. LEIC expands capabilities of law enforcement personnel by providing training that improves the quality of policing. LEIC’s National Forensic Academy (NFA) is an intensive, highly hands-on, and experience-based course of instruction that requires in person training to achieve the course learning objectives.

The need for fully trained Crime Scene Investigators is critical. LEIC plans to offer three (3) ten (10) week sessions for professionals and one (1) three (3) week session for college students in 2024. Attendees include county, city and state police officers; state bureau of investigation staff; and DOD personnel among others from across the country and internationally. Classes begin January 7, 2024 and the last session ends November 15, 2024.

Housing is provided for attendees as part of the cost of the program. The nightly rate per person is lower than the state per diem rate of \$107.00 per night in Anderson County, or \$214 per night double occupancy. Corporate Quarters will serve as an intermediary and provide the rooms in an apartment complex that meets the bid criteria including location within 20 minutes of the LEIC. For each session, all rooms will be located at the same apartment complex. Corporate Quarters fully furnishes the apartments including linens and kitchen appliances/utensils. The rate includes maintenance, utilities, internet service and cleaning prior to each arrival date.

Either party may terminate this agreement with 30 days prior notice.

Advertisement is not required since the lease is less than one year.

Minutes: 12/14/2023 ESC Approved a lease

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 2023-06-001● **Proposed Lease**

- **Location:** University of Tennessee-Knoxville (UTK) – 2200 Sutherland Avenue, Knoxville, Knox County, Tennessee
- **Landlord:** Magnolia Cherokee Mills LP
- **Term:** 5 years with a 5 year option to extend
- **Area / Costs:**

<u>11,872 Square Feet</u>		
First Year Contract Rent	\$15.00 /sf	\$178,080.00
Average Annual Contract Rent (including utilities & janitorial)	\$20.27/sf	\$240,645.44
Total Annual Effective Cost	\$20.27/sf	\$240,645.44

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

Comment: This space will be used for surge space for departments that are being relocated in connection with construction of the new Haslam College of Business Building. Departments will be placed in on-campus space to the extent possible, but additional space is needed. The University will lease one suite for a total of 11,872 sf.

The UTK College of Business project (SBC No. 540/009-01-2023) budget includes more than \$5M to accommodate surge space as needed.

Utilities and janitorial are included in the base rental rate. The landlord will provide a \$20/sf tenant improvement (TI) allowance. The lease can be terminated for convenience with 120-days' notice, but the unamortized balance of the TI balance must be repaid.

Previous Action: 06/20/2023 Approved waiver of advertisement**Minutes:** 12/14/2023 Approved a lease

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES**Disposal – Fee**

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

Transaction Description: Transaction No. 22-08-016
 • **Location:** Greene Valley Development Center
 Greene County – 330.77 +/- acres – 4850 East Andrew Johnson Hwy
 • **Estimated Sale Price:** Fair Market Value
 • **Grantee:** Tusculum-Greeneville-Greene County, Tennessee Industrial Development Board (IDB)

Comment: This property has been determined to be surplus to the Department's needs. Waiver of advertisement is requested as the IDB desires to purchase the property for fair market value and use it to support economic advancement and job creation in the surrounding community.

The proceeds are to be deposited in the Intellectual Disabilities Trust Fund pursuant to TCA §12-2-117.

Date of Last Transfer:	August 14, 1959
Previous Owner:	Greene Valley Development Center
Original Cost to State:	\$269,832.00
Square Footage Improvements:	2,026 sq ft

Minutes: 12/14/2023 Secretary Hargett stated that Representative David Hawk had expressed his support for this project and recognized Greene County Mayor Kevin Morrison, Town of Tusculum Mayor Alan Corley and Economic Development Director Jeff Taylor who attended the meeting to show their support as well.

The Subcommittee approved the disposal in fee with waiver of advertisement.

Approved:



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