

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
July 22, 2019

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The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner McWhorter called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by Assistant State Architect Alan Robertson.

MEMBERS PRESENT

Stuart McWhorter, Commissioner, Department of Finance and Administration  
Tre Hargett, Secretary of State  
David Lillard, State Treasurer  
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- State Building Commission

PRESENTER

Alan Robertson

## CONSENT AGENDA

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

- A. Agency: Tennessee Board of Regents / Nashville State Community College  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and appraisals
  
- B. Agency: East Tennessee State University  
Transaction: Acquisition – Lease Amendment  
Provision(s): n/a
  
- C. Agency: Tennessee Wildlife Resources Agency  
Transaction: Acquisition – Fee (Gift)  
Provision(s): Waiver of advertisement and appraisals
  
- D. Agency: Department of Intellectual & Developmental Disabilities  
Transaction: Disposal – Easement (Other)  
Provision(s): Waiver of advertisement and appraisals
  
- E. Agency: Department of Transportation  
Transaction: Disposal – Fee  
Provision(s): Waiver of advertisement and one appraisal
  
- F. Agency: Department of Safety  
Transaction: Disposal – Fee  
Provision(s): Waiver of advertisement and appraisals
  
- G. Agency: Department of Environment & Conservation  
Transaction: Disposal – Lease Amendment  
Provision(s): Waiver of advertisement and appraisals
  
- H. Agency: Department of Environment & Conservation  
Transaction: Acquisition – Easement (Conservation)  
Provision(s): Waiver of advertisement and appraisals
  
- I. Agency: Department of General Services  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on June 24, 2019.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following two 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:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Roaden University Center West Patio and Landscaping  
**Project Description:** Construct a patio with low wall seating and install a fire pit, lighting and landscaping on the west side of the Roaden University Center.  
**SBC Project No.** 364/011-04-2019  
**Total Project Budget:** \$405,000  
**Source of Funding:** Plant Funds (Aux-Dining) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/03/2019
  - 2) **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Ag. Engineering Technology Facility  
**Project Description:** Construct an Agriculture Engineering Technology Laboratory to replace the laboratory program space lost due to the demolition of the Old Maintenance Building.  
**SBC Project No.** 364/021-01-2019  
**Total Project Budget:** \$235,000  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/03/2019

Approvals of Acquisitions and Disposals of State Property

- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College  
**Transaction Description:** Transaction No. 19-06-003  
**Location:** Pellissippi State Community College (PSCC)  
Knox County – 15' Wide Permanent Utility & Access Easement, 15' Wide Temporary Construction Easement "A", 15' Wide Temporary Construction Easement "B", and 15' Wide Temporary Construction Easement "C" – 10915 Hardin Valley Road, Knoxville, TN  
**Grantee:** West Knox Utility District (WKUD)  
**Estimated Sale Price:** Fair Market Value  
**Source of Funding:** WKUD  
**Approval:** Approved disposal by easement with waiver of advertisement and one appraisal  
**Approval Date:** 07/03/2019

**Designer Selections**

- Reported the following three 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:** University of Memphis  
**Location:** Memphis, Tennessee  
**Project Title:** Administration Building Transformer Replacement  
**SBC Project No.** 367/007-08-2019  
**Total Project Budget:** \$200,000  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Designer:** Canup Engineering, Inc.  
**Approval Date:** 07/03/2019
  
- 2) **State Procurement Agency:** East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Hancock County Elementary School Clinic Renovation  
**SBC Project No.** 369/005-01-2019  
**Total Project Budget:** \$210,000  
**Source of Funding:** \$100,000 Federal Grants (HRSA) (F)  
 \$110,000 Gifts (O)  
**Designer:** MBI Companies, Inc.  
**Approval Date:** 06/19/2019
  
- 3) **State Procurement Agency:** STREAM / Department of Correction  
**Location:** Pikeville, Tennessee  
**Project Title:** BCCX Replacement Barn  
**SBC Project No.** 142/013-01-2019  
**Total Project Budget:** \$371,300  
**Source of Funding:** \$ 25,000 18/19 TDOC Op Funds (A)  
 \$346,300 Insurance Proceeds (O)  
**Designer:** Tinker Ma, Inc.  
**Approval Date:** 06/19/2019

- 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>University of Tennessee</b>          (Professional Programming Consultants)          (Category 1 – Classroom/Lab/Research)          SPA needs 2 firms selected, 1 previously selected          Total Project Budget: \$1,000,000          SBC Project No. 540/000-01-2019          Designer: <b>HFR INC</b>          Designer: <b>BARBER MCMURRY ARCHITECTS LLC</b></p>	<p>2) <b>University of Tennessee</b>          (Professional Programming Consultants)          (Category 2 – Medical/Health/Science)          SPA needs 2 firms selected, 1 previously selected          Total Project Budget: \$1,000,000          SBC Project No. 540/000-01-2019          Designer: <b>HFR INC</b>          Designer: <b>MBI COMPANIES INC</b></p>
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- 3) **University of Tennessee**  
 (Professional Programming Consultants)  
 (Category 3 – Music/Performing Arts)  
 SPA needs 2 firms selected, 1 previously selected  
 Total Project Budget: \$1,000,000  
 SBC Project No. 540/000-01-2019  
 Designer: **M ARTHUR GENSLER JR & ASSOCIATES**  
 Designer: **THEATRE CONSULTANTS COLLABORATIVE**
- 4) **University of Tennessee**  
 (Professional Programming Consultants)  
 (Category 4 – Office/Administration)  
 SPA needs 2 firms selected, 1 previously selected  
 Total Project Budget: \$1,000,000  
 SBC Project No. 540/000-01-2019  
 Designer: **BARBER MCMURRY ARCHITECTS LLC**  
 Designer: **DLR GROUP INC**
- 5) **University of Tennessee**  
 (Professional Programming Consultants)  
 (Category 5 – Site/Infrastructure)  
 SPA needs 2 firms selected, 1 previously selected  
 Total Project Budget: \$1,000,000  
 SBC Project No. 540/000-01-2019  
 Designer: **LOSE & ASSOCIATES INC dba LOSE DESIGN**  
 Designer: **HURST ROSCHE INC**
- 6) **University of Tennessee**  
 (Professional Programming Consultants)  
 (Category 6 – Dining/Housing)  
 SPA needs 2 firms selected, 1 previously selected  
 Total Project Budget: \$1,000,000  
 SBC Project No. 540/000-01-2019  
 Designer: **BRAILSFORD & DUNLAVEY INC**  
 Designer: **EL DORADO INC**
- 7) **University of Tennessee**  
 (Professional Programming Consultants)  
 (Category 7 – Athletics/Recreation)  
 SPA needs 2 firms selected, 1 previously selected  
 Total Project Budget: \$1,000,000  
 SBC Project No. 540/000-01-2019  
 Designer: **POPULOUS INC**  
 Designer: **ALLEN & HOSHALL INC**
- 8) **Tennessee State University**  
 (Boswell Door Replacements)  
 Total Project Budget: \$230,000  
 SBC Project No. 166/001-02-2019  
 Designer: **SUPPORT ARCHITECTURE LLC**
- 9) **Tennessee State University**  
 (Multiple Buildings Electrical Upgrades)  
 Total Project Budget: \$1,205,000  
 SBC Project No. 166/001-03-2019  
 Designer: **KURZYNSKE & ASSOCIATES**
- 10) **Tennessee State University**  
 (Multiple Buildings Fire Alarm Upgrades)  
 Total Project Budget: \$705,000  
 SBC Project No. 166/001-04-2019  
 Designer: **ENGINEERING SERVICES GROUP INC**
- 11) **Tennessee State University**  
 (Power Plant Equipment and Lighting Upgrades)  
 Total Project Budget: \$1,111,000  
 SBC Project No. 166/001-05-2019  
 Designer: **IC THOMASSON ASSOCIATES INC**
- 12) **Chattanooga State Community College**  
 (Gym Roof Replacement System)  
 Total Project Budget: \$660,000  
 SBC Project No. 166/012-02-2019  
 Designer: **DERTHICK HENLEY & WILKERSON ARCH**
- 13) **Dyersburg State Community College**  
 (Multi-Building Boiler Systems Updates)  
 Total Project Budget: \$440,000  
 SBC Project No. 166/017-01-2019  
 Designer: **OGCB INC**
- 14) **Dyersburg State Community College**  
 (BMHC Building Nursing Renovations)  
 Total Project Budget: \$631,800  
 SBC Project No. 166/017-02-2019  
 Designer: **MCGEHEE NICHOLSON BURKE ARCH**
- 15) **Jackson State Community College**  
 (McWherter HVAC Updates)  
 Total Project Budget: \$910,000  
 SBC Project No. 166/019-01-2019  
 Designer: **ALLEN & HOSHALL INC**
- 16) **Motlow State Community College**  
 (Fayetteville Campus HVAC Modernization)  
 Total Project Budget: \$680,000  
 SBC Project No. 166/021-01-2019  
 Designer: **OLIVER LITTLE GIPSON ENGINEERING INC**
- 17) **Walter State Community College**  
 (Sevier County Mechanical Upgrades)  
 Total Project Budget: \$800,000  
 SBC Project No. 166/023-01-2019  
 Designer: **WEST WELCH REED ENGINEERS INC**

- 18) **Volunteer State Community College**  
(Chiller Replacement)  
Total Project Budget: \$380,000  
SBC Project No. 166/025-01-2019  
Designer: **KURZYNSKE & ASSOCIATES**
- 19) **Volunteer State Community College**  
(Cookeville Higher Education Parking Expansion)  
Total Project Budget: \$360,000  
SBC Project No. 166/025-02-2019  
Designer: **HFR INC**
- 20) **Roane State Community College**  
(HVAC Corrections)  
Total Project Budget: \$1,100,000  
SBC Project No. 166/027-02-2019  
Designer: **WEST WELCH REED ENGINEERS INC**
- 21) **Pellissippi State Community College**  
(Exterior Lighting Upgrades)  
Total Project Budget: \$390,000  
SBC Project No. 166/032-01-2019  
Designer: **MARCH ADAMS & ASSOCIATES INC**
- 22) **Nashville State Community College**  
(Interior Lighting Updates)  
Total Project Budget: \$750,000  
SBC Project No. 166/034-02-2019  
Designer: **ENGINEERING SERVICES GROUP INC**
- 23) **Northeast State Community College**  
(Network Communication & Modernization)  
Total Project Budget: \$1,000,000  
SBC Project No. 166/038-01-2019  
Designer: **VREELAND ENGINEERS INCORPORATED**
- 24) **Tennessee Technological University**  
(Hooper Eblen Center Roof Repairs & Exterior Repairs)  
Total Project Budget: \$2,990,000  
SBC Project No. 364/011-03-2019  
Designer: **RICHARD C RINKS & ASSOCIATES INC**
- 25) **Middle Tennessee State University**  
(School of Concrete & Construction Management – Recording Studio)  
Total Project Budget: \$1,823,550  
SBC Project No. 366/009-07-2019  
Designer: **BULLOCK SMITH & PARTNERS INC**
- 26) **Middle Tennessee State University**  
(School of Concrete & Construction Management)  
Total Project Budget: \$38,276,450  
SBC Project No. 366/009-07-2019  
Designer: **THE ORCUTT WINSLOW LIMITED LIABILITY LIMITED PARTNERSHIP**
- 27) **Middle Tennessee State University**  
(Campus Storm Water BMP Phase 1)  
Total Project Budget: \$450,000  
SBC Project No. 366/009-10-2019  
Designer: **WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS INC**
- 28) **Middle Tennessee State University**  
(Miller Education Center Boiler Replacement)  
Total Project Budget: \$400,000  
SBC Project No. 366/009-11-2019  
Designer: **IC THOMASSON ASSOCIATES INC**
- 29) **Middle Tennessee State University**  
(Multiple Buildings Roof Replacements)  
Total Project Budget: \$600,000  
SBC Project No. 366/009-12-2019  
Designer: **M SHANKS ARCHITECTS**
- 30) **Middle Tennessee State University**  
(Stark Ag/Police Station Mechanical & HVAC Upgrades)  
Total Project Budget: \$1,965,000  
SBC Project No. 366/009-13-2019  
Designer: **ENGINEERING SERVICES GROUP INC**
- 31) **Middle Tennessee State University**  
(KOM Mechanical Upgrades)  
Total Project Budget: \$1,317,000  
SBC Project No. 366/009-14-2019  
Designer: **KURZYNSKE & ASSOCIATES**
- 32) **University of Memphis**  
(Campus School Expansion)  
Total Project Budget: \$2,000,000  
SBC Project No. 367/007-09-2019  
Designer: **FISHER & ARNOLD INC**
- 33) **University of Memphis**  
(Field House Improvements)  
Total Project Budget: \$2,800,000  
SBC Project No. 367/007-11-2019  
Designer: **FLEMING ASSOCIATES ARCHITECTS PC**

- 34) **University of Memphis**  
(Multiple Buildings Roof Replacements)  
Total Project Budget: \$3,000,000  
SBC Project No. 367/007-12-2019  
Designer: **EVANS TAYLOR FOSTER CHILDRESS ARCHITECTS**
- 35) **University of Memphis**  
(Multiple Buildings Interior Repairs)  
Total Project Budget: \$5,645,000  
SBC Project No. 367/007-13-2019  
Designer: **ALLEN & HOSHALL INC**
- 36) **University of Memphis**  
(Lambuth Campus Classroom Conversion)  
Total Project Budget: \$6,000,000  
SBC Project No. 367/071-02-2019  
Designer: **A2H INC**
- 37) **Austin Peay State University**  
(Fire Alarm Upgrades)  
Total Project Budget: \$920,000  
SBC Project No. 373/003-04-2019  
Designer: **GENESIS ENGINEERING GROUP LLC**
- 38) **Austin Peay State University**  
(Boiler Installation, Phase 1)  
Total Project Budget: \$1,219,000  
SBC Project No. 373/003-05-2019  
Designer: **HNA ENGINEERING PLLC**
- 39) **Riverbend Maximum Security Institute**  
(Smoke Evacuation & BAS Upgrades)  
Total Project Budget: \$6,700,000  
SBC Project No. 142/020-01-2019  
Designer: **SMITH SECKMAN REID INC**
- 40) **West Tennessee State Penitentiary**  
(HVAC/BAS/Smoke Evacuation Upgrades)  
Total Project Budget: \$5,200,000  
SBC Project No. 142/022-02-2019  
Designer: **BUILDING SYSTEMS GROUP ENGINEERING**
- 41) **Tennessee School for the Deaf**  
(Buildings 420 & 421 Windows & HVAC Upgrades)  
Total Project Budget: \$2,070,000  
SBC Project No. 168/007-01-2019  
Designer: **SPARKMAN & ASSOCIATES ARCH**
- 42) **Department of Military**  
(Various Facilities - Architectural, Civil & Structural Consultant)  
Total Project Budget: Not Applicable  
SBC Project No. 361/000-03-2019  
Designer: **HFR INC**
- 43) **Department of Military**  
(Various Facilities - Mechanical, Electrical & Plumbing Consultant)  
Total Project Budget: Not Applicable  
SBC Project No. 361/000-04-2019  
Designer: **OLIVER LITTLE GIPSON ENGINEERING INC**
- 44) **Department of Military**  
(Various Facilities - Roofing Consultant)  
Total Project Budget: Not Applicable  
SBC Project No. 361/000-05-2019  
Designer: **JPD CONSULTING LLC**
- 45) **Elizabethton Readiness Center**  
(Re-roof & Facility Update)  
Total Project Budget: \$880,000  
SBC Project No. 361/025-01-2019  
Designer: **WYSTWYND DESIGNS INC**
- 46) **Humboldt Readiness Center**  
(Re-roof & Facility Update)  
Total Project Budget: \$1,320,000  
SBC Project No. 361/036-01-2019  
Designer: **EVANS TAYLOR FOSTER CHILDRESS ARCHITECTS**
- 47) **Lobelville Readiness Center**  
(Re-roof & Facility Update)  
Total Project Budget: \$985,000  
SBC Project No. 361/045-01-2019  
Designer: **LCMA LLC**
- 48) **Lexington Readiness Center**  
(HVAC & Energy Updates)  
Total Project Budget: \$950,000  
SBC Project No. 361/053-02-2019  
Designer: **OLIVER LITTLE GIPSON ENGINEERING INC**
- 49) **Nashville Joint Forces Headquarters**  
(TEMA Building 130 Re-roof & Facility Update)  
Total Project Budget: \$2,180,000  
SBC Project No. 361/067-02-2019  
Designer: **KAATZ BINKLEY JONES & MORRIS ARCH**

- 50) **Ripley Readiness Center**  
(HVAC & Energy Updates)  
Total Project Budget: \$830,000  
SBC Project No. 361/077-01-2019  
Designer: HFR INC
- 51) **Volunteer Training Site – Smyrna**  
(Civil Support Training Maintenance Bay)  
Total Project Budget: \$1,901,000  
SBC Project No. 361/079-01-2019  
Designer: KAATZ BINKLEY JONES & MORRIS ARCH
- 52) **Tennessee Rehabilitation Center**  
(Smyrna Campus System Upgrades)  
Total Project Budget: \$5,330,000  
SBC Project No. 442/006-01-2019  
Designer: OLIVER LITTLE GIPSON ENGINEERING INC
- 53) **Department of General Services**  
(Various Facilities – Architectural Consultant)  
SPA needs 6 firms selected  
Total Project Budget: Not Applicable  
SBC Project No. 529/000-02-2019  
Designer: GOODWYN MILLS & CAWOOD INC  
Designer: GOBBELL HAYS PARTNERS INC  
Designer: EOA ARCHITECTS PLLC  
Designer: BAUER ASKEW ARCHITECTURE PLLC  
Designer: MBI COMPANIES INC  
Designer: DERTHICK HENLEY & WILKERSON ARCH
- 54) **Department of General Services**  
(Various Facilities – Civil Consultant)  
SPA needs 4 firms selected  
Total Project Budget: Not Applicable  
SBC Project No. 529/000-02-2019  
Designer: AECOM TECHNICAL SERVICES INC  
Designer: CTI ENGINEERS INC  
Designer: S & ME INC  
Designer: FISHER & ARNOLD INC
- 55) **Department of General Services**  
(Various Facilities – Healthcare Consultant)  
SPA needs 2 firms selected  
Total Project Budget: Not Applicable  
SBC Project No. 529/000-02-2019  
Designer: RED CHAIR ARCHITECTS INC  
Designer: HFR INC
- 56) **Department of General Services**  
(Various Facilities – Historical Consultant)  
SPA needs 2 firms selected  
Total Project Budget: Not Applicable  
SBC Project No. 529/000-02-2019  
Designer: CENTRIC ARCHITECTURE INC  
Designer: HEFFERLIN + KRONENBERG ARCH
- 57) **Department of General Services**  
(Various Facilities – Mechanical, Electrical & Plumbing Consultant)  
SPA needs 5 firms selected  
Total Project Budget: Not Applicable  
SBC Project No. 529/000-02-2019  
Designer: EDMONDS ENGINEERING INC  
Designer: SMITH SECKMAN REID INC  
Designer: IC THOMASSON ASSOCIATES INC  
Designer: MBI COMPANIES INC  
Designer: ALLEN & HOSHALL INC
- 58) **Department of General Services**  
(Various Facilities – Roofing & Envelope Consultant)  
SPA needs 3 firms selected  
Total Project Budget: Not Applicable  
SBC Project No. 529/000-02-2019  
Designer: SMITH SECKMAN REID INC  
Designer: MBI COMPANIES INC  
Designer: HURST ROSCHE INC
- 59) **Department of General Services**  
(Various Facilities – Security Consultant)  
Total Project Budget: Not Applicable  
SBC Project No. 529/000-02-2019  
Designer: SECURITY RISK MANAGEMENT CONSULTANTS
- 60) **Department of General Services**  
(Various Facilities – Structural Consultant)  
SPA needs 4 firms selected  
Total Project Budget: Not Applicable  
SBC Project No. 529/000-02-2019  
Designer: HURST ROSCHE INC  
Designer: CTI ENGINEERS INC  
Designer: ALLEN & HOSHALL INC  
Designer: MBI COMPANIES INC
- 61) **William R. Snodgrass Tennessee Tower**  
(TN Tower Plaza Waterproofing)  
Total Project Budget: \$2,400,000  
SBC Project No. 529/079-01-2019  
Designer: JOHNSON + ASSOCIATES ARCH



- 62) **Tennessee Board of Regents – Statewide**  
(Structural & Civil Consultant)  
Total Project Budget: Not Applicable  
SBC Project No. 166/000-03-2017  
Designer: RODNEY L WILSON CONSULTING PLLC

Other Business

There being no further business, the meeting adjourned at 11:15 a.m.

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TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

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

**Transaction Description:** 19-06-014

- **Location:** Nashville State Community College  
Davidson – 28.36+/-acres – 102 B. White Bridge Road, Nashville, TN
- **Owner(s):** T.V.A
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

**Comment:** This property is in NaSCC's 2017 Master Plan. The State currently holds a permanent easement over the property and has learned that TVA intends to sell the fee interest in the property at auction. Fair market value of the fee interest has been determined to be nominal because of the burden of the permanent easement benefitting the State. We have constructed the Auto Tech and Diesel Building on the property with parking and roadway access.

Date of Last Transfer:	November 1, 1965
Purchase Price:	\$0.00
Property Assessor's Value:	\$9,926,000 (does not include easement)
Square Footage Improvements:	NA

**Minutes:** 07/22/2019 Approved acquisition in fee with waiver of advertisement and appraisals

EAST TENNESSEE STATE UNIVERSITY

Acquisition - Lease Amendment

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

**Transaction Description:** Transaction No. 621-ENG Amendment 3 Enhanced-Use Agreement

- **Proposed Amendment**

- **Current Location:** East Tennessee State University, James H. Quillen Veterans Affairs Medical Center Campus Buildings 1-2, 4, 6-7, 52, 60, 119-120, 178 and 212

- **Area / Costs:** Approximately 31.26 +/- acres, 578,485 sf

Annual Contract Rent:	\$ 0.00	\$ 0.00/sf
Estimated Annual Utility Cost:	\$ 1,191,679.10	\$ 2.06/sf
Estimated Annual Janitorial Cost:	\$ 1,156,970.00	\$ 2.00/sf
<b>Total Annual Effective Cost:</b>	<b>\$ 2,348,649.10</b>	<b>\$ 4.06/sf</b>

- **Current Lease**

- **Location:** East Tennessee State University, James H. Quillen Veterans Affairs Medical Center Campus Buildings 1-2, 4, 6, 7, 34, 52, 60, 119-120, 178 and 212

- **Landlord:** US Department of Veterans Affairs

- **Term:** 25 years (December 17, 1998 – December 18, 2023)

- **Area / Costs:** Approximately 31.26 +/- acres, 580,585 sf

Annual Contract Rent:	\$ 0.00	\$ 0.00/sf
Estimated Annual Utility Cost:	\$ 1,196,005.10	\$ 2.06/sf
Estimated Annual Janitorial Cost:	\$ 1,161,170.00	\$ 2.00/sf
<b>Total Annual Effective Cost:</b>	<b>\$ 2,357,175.10</b>	<b>\$ 4.06/sf</b>

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

- **FRF Rate:** N/A

**Comment:** In the proposed lease amendment, ETSU would give up its use of lab space in Building 34 in exchange for the Veterans Affairs Medical Center (VAMC) giving up 7,000 SF of administrative space in Building 2. ETSU no longer has a need for the lab space in Building 34 and the VAMC is seeking to renovate Building 34 in order to consolidate business office functions away from the main hospital complex. This amendment will grant full control of Building 2 to ETSU and full control of Building 34 to the VAMC.

**Minutes:** 07/22/2019 Approved a lease amendment

TENNESSEE WILDLIFE RESOURCES AGENCYAcquisition – Fee (Gift)

<b>Requested Action:</b>	<b>Approval of acquisition in fee with waiver of advertisement and appraisals</b>								
<b>Transaction Description:</b>	Transaction No. 19-05-018								
• <b>Location:</b>	South Cherokee Wildlife Management Area (SCWMA) Polk County – 648.62 +/- acres – 23 Forest Road, Ocoee, TN								
• <b>Owner(s):</b>	FLC Properties Foundation (FPF), an affiliate of Foothills Land Conservancy (FLC)								
• <b>Estimated Purchase Price:</b>	Gift								
• <b>Source of Funding:</b>	19/20 TWRA Op Funds (REM Fees) (A)								
<b>Comment:</b>	<p>TWRA requests approval to acquire this parcel within the SCWMA known as the Lost Creek Tract. There is an existing conservation easement that will continue to be held by FLC, but hunting and other recreation will be allowed on the property.</p> <p>This acquisition allows TWRA to remove an inholding in the SCWMA.</p> <p>No additional management costs are anticipated with this acquisition.</p> <table> <tr> <td>Date of Last Transfer:</td> <td>December 6, 2017</td> </tr> <tr> <td>Purchase Price:</td> <td>\$902,000</td> </tr> <tr> <td>Property Assessor's Value:</td> <td>\$1,255,100</td> </tr> <tr> <td>Square Footage Improvements:</td> <td>N/A</td> </tr> </table>	Date of Last Transfer:	December 6, 2017	Purchase Price:	\$902,000	Property Assessor's Value:	\$1,255,100	Square Footage Improvements:	N/A
Date of Last Transfer:	December 6, 2017								
Purchase Price:	\$902,000								
Property Assessor's Value:	\$1,255,100								
Square Footage Improvements:	N/A								
<b>Minutes:</b>	07/22/2019 Approved acquisition in fee with wavier of advertisement and appraisals								

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIESDisposal – Easement (Other)

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

**Transaction Description:** Transaction No. 19-06-008

- **Location:** Davidson County – 0.33 +/- acres temporary access and construction easement – 3803 & 3805 Saunders Avenue, Nashville, TN
- **Grantee:** CSX Transportation, Inc. (CSX)
- **Estimated Sale Price:** No Cost / Mutual Benefit
- **Source of Funding:** CSX (REM Fees) (O)

**Comment:** DIDD proposes to grant a temporary construction easement for up to 30 days in connection with CSX's project to install, repair, relocate and/or replace drainage culvert(s) on CSX's adjacent right-of-way property.

This easement is necessary to prevent flooding in this area. CSX will repair or replace any damage that may occur to the fence surrounding the property.

The easement will not adversely affect DIDD's property.

Date of Last Transfer: July 3, 2009  
 Original Cost to State: \$80,000.00 (larger tract)  
 Property Assessor's Value: \$113,100  
 Square Footage Improvement: 3,200 sf (each of two houses, built 2016)

**Minutes:** 07/22/2019 Approved disposal by easement with waiver of advertisement and appraisals

DEPARTMENT OF TRANSPORTATIONDisposal – Fee

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

**Transaction Description:** Transaction No. 19-06-007

- **Location:** Warren County – 0.414 +/- acres – 224 Goodbar Road, Rock Island, TN
- **Grantee:** Tina Myers
- **Estimated Sale Price:** Fair Market Value

**Comment:** This property has been determined to be surplus to the Department's needs.

The grantee believed that her family owned this property and has been unintentionally encroaching. This transaction would clear the encroachment.

Date of Last Transfer: 02/11/1985  
 Previous Owner: Austin Grissom  
 Original Cost to State: \$97,909.87 (larger tract)  
 Square Footage Improvements: N/A

**Minutes:** 07/22/2019 Approved disposal in fee with waiver of advertisement and one appraisal

DEPARTMENT OF SAFETYDisposal – Fee

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

**Transaction Description:** Transaction No. 19-04-019  
 ● **Location:** Rhea County – 0.21 +/- acres – 260 Cemetery Road, Spring City, TN  
 ● **Grantee:** Town of Spring City  
 ● **Estimated Sale Price:** No Cost / Public Purpose  
 ● **Source of Funding:** Town of Spring City (REM Fees) (O)

**Comment:** This property has been determined to be surplus to the Department's needs due to the construction of the Tennessee Advanced Communication Network (TACN).

The Town of Spring City has determined that this tower would be a benefit to public safety communications in their community.

The deed will include a reversionary clause that this property is maintained by the Town for public purpose.

Advertisement is not required pursuant to TCA §12-2-112.

Date of Last Transfer: July 31, 2008  
 Purchase price: \$150,000.00  
 Property Assessor's Value: \$92,000.00  
 Square Footage Improvements: 300 ft. Communication Tower (1999)

**Minutes:** 07/22/2019 Approved disposal in fee with waiver of advertisement and appraisals

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONDisposal – Lease Amendment

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

**Transaction Description:** Transaction No. 19-02-007

- **Proposed Amendment** Approve pole barn project and authorize STREAM to approve future TRGT construction projects.

- **Current Lease**

- **Location:** Williams Island, Hamilton County – Chattanooga, TN (“Island”)
- **Tenant:** Tennessee River Gorge Trust (TRGT)
- **Term:** July 1, 2008 – June 30, 2043
- **Area / Costs:** 453.16 +/- acres / No Cost

**Comment:** The TRGT has managed and improved the cultural and archeological resources at the Island for the past 27 years at no cost to the State. The TRGT requests that the lease be amended to approve the installation of a pole barn on the mainland portion of the property, and future TRGT construction projects will have plans and specifications approved by the Office of the State Architect.

All TRGT construction projects will continue to be reviewed by the State Archeologist and will not be approved without the consent of the State Archeologist. This request includes waiver of advertisement and appraisals given the limited nature of this amendment.

Date of Last Transfer: May 12, 1989  
 Previous Owner: \$0 – Gift (\$925,000 paid by TRGT)  
 Square Footage Improvements: N/A

**Previous Action:** 01/22/2008 ESC Approved lease agreement  
 09/28/2017 ESC Approved lease amendment with waiver of advertisement and appraisals

**Minutes:** 07/22/2019 Approved lease amendment with waiver of advertisement and appraisals



DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Easement (Conservation)

**Requested Action:** Approval of acquisition by easement with waiver of advertisement and appraisals

**Transaction Description:** Transaction No. 19-05-020  
 • **Location:** Stewart County – 11.20 +/- acres – 0 Millers Hill Road, Dover, TN  
 • **Owner(s):** American Battlefield Trust (ABT)  
 • **Estimated Purchase Price:** Gift  
 • **Source of Funding:** 19/20 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

**Comment:** ABT requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of this tract near Fort Donelson National Battlefield. THC has agreed to hold the conservation easement until the property is transferred to the National Park Service (NPS), at which time the conservation easement will be released.

This acquisition will help preserve a core area of Fort Donelson, one of the 50 first-priority Civil War battlefields in the nation, in perpetuity for the benefit of the public.

**Minutes:** 07/22/2019 Approved acquisition by easement with waiver of advertisement and appraisals

DEPARTMENT OF GENERAL SERVICESAcquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 19-07-902

- Proposed Lease

- Location: Davidson County – 212 Pavilion Boulevard, Nashville, TN
- Landlord: Holly Holy, LLC
- Term: 1 year (August 1, 2019 to July 31, 2020)
- Area / Costs: 11,780 Square Feet

Annual Contract Rent:	\$174,287.25	\$14.80/sf
Estimated Annual Utility Cost:	20,615.00	1.75/sf
Estimated Annual Janitorial Cost:	12,958.00	1.10/sf
Total Annual Effective Cost:	<u>\$207,860.25</u>	<u>\$17.65/sf</u>

- Current Lease

- Location: Davidson County – 212 Pavilion Boulevard, Nashville, TN
- Landlord: Holly Holy, LLC
- Term: 1 year (August 1, 2014 to July 31, 2015) (Holdover)
- Area / Costs: 11,780 Square Feet

Annual Contract Rent:	\$160,151.25	\$13.60/sf
Estimated Utilities Cost:	16,492.00	1.40/sf
Estimated Janitorial Cost:	12,958.00	1.10/sf
Total Annual Effective Cost:	<u>\$189,601.25</u>	<u>\$16.10/sf</u>

- Source of Funding: FRF Operating Funds
- Procurement Method: Negotiated
- FRF Rate: \$22.50

Comment: This lease will provide office space for Department of Correction, Program Supervision Unit. A one year lease is requested to maintain current operations while working with Correction on the long-term solution.

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.

Advertisement is not required pursuant to T.C.A. § 12-2-114 because of the one year duration of the lease.

Minutes: 07/22/2019 Approved a lease

Approved:



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