

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
July 25, 2022

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. Secretary Hargett called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Tre Hargett, Secretary of State
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury

MEMBERS ABSENT

Jim Bryson, Commissioner, Department of Finance and Administration

ORGANIZATION

- Tennessee Board of Regents
- State Building Commission

PRESENTER

Executive Director Dick Tracy
State Architect Ann McGauran

CONSENT AGENDA

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

- A. Agency: **Tennessee Board of Regents**
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement and appraisals

- B. Agency: **Tennessee Board of Regents**
Transaction: Disposal – Lease (Space)
Provision(s): Waiver of advertisement

- C. Agency: **University of Tennessee – Chattanooga**
Transaction: Acquisition – Fee (Gift)
Provision(s): n/a

- D. Agency: **University of Tennessee – Martin**
Transaction: Acquisition – Lease (Space)
Provision(s): Waiver of advertisement

- E. Agency: **University of Tennessee – Southern**
Transaction: Acquisition – Fee (Purchase)
Provision(s): n/a

- F. Agency: **University of Tennessee – Southern**
Transaction: Acquisition – Fee (Purchase)
Provision(s): n/a

- G. Agency: **University of Tennessee – Martin**
Project Title: Blaylock Outdoor Classroom
SBC Project No: 540/011-01-2021
Requested Action: Approval of a revision in project budget and funding in order to award a contract

- H. Agency: **Tennessee Wildlife Resources Agency**
Transaction: Acquisition – Fee
Provision(s): n/a

- I. Agency: **Tennessee Wildlife Resources Agency**
Transaction: Acquisition – Fee
Provision(s): n/a

- J. Agency: **Tennessee Wildlife Resources Agency**
Transaction: Acquisition – Fee
Provision(s): n/a

- K. Agency: **Tennessee Wildlife Resources Agency**
Transaction: Acquisition – Fee
Provision(s): n/a

- L. Agency: **Tennessee Historical Commission**
Transaction: Acquisition – Easement (Conservation)
Provision(s): Waiver of appraisal

- M. Agency: **Tennessee Historical Commission**
Transaction: Acquisition – Easement (Conservation)
Provision(s): Waiver of appraisal
- N. Agency: **Department of Transportation**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of appraisal
- O. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a
- P. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a
- Q. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a
- R. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a
- S. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a
- T. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

TENNESSEE BOARD OF REGENTS

Disposal – Fee

Requested Action: **Approval of disposal in fee with waiver of one appraisal and to utilize State Procurement Agency procurement methods to contract with a realty firm to assist with the disposal**

Transaction Description: 22-03-015

- **Location:** Dyersburg State Community College (DSCC)
Dyer County – 1.31+/-acres – 933 Troy Avenue, Dyersburg, TN
- **Estimated Sale Price:** Fair Market Value
- **Estimated Realtor Cost:** 6% of the Sale Price

Comment: This property has served as the president’s residence for DSCC and is the last TBR owned president’s residence. In order to continue this use, the home would require a significant number of costly renovations. DSCC feels it would be better served selling the home than undertaking this work. Accordingly, DSCC has determined that this property is surplus to the school’s needs. DSCC would like to engage a realtor to help sell this residential property.

The THC has determined that the demolition or disposal of this 50+ year old property does adversely affect this State-owned resource and consultation with their office is encouraged to explore alternatives that would avoid, minimize, or mitigate the adverse effect and an agreeable mitigation plan was completed.

Date of Last Transfer:	October 14, 1971
Previous Owner:	Melvin T. Weakley
Original Cost to State:	\$50,000.00
Square Footage Improvements:	4,200

Minutes: 07/25/2022 Approved disposal in fee with waiver of one appraisal and to utilize State Procurement Agency procurement methods to contract with a realty firm to assist with the disposal

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on June 21, 2022 with a correction to the minutes on page 29 revising the last sentence in the first paragraph of the comment to read “The lease is estimated to commence on or before January 2024.”

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following twenty capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Technological University
Location: Smithville, Tennessee
Project Title: Craft Center Housing Roof Replacements
Project Description: Replace roofs on five housing units (A, B, C, D, Mgrs. Residence). The scope of work will include roof replacement, repair or replace flashing, decking, coping, guttering, soffit, siding and other roof components as needed.
SBC Project No. 364/031-01-2021
Total Project Budget: \$478,850.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved a revision in project budget and funding in order to award a contract (Fuel Tank Maintenance Company LLC dba FTM Contracting) (increase budget by \$128,850.00)
Approval Date: 07/11/2022
 - 2) **State Procurement Agency:** Tennessee Technological University
Location: Smithville, Tennessee
Project Title: Craft Center Generator and Fire Pump Upgrades
Project Description: Install a generator to provide power to the sprinkler system fire pump during power outages. Relocate the fire pump and bring it up to present day codes.
SBC Project No. 364/031-02-2022
Total Project Budget: \$550,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/06/2022
 - 3) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Campus Wide Access Control and Security Updates
Project Description: Update campus access control and security systems, including hardware, software, and system components. Project includes all related work.
SBC Project No. 366/009-08-2022
Total Project Budget: \$800,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/05/2022

- 4) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Campus Wide Lighting and Lighting Control Updates
Project Description: Provide campus-wide modifications to interior and exterior lighting, lighting control systems, and all related work.
SBC Project No. 366/0090-09-2022
Total Project Budget: 0952,200.00
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/07/2022
- 5) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Radio Tower Repair and Replacement
Project Description: Repair and replacement of the campus radio tower and all related work.
SBC Project No. 369/005-06-2022
Total Project Budget: \$950,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/07/2022
- 6) **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College
Location: Chattanooga, Tennessee
Project Title: Omni Building East Roof Replacement
Project Description: Replace roof system on east portion of Omni Complex.
SBC Project No. 166/012-03-2020
Total Project Budget: \$851,000.00
Source of Funding: \$590,000.00 20/21 CurrFunds-CapMaint (MP) (A)
\$261,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (increase budget by \$75,000.00)
Approval Date: 07/07/2022
- 7) **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College
Location: Chattanooga, Tennessee
Project Title: Sidewalk Construction
Project Description: Construct additional sidewalk to completely encircle the pond at the campus entrance, along with associated grading, retaining walls, and landscaping.
SBC Project No. 166/012-04-2022
Total Project Budget: \$435,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 07/11/2022
- 8) **State Procurement Agency:** Tennessee Board of Regents / Cleveland State Community College
Location: Cleveland, Tennessee
Project Title: Student Center Roof Replacement
Project Description: Replace Student Center roofing system and all related work.
SBC Project No. 166/013-01-2022
Total Project Budget: \$600,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/07/2022

- 9) **State Procurement Agency:** Tennessee Board of Regents / Cleveland State Community College
Location: Cleveland, Tennessee
Project Title: Campus HVAC Updates
Project Description: Update campus central plant equipment, including chillers, boilers, air handlers, controls, and other HVAC equipment, including all related work.
SBC Project No. 166/013-02-2022
Total Project Budget: \$1,000,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/13/2022
- 10) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College
Location: Dyersburg, Tennessee
Project Title: Campus Roof Drain Replacements
Project Description: Replace roof drains and scuppers on the original building, including all related work.
SBC Project No. 166/017-02-2022
Total Project Budget: \$270,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/07/2022
- 11) **State Procurement Agency:** Tennessee Board of Regents / Southwest Tennessee Community College
Location: Memphis, Tennessee
Project Title: Farris Complex Interior Updates
Project Description: Update worn and dated flooring and base trim, paint/wall finishes, and ceilings in the Farris Complex.
SBC Project No. 166/033-01-2021
Total Project Budget: \$350,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (increase budget by \$100,000.00)
Approval Date: 07/06/2022
- 12) **State Procurement Agency:** Tennessee Board of Regents / Southwest Tennessee Community College
Location: Memphis, Tennessee
Project Title: Fulton Building Courtyard Revitalization
Project Description: Replace landscaping, update irrigation system, install a walkway and landscape lighting in the Fulton Building courtyard at the Macon Cove campus.
SBC Project No. 166/033-02-2021
Total Project Budget: \$285,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding in order to award a contract (B&B Specialty Contractors, Inc.) (increase budget by \$60,000.00)
Approval Date: 07/05/2022

- 13) **State Procurement Agency:** Tennessee Board of Regents / Nashville State Community College
Location: Nashville, Tennessee
Project Title: HVAC and Cooling Tower Repairs
Project Description: Repair HVAC system to include cooling tower repairs and replacement of roof top and heat pump units, including all related work.
SBC Project No. 166/034-02-2022
Total Project Budget: \$800,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 07/08/2022
- 14) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology Harriman
Location: Harriman, Tennessee
Project Title: Building D Foundation Repairs
Project Description: Repair foundation, cracks in the west and north walls, emergency exit sidewalks and all related work.
SBC Project No. 166/048-02-2022
Total Project Budget: \$280,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/08/2022
- 15) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology Nashville
Location: Nashville, Tennessee
Project Title: Fire Alarm System Upgrade
Project Description: Replace fire alarm and emergency notification system, for Main Campus and Cockrill Bend Campus, including all related work.
SBC Project No. 166/064-02-2022
Total Project Budget: \$670,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/13/2022
- 16) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology Murfreesboro
Location: Murfreesboro, Tennessee
Project Title: Fire Alarm System Upgrade
Project Description: Replace fire alarm and emergency notification system, including all relate work.
SBC Project No. 166/074-01-2022
Total Project Budget: \$380,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/08/2022

- 17) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: Blaylock Fountain & Kiosks
Project Description: Installation of a fountain and kiosks with plaques at the Blaylock Outdoor Classroom Plaza. Includes plumbing, lighting, and all related work to complete the project.
SBC Project No. 540/011-03-2022
Total Project Budget: \$130,000.00
Source of Funding: Gift-In-Place (Donor) (O)
Approval: Approved project and accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
Approval Date: 06/29/2022
- 18) **State Procurement Agency:** University of Tennessee – Martin
Location: Martin, Tennessee
Project Title: University Center Dining Upgrades
Project Description: Upgrades include changing out an existing vendor with a new one. Includes all related work to complete the project.
SBC Project No. 540/011-06-2022
Total Project Budget: \$140,500.00
Source of Funding: Gift-In-Place (Contract) (O)
Approval: Approved project and accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
Approval Date: 07/05/2022
- 19) **State Procurement Agency:** STREAM / Department of Correction
Location: Henning, Tennessee
Project Title: WTSP Wastewater Lagoon Biosolids Removal and Restoration
Project Description: Removal of biosolids from Lagoon 1 and comprehensive restoration, electrical work for temporary relocation of existing aerators, and all related work.
SBC Project No. 142/022-02-2022
Total Project Budget: \$350,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (SA) (A)
Approval: Approved project utilizing Agency Resources and Central Procurement Office contracts to perform the work
Approval Date: 07/13/2022
- 20) **State Procurement Agency:** STREAM / Department of Intellectual & Developmental Disabilities
Location: Nashville, Tennessee
Project Title: THP Training Center Exterior ADA Parking and Site Upgrades
Project Description: Refurbishment of the parking areas including site regrading for positive drainage, ADA compliance, and all related work.
SBC Project No. 502/002-01-2022
Total Project Budget: \$680,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Approval: Approved project and to select a designer
Approval Date: 07/13/2022

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 Military
Location: Hohenwald, Tennessee
Project Title: Hohenwald Readiness Center Re-Roof and Facility Update
Project Description: Replace roof system, gutters, downspouts, doors, door hardware, and windows; masonry repairs; exterior and interior facility updates; site grading and drainage improvements; and all required related work.
SBC Project No. 361/038-01-2021
Total Project Budget: \$770,000.00
Source of Funding: \$385,000.00 Federal Funds (NGB) (F)
\$385,000.00 21/22 CurrFunds-CapMaint (MP) (A)
Approval: Approved a revision in project funding (increase designer fee)
Approval Date: 07/08/2022
- Reported the following approval of a bid that exceeds approved MACC (no change in total project budget) in accordance with Item 2.04(B)(5) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TN Tower Office Space Consolidation – TDFI & TDTD
Project Description: Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.
SBC Project No. 529/079-02-2021
Total Project Budget: \$670,000.00
Source of Funding: FRF Reserves (R)
Approval: Approved a revision in project funding in order to award a contract (Grace Contracting, LLC)
Approval Date: 07/06/2022

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 / Department of Environment & Conservation
Transaction Description: Transaction No. 22-05-006
Location: Ghost River State Natural Area (GRSNA) – Wolf River Wildlife Management Area (WRWMA)
Fayette County – 96.00 ± acres – Highway 57, Moscow, TN
Owner(s): Wolf River Conservancy, Inc.
Estimated Purchase Price: Fair Market Value
Source of Funding: 21/22 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement
Approval Date: 06/29/2022

Designer Selections

- Reported the following nine 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:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Campus Wide Access Control and Security Updates
SBC Project No. 366/009-08-2022
Total Project Budget: \$800,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Designer: I.C. Thomasson Associates, Inc.
Approval Date: 07/06/2022
 - 2) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Campus Wide Lighting and Lighting Control Updates
SBC Project No. 366/009-09-2022
Total Project Budget: \$952,200.00
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)
Designer: I.C. Thomasson Associates, Inc.
Approval Date: 07/14/2022
 - 3) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Radio Tower Repair and Replacement
SBC Project No. 369/005-06-2022
Total Project Budget: \$950,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Designer: Prosim Engineering, LLC
Approval Date: 07/14/2022
 - 4) **State Procurement Agency:** Tennessee Board of Regents / Cleveland State Community College
Location: Cleveland, Tennessee
Project Title: Campus HVAC Updates
SBC Project No. 166/013-02-2022
Total Project Budget: \$1,000,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)
Designer: West, Welch, Reed Engineers, Inc.
Approval Date: 07/14/2022
 - 5) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College
Location: Dyersburg, Tennessee
Project Title: Roof Drain Replacements
SBC Project No. 166/017-02-2022
Total Project Budget: \$270,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)
Designer: Braganza Design Group
Approval Date: 07/13/2022

- 6) **State Procurement Agency:** Tennessee Board of Regents / Nashville State Community College
Location: Nashville, Tennessee
Project Title: HVAC and Cooling Tower Repairs
SBC Project No. 166/034-02-2022
Total Project Budget: \$800,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)
Designer: Gresham Smith
Approval Date: 07/13/2022

- 7) **State Procurement Agency:** Tennessee Board of Regents / TCAT Murfreesboro
Location: Murfreesboro, Tennessee
Project Title: Fire Alarm System Upgrade
SBC Project No. 166/074-01-2022
Total Project Budget: \$380,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Designer: Win Engineering, LLC
Approval Date: 07/13/2022

- 8) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Frieson Black Cultural Center Upgrades
SBC Project No. 540/009-25-2022
Total Project Budget: \$300,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Designer: The Benefield Richters Company
Approval Date: 07/07/2022

- 9) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Hoskins Library Suites Renovations
SBC Project No. 540/009-27-2022
Total Project Budget: \$500,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Designer: Randolph Architecture, LLC
Approval Date: 07/07/2022

- 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.

1) **University of Tennessee Institute of Agriculture**
(Clyde Austin 4-H Center Sewer Improvements)
Total Project Budget: \$1,260,000.00
SBC Project No. 540/001-09-2022
Designer: **Ardurra Group, Inc.**

3) **University of Tennessee – Knoxville**
(Steam Distribution Upgrades)
Total Project Budget: \$6,000,000.00
SBC Project No. 540/009-28-2022
Designer: **I.C. Thomasson Associates, Inc.**

2) **University of Tennessee Institute of Agriculture**
(West TN-REC Building Envelope Repairs)
Total Project Budget: \$3,630,000.00
SBC Project No. 540/001-10-2022
Designer: **TLM Associates, Inc.**

- 4) **University of Tennessee – Knoxville**
(Athletic Facilities Upgrades)
Total Project Budget: \$5,000,000.00
seeking initial approval of \$2,000,000.00
SBC Project No. 540/009-29-2022
Designer: **Smee Busby Architects, P.C.**
- 5) **University of Tennessee – Knoxville**
(Neyland Stadium Maintenance)
Total Project Budget: \$7,500,000.00
seeking initial approval of \$2,000,000.00
SBC Project No. 540/009-30-2022
Designer: **Studio Four Design, Inc.**
- 6) **University of Tennessee – Knoxville**
(Neyland Thompson Sports Center Renovation)
Total Project Budget: \$4,100,000.00
seeking initial approval of \$500,000.00
SBC Project No. 540/009-31-2022
Designer: **The Lewis Group Architects, Inc., P.C.**
- 7) **University of Tennessee – Martin**
(TEST Hub)
Total Project Budget: \$19,160,000.00
SBC Project No. 540/011-04-2022
Designer: **Haizlip Studio, PLLC**
- 8) **University of Tennessee – Martin**
(South Plant Chiller Replacement)
Total Project Budget: \$1,760,000.00
SBC Project No. 540/011-05-2022
Designer: **DW Collier Engineering, Inc.**
- 9) **University of Tennessee Health Science Center**
(General Education Building HVAC Improvements)
Total Project Budget: \$1,750,000.00
SBC Project No. 540/013-04-2022
Designer: **OGCB, Inc.**
- 10) **Tennessee Technological University**
(New Tucker Stadium West)
Total Project Budget: \$29,900,000.00
SBC Project No. 166/011-01-2022
Designer: **WOLD I HFR Design**
- 11) **Chattanooga State Community College**
(Elevator Installation)
Total Project Budget: \$1,220,000.00
SBC Project No. 166/012-03-2022
Designer: **MBI Companies, Inc.**
- 12) **Columbia State Community College**
(Several Buildings Roof Replacements)
Total Project Budget: \$1,280,000.00
SBC Project No. 166/015-02-2022
Designer: **Hurst-Rosche, Inc.**
- 13) **Motlow State Community College**
(Parking & Roadway Repairs)
Total Project Budget: \$1,220,000.00
SBC Project No. 166/021-01-2022
Designer: **C.T. Consultants, Inc.**
- 14) **Volunteer State Community College**
(Mattox Renovations)
Total Project Budget: \$7,600,000.00
SBC Project No. 166/025-02-2022
Designer: **GHP, Inc.**
- 15) **Volunteer State Community College**
(HVAC Upgrades)
Total Project Budget: \$3,200,000.00
SBC Project No. 166/025-03-2022
Designer: **Gresham Smith**
- 16) **Roane State Community College**
(Multiple Buildings HVAC Corrections)
Total Project Budget: \$1,800,000.00
SBC Project No. 166/027-02-2022
Designer: **Engineering Services Group, Inc.**
- 17) **Southwest State Community College**
(Mechanical Systems & Infrastructure Updates)
Total Project Budget: \$4,000,000.00
SBC Project No. 166/033-04-2022
Designer: **Pickering Firm, Inc.**
- 18) **Northeast State Community College**
(Powers Math & Science Building Updates)
Total Project Budget: \$1,500,000.00
SBC Project No. 166/038-02-2022
Designer: **Shaw & Shanks Architects, P.C.**

- 19) **TCAT Dickson**
(Clarksville Campus Expansion)
Total Project Budget: \$16,000,000.00
SBC Project No. 166/046-01-2022
Designer: **Johnson Johnson Crabtree Architects, P.C.**
- 20) **Middle Tennessee State University**
(Consultant - Maintainability)
Total Project Budget: Task Authorization
SBC Project No. 366/000-01-2018
Designer: **P & R Consulting Group, LLC**
- 21) **Middle Tennessee State University**
(Multiple Buildings Elevator Modernization)
Total Project Budget: \$3,242,800.00
SBC Project No. 366/009-05-2021
Designer: **McFarlin Huitt Panvini, Inc.**
- 22) **Middle Tennessee State University**
(Renovations KOM and Rutledge Hall)
Total Project Budget: \$54,300,000.00
SBC Project No. 366/009-05-2022
Designer: **Tuck Hinton Architects, PLC**
- 23) **Middle Tennessee State University**
(Multiple Buildings Exterior Envelope Updates)
Total Project Budget: \$2,000,000.00
SBC Project No. 366/009-06-2022
Designer: **American Structurepoint, Inc.**
- 24) **Middle Tennessee State University**
(Multiple Buildings Mechanical and Controls Updates)
Total Project Budget: \$2,000,000.00
SBC Project No. 366/009-07-2022
Designer: **Gresham Smith**
- 25) **Austin Peay State University**
(Kimbrough Classroom and Office Renovations)
Total Project Budget: \$9,175,000.00
SBC Project No. 373/003-05-2022
Designer: **Rufus Johnson Associates of Clarksville, Inc.**
- 26) **Austin Peay State University**
(Welcome Center Renovation)
Total Project Budget: \$2,500,000.00
SBC Project No. 373/003-06-2022
Designer: **Wier Boerner Allin Architecture, PLLC**
- 27) **University of Memphis**
(HVAC Component Replacements Multiple Buildings)
Total Project Budget: \$4,293,000.00
SBC Project No. 367/007-03-2022
Designer: **Haltom Engineering, LLC**
- 28) **University of Memphis**
(Multiple Buildings Repairs)
Total Project Budget: \$4,000,000.00
SBC Project No. 367/007-04-2022
Designer: **Allen & Hoshall, Inc.**
- 29) **University of Memphis**
(Wilder Tower Repairs)
Total Project Budget: \$2,674,000.00
SBC Project No. 367/007-05-2022
Designer: **Smith Seckman Reid, Inc.**
- 30) **Cragfont State Historic Site**
(Renovations and New Pavillion)
Total Project Budget: \$8,800,000.00
SBC Project No. 160/012-01-2022
Designer: **Centric Architecture, Inc.**
- 31) **Tennessee School for the Blind**
(Building and Site Improvements, Phase 2)
Total Project Budget: \$13,410,000.00
SBC Project No. 168/005-01-2022
Designer: **Bauer Askew Architecture, PLLC**
- 32) **West Tennessee School for the Deaf**
(Exterior Building Improvements)
Total Project Budget: \$1,850,000.00
SBC Project No. 168/009-01-2022
Designer: **TLM & Associates, Inc.**
- 33) **Brownsville Readiness Center**
(Re-Roof and Facility Update)
Total Project Budget: \$1,340,000.00
SBC Project No. 361/006-01-2022
Designer: **Evans Taylor Foster Childress Architects, P.C.**
- 34) **Fort Campbell National Guard Readiness Center**
(New Ft. Campbell National Guard Readiness Center)
Total Project Budget: \$13,909,000.00
SBC Project No. 368/014-01-2021
Designer: **Lyle-Cook Martin Architects, Inc.**

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| <p>35) Covington Readiness Center
 (Re-Roof and Facility Update)
 Total Project Budget: \$1,200,000.00
 SBC Project No. 361/016-01-2022
 Designer: Archimania, P.C.</p> | <p>40) Nashville JFHQ
 (Building 100 HVAC and Facility Update)
 Total Project Budget: \$1,400,000.00
 SBC Project No. 361/067-01-2022
 Designer: I.C. Thomasson Associates, Inc.</p> |
| <p>36) Dunlap Readiness Center
 (Re-Roof and Facility Update)
 Total Project Budget: \$1,140,000.00
 SBC Project No. 361/024-01-2022
 Designer: Derthick, Henley & Wilkerson, Architects, PLLC</p> | <p>41) Tullahoma Volunteer Training Site
 (Transient Training Open Bay Barracks Phase 2)
 Total Project Budget: \$1,830,000.00
 SBC Project No. 361/093-02-2022
 Designer: Hefferlin + Kronenberg Architects, PLLC</p> |
| <p>37) Jackson Flight Facility
 (Re-Roof and Facility Update)
 Total Project Budget: \$1,600,000.00
 SBC Project No. 361/042-01-2022
 Designer: TLM & Associates, Inc.</p> | <p>42) Milan Volunteer Training Site
 (Building I-200 Re-Roof and Facility Update)
 Total Project Budget: \$1,460,000.00
 SBC Project No. 368/031-03-2022
 Designer: JPD Consulting, LLC</p> |
| <p>38) Jefferson City Readiness Center
 (Re-Roof and Facility Update)
 Total Project Budget: \$1,160,000.00
 SBC Project No. 361/044-01-2022
 Designer: Architects Weeks Ambrose McDonald, Inc.</p> | <p>43) State Capitol
 (Window and Roof Repairs)
 Total Project Budget: \$14,300,000.00
 SBC Project No. 529/005-01-2022
 Designer: Centric Architecture, Inc.</p> |
| <p>39) Knoxville Readiness Center
 (Re-Roof and Facility Update)
 Total Project Budget: \$1,510,000.00
 SBC Project No. 361/047-01-2022
 Designer: Design House 1411, LLC</p> | <p>44) RS Gass State Lab
 (Chemical Terrorism Lab Relocation)
 Total Project Budget: \$1,620,000.00
 SBC Project No. 529/020-01-2022
 Designer: GHP, Inc.</p> |
| | <p>45) Tennessee Fire Training Academy
 (Residential Burn Building)
 Total Project Budget: \$1,720,000.00
 SBC Project No. 700/001-01-2022
 Designer: M. Shanks Architects</p> |

Other Business

There being no further business, the meeting adjourned at 11:09 a.m.

TENNESSEE BOARD OF REGENTS

Disposal – Fee

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

Transaction Description: Transaction No. 21-05-017

- **Location:** TCAT-Murfreesboro
Rutherford County – 0.101+/- acre fee disposal, 435 sf permanent slope easement, 2,868 sf (10’ wide) temporary construction easement– 1303 Fort Parkway, Murfreesboro, TN
- **Grantee** City of Murfreesboro
- **Estimated Sale Price:** Fair Market Value

Comment: This property is needed by TDOT in connection with a road construction project. This disposal will not adversely affect the TCAT. TDOT has requested that this property be conveyed to the City of Murfreesboro. Waiver of advertisement is requested because this property is needed in connection with a TDOT project. Waiver of appraisals is requested because TDOT has performed an appraisal of the property.

Date of Last Transfer:	May 30, 1974
Original Cost to State:	\$0.00 (larger parcel)
Property Assessor’s Value:	\$2,058,300 (larger parcel)
Square Footage Improvements:	NA

Minutes: 07/25/2022 Approved disposal in fee and by easement with waiver of advertisement and appraisals

TENNESSEE BOARD OF REGENTS**Disposal – Lease (Space)****Requested Action:** **Approval of disposal by lease with waiver of advertisement****Transaction Description:** Transaction No. 22-34-001

- **Location:** Nashville State Community College (“Nashville State”)
5248 Hickory Hollow Parkway, Nashville, Tennessee
- **Tenant:** Metropolitan Government of Nashville and Davidson County by and through the Metropolitan Board of Education (“MNPS”)
- **Term:** August 1, 2022 – July 31, 2032
- **Area / Costs:** 6,596 sf / \$56,066.00 annually (\$8.50/sf)

FRF Rate: \$21.00 sf

Comment: Nashville State is seeking to continue their lease for The Academy at Hickory Hollow, a non-traditional Metro Nashville Public High School for students 17-21 years of age who want to obtain their high school diploma. The collocation of this school on Nashville State’s Hickory Hollow campus provides students and opportunity to take dual enrollment classes and aids Nashville State in its efforts to improve enrollment and completion rates and address critical shortages in the workforce expressed by area employers.

The lease of space will not hamper the future operations of the campus. The proposed rental rate will cover the basic operation and maintenance expenses for this facility, for which Nashville State is responsible. Waiver of advertisement and this lower rental rate are requested because of the public purpose associated with use by MNPS.

Minutes: 07/25/2022 Approved disposal by lease with waiver of advertisement

UNIVERSITY OF TENNESSEE**Acquisition – Fee (Gift)****Requested Action:** **Approval of acquisition in fee****Transaction Description:**

- Transaction No. 21-07-005
- **Location:** University of Tennessee Chattanooga (UTC)
Hamilton County – 0.04+/- acres – 888 East 3rd Street, Chattanooga, TN
 - **Owner(s):** ROA Land Cha LLC
 - **Purchase Price:** Fair Market Value
 - **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment:

Approval is requested to acquire this small parcel which includes a billboard as one of three parcels that form the site for UTC's new Health Science Building along the 3rd Street medical corridor. Funding for this facility is included in the FY2022-2023 budget.

This property is in UTC's 2013 Campus Master Plan.

Date of Last Transfer:	August 1, 2019
Purchase Price:	Unknown
Property Assessor's Value:	\$18,700
Square Footage Improvements:	None

Minutes: 07/25/2022 Approved acquisition in fee

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of waiver of advertisement**Transaction Description:** Transaction No. 22-07-002● **Proposed Lease**

- **Location:** University of Tennessee-Martin (UTM)
Madison County - 343 Vann Drive, Jackson, Tennessee
- **Landlord:** NR Plan Properties, LLC
- **Term:** Up to ten years
- **Area / Costs:** 15,000sf/TBD

● **Source of Funding:** Plant Funds (Aux) (A)● **Procurement Method:** Negotiated**Comment:**

The UTM Jackson Center is currently located on the campus of Jackson State Community College. There is a need to find alternate space and an RFP was issued March 6, 2022. One response to the RFP was received but the space and location did not meet the needs of the center. Subsequently, a market survey was completed which identified this space as a possible suitable location. Waiver of advertisement is requested to enter into lease negotiations with the owner of this property.

Minutes:

07/25/2022 Approved waiver of advertisement

UNIVERSITY OF TENNESSEE

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 22-03-011

- **Location:** University of Tennessee Southern (UTS)
Giles County – 0.31 +/- acres – 417 West Flower St, Pulaski, TN
- **Owner(s):** Patrick S. Sewell etux Rebecca M. Sewell
- **Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The house would initially be used for Faculty and Staff office space. In the future, a single department such as Business or Humanities, could be housed in the space.

The land acquisition plan for the University of Tennessee Southern was revised and approved by THEC to accommodate this purchase.

Date of Last Transfer:	December 13, 2016
Purchase Price:	\$150,000
Property Assessor’s Value:	\$216,000
Square Footage Improvements:	2,923

Minutes: 07/25/2022 Approved acquisition in fee

UNIVERSITY OF TENNESSEE**Acquisition – Fee (Purchase)****Requested Action:** **Approval of acquisition in fee****Transaction Description:** Transaction No. 22-05-001

- **Location:** University of Tennessee Southern (UTS)
Giles County – 0.44 +/- acres – 635 West Madison St, Pulaski, TN
- **Owner(s):** Jeannie L. McFarland et vir Wesley McFarland
- **Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: The house would initially be used for Faculty and Staff office space. In the future, a single department such as Business or Humanities, could be housed in the space.

The land acquisition plan for the University of Tennessee Southern was revised and approved by THEC to accommodate this purchase.

Date of Last Transfer:	June 23, 2021
Purchase Price:	unknown
Property Assessor's Value:	\$169,200
Square Footage Improvements:	2,481

Minutes: 07/25/2022 Approved acquisition in fee

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: **Approval of a revision in project budget and funding in order to award a contract**

Project Title: Blaylock Outdoor Classroom

Project Description: This project will construct the Blaylock Inspirational Oracle (BIO) outdoor classroom. The space will accommodate classes and receptions. It will also include a plaza with large water feature and seating areas.

SBC Number: 540/011-01-2021

Total Project Budget: \$2,313,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,890,000.00	\$423,000.00	\$2,313,000.00	Gifts	(0)
Original Project Budget:	\$1,890,000.00				
Change in Funding:		\$423,000.00			
Revised Project Budget:			\$2,313,000.00		

Comment: This increases the budget from \$1,890,000 to \$2,313,000. Two bids were received on June 22, 2022. An increase in funding is needed to award a contract in the amount of \$2,085,511.00 to Barger Construction for the base bid and four alternates. The structural steel and tinted glass components are the primary drivers of the increase.

Previous Action:

03/11/2021	SBC	Approved project utilizing Campus Consultant (TLM & Associates, Inc.) for design
08/12/2021	SBC	Approved revision in budget and funding and EDP as recommended by the State Architect
03/10/2022	SBC	Approved revision in project budget and funding
07/13/2022	SBC	Referred to ESC with authority to act

Minutes: 07/25/2022 ESC Approved a revision in project budget and funding in order to award a contract (Barger Construction)

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee

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

Transaction Description: Transaction No. 22-06-009

- **Location:** Hancock County – 2.90 ± acres – 0 Alder Road, Sneedville, TN
- **Owner(s):** The Clinch-Powell Resource Conservation and Development Council, Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 22/23 TWRA Op Funds (A)

Comment: TWRA is requesting to purchase this tract for fishing and boating access along Clinch River.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	December 1, 2008
Purchase Price:	\$50,600.00
Property Assessor’s Value:	\$15,000.00
Square Footage Improvements:	N/A

Minutes: 07/25/2022 Approved acquisition in fee

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee

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

Transaction Description: Transaction No. 22-06-007

- **Location:** Blackburn Fork Wildlife Management Area (BFWMA)
Jackson County – 7.64 ± acres – 636 Gentry School Lane, Cookeville, TN
- **Owner(s):** Allen and Gretel Branton
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 22/23 TWRA Op Funds (A)

Comment: This acquisition is an in-holding and will provide enhanced access at BFWMA. The two improvements on the property will be used by TWRA to store wildlife management area equipment and storage supplies.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: November 3, 2014
Purchase Price: \$400,000.00 (larger tract)
Property Assessor’s Value: \$25,100.00
Square Footage Improvements: 20’ x 30’ Barn (1990) & 15 x 15’ Storage Shed (1990)

Minutes: 07/25/2022 Approved acquisition in fee

TENNESSEE WILDLIFE RESOURCES AGENCY**Acquisition – Fee**

Requested Action: **Approval of acquisition in fee and to utilize third party**

Transaction Description:

- **Location:** Transaction No. 22-01-004
Colonel Forrest V. Durand Wildlife Management Area (CFVDWMA)
Madison County – 355.40 ± acres – 0 Perry Switch, Jackson, TN
- **Owner(s):** Kenny Manning, Sharlene Manning, Gary Manning, Patricia Manning, Ritchie Manning, and Jean Manning
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 22/23 Wetlands Acquisition Fund (A)
- **Third Party:** The Conservation Fund (TCF)

Comment:

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

This property is contiguous with CFVDWMA and will be an important addition to CFVDWMA, as it will protect and preserve wetlands within the Forked Deer watershed.

TCF is being used as a third-party intermediary to expedite this transaction. No additional third-party costs are requested as a part of this acquisition.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	December 31, 2013
Purchase Price:	\$858,293.00 (larger tract)
Property Assessor's Value:	\$156,600.00
Square Footage Improvements:	N/A

Minutes: 07/25/2022 Approved acquisition in fee and utilizing third party

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee

Requested Action: Approval to utilize third party

Transaction Description: Transaction No. 22-03-016

- **Location:** Shelton Ferry Wildlife Management Area (SFWMA)
Montgomery County – 132.00 ± acres – 4650 Weakley Road, Southside, TN
- **Owner(s):** Glen Weakley & David Armistead
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 22/23 Wetlands Acquisition Fund (A)
- **Third Party:** The Conservation Fund (TCF)

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 SFWMA, will create better access throughout SFWMA, and will protect and preserve wetlands and other watershed functions in the Shelton Ferry River bottom.

Utilization of third parties is requested because it would allow TCF to acquire the tract in a timelier fashion. No additional third-party costs are requested as part of this transaction.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: 11/01/2018
Purchase Price: \$0.00 (inter-family transfer)
Property Assessor’s Value: \$1,145,500.00 (larger tract)
Square Footage Improvements: N/A

Previous Action 04/25/2022 Approved acquisition in fee with waiver of advertisement and one appraisal.

Minutes: 07/25/2022 Approved utilizing third party

TENNESSEE HISTORICAL COMMISSION**Acquisition – Easement (Conservation)**

Requested Action: Approval to accept conservation easement and to utilize third party with waiver of appraisal

Transaction Description: Transaction No. 22-04-009

- **Location:** Hamilton County – 3.00 ± acres 316 & 320 Garden Road, Chattanooga, TN
- **Owner(s):** Reflection Riding Arboretum and Nature Center (RRANC)
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 22/23 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)
- **Third Party:** American Battlefield Trust (ABT)

Comment: American Battlefield Trust requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of the Braddock Tract. The THC has agreed to hold the conservation easement in perpetuity.

This property is a part of the core battlefield areas of Chattanooga and Wauhatchie Battlefields and is where the famous “Battle of Lookout Mountain” took place. This tract encompasses the northeastern quadrant of the Federal crossing of Lookout Creek area at Lights Mill in the fall of 1863.

Date of Last Transfer:	October 1, 2021 (1.26 ± acres)
Purchase Price:	\$585,000.00
Property Assessor’s Value:	\$428,800.00
Square Footage Improvements:	3583 residential building (1969)
Address:	320 Garden Road (Map-Parcel No. 154-023.00)

Date of Last Transfer:	October 1, 2021 (1.74 ± acres)
Purchase Price:	\$585,000.00
Property Assessor’s Value:	\$38,300.00
Square Footage Improvements:	N/A
Address:	316 Garden Road (Map-Parcel No. 154-023.01)

Minutes: 07/25/2022 Approved accepting conservation easement and utilizing third party with waiver of appraisal

TENNESSEE HISTORICAL COMMISSION**Acquisition – Easement (Conservation)**

Requested Action:	Approval to accept conservation easement with waiver of appraisal
Transaction Description:	Transaction No. 22-04-010
• Location:	Hamilton County – 7.60 ± acres 331 Garden Road, Chattanooga, TN
• Owner(s):	American Battlefield Trust (ABT)
• Estimated Purchase Price:	Gift
• Source of Funding:	22/23 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)
Comment:	American Battlefield Trust requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of the Burns Tract. The THC has agreed to hold the conservation easement in perpetuity. This property is a part of the core battlefield areas of Chattanooga and Wauhatchie Battlefields and is where the famous “Battle of Lookout Mountain” took place. This tract encompasses the northeastern quadrant of the Federal crossing of Lookout Creek area at Lights Mill in the fall of 1863. Date of Last Transfer: September 8, 2021 (7.60 ± acres) Purchase Price: \$688,750.00 Property Assessor’s Value: \$349,700.00 Square Footage Improvements: 3,388 sf residential ranch style building (1965) Address: 331 Garden Road (Map-Parcel No. 154-024.00)
Minutes:	07/25/2022 Approved accepting conservation easement with waiver of appraisal

DEPARTMENT OF TRANSPORTATION**Acquisition – Fee (Purchase)**

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

Transaction Description: Transaction No. 22-06-013
 • **Location:** Wayne County – 0.70 +/- acres – Old Savannah Highway, Waynesboro, TN
 • **Owner(s):** Raymond Noel Gallaher
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** 22/23 TDOT Plant Construction Funds (A)

Comment: This property is adjacent to the TDOT Wayne county facility and acquisition of the property will provide improved access to the maintenance building and salt bin and allow for construction of an equipment shed. There are no structures on the land. Fair market value was determined by qualified state employees in accordance with SBC Policy 8.01G.

Date of Last Transfer: 12/12/1990
 Purchase Price: \$16,250.00
 Property Assessor's Value: \$7,375
 Square Footage Improvements: N/A

Minutes: 07/25/2022 Approved acquisition in fee with waiver of appraisal

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 21-06-904

● **Proposed Lease**

- **Location:** Greene County – 128 Serral Drive, Greeneville, TN
- **Landlord:** HT Properties, a Tennessee General Partnership
- **Term:** 10 years
- **Area / Costs:** 6,559 Square Feet

Annual Contract Rent	\$78,708.00	12.00/sf
Estimated Utilities Cost	11,478.25	1.75/sf
Estimated Janitorial Cost	7,214.90	1.10/sf
Total Annual Effective Cost	\$97,401.15	\$14.85/sf

● **Current Lease**

- **Location:** Greene County – 128 Serral Drive, Greeneville, TN
- **Landlord:** HT Properties, a Tennessee General Partnership
- **Term:** 5 years (May 1, 2018 to April 30, 2023)
- **Area / Costs:** 6,559 Square Feet

Annual Contract Rent	\$75,887.63	\$11.57/sf
Estimated Utilities Cost	11,478.25	1.75/sf
Estimated Janitorial Cost	7,214.90	1.10/sf
Total Annual Effective Cost	\$94,580.78	\$14.42/sf

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

Comment: This lease will provide office space for the Department of Human Services. One proposal from one proposer was received and evaluated. The lease is estimated to commence on or before April 2023.

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 \$12,829.40 for the 10-year term.

Minutes: 07/25/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 21-07-905

● **Proposed Lease**

- **Location:** Hamilton County – 5751 Uptain Road, Suite 200, Chattanooga, TN
- **Landlord:** OBC Properties Delaware, LLC
- **Term:** 10 years with three 1-year renewal options
- **Area / Costs:** 15,661 Square Feet

First Year Annual Contract Rent	\$176,812.69	\$11.29/sf
Average Annual Rent	202,653.34	12.94/sf
Estimated Utilities Cost	27,406.75	1.75/sf
Estimated Janitorial Cost	17,227.10	1.10/sf
Total Average Annual Effective Cost	\$247,287.19	\$15.79/sf

● **Current Lease**

- **Location:** Hamilton County – 5751 Uptain Road, Suite 200, Chattanooga TN
- **Landlord:** OBC Properties Delaware, LLC
- **Term:** 1 year (July 1, 2022 – June 30, 2023)
- **Area / Costs:** 13,282 Square Feet

Annual Contract Rent	\$149,500.00	\$11.26/sf
Estimated Utilities Cost	23,243.50	1.75/sf
Estimated Janitorial Cost	14,610.20	1.10/sf
Total Annual Effective Cost	\$187,353.70	\$14.11/sf

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

Comment: This lease will provide office space for Department of Correction Day Reporting Center and Community Resource Center. Three proposals from three proposers were received and evaluated. The lease is estimated to commence on or before July 2023.

Department of Correction has requested this location as an expansion of the 2016 Public Safety Act to prevent recidivism.

The lease premises are not increasing with this new lease; the original lease incorrectly stated the square footage as a result of a measuring error by the landlord. It was re-measured by the landlord for this proposal and the State has confirmed the square footage.

If renewal options are exercised, the rent rate will increase.

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: 07/25/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 21-01-905

● **Proposed Lease**

- **Location:** Obion County – 1604 W. Reelfoot Ave., Ste. B, Union City, TN
- **Landlord:** Joe Robert Hunt and wife, Beverly C. Hunt
- **Term:** 7 years, with one 3-year renewal option
- **Area / Costs:** 6,300 Square Feet

Annual Contract Rent including utilities	\$89,082.00	\$14.14/sf
Estimated Janitorial Cost	6,930.00	1.10/sf
Total Average Annual Effective Cost	\$96,012.00	\$15.24/sf

● **Current Lease**

- **Location:** Obion County – 1604 W. Reelfoot Ave., Ste. B, Union City, TN
- **Landlord:** Joe Robert Hunt and Beverly C. Hunt
- **Term:** 11 years (July 1, 2014 – June 30, 2025)
- **Area / Costs:** 6,300 Square Feet

First Year Annual Contract Rent including utilities	\$59,031.00	\$9.37/sf
Average Annual Contract Rent including utilities	64,008.00	10.16/sf
Estimated Janitorial Cost	6,930.00	1.10/sf
Total Average Annual Effective Cost	\$70,938.00	\$11.26/sf

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

Comment: This lease will provide office space for Department of Safety and Homeland Security -Driver Services Center and Tennessee Highway Patrol. One proposal from one proposer was received and evaluated. The proposed location will be refreshed to meet the State's needs. The lease is estimated to commence on or before December 2023.

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.

If renewal option is exercised, the rent rate will increase.

The CBRE, Inc. commission is \$8,574.14 for the 7-year base term, if the renewal option is exercised the commission will be \$12,508.65.

Minutes: 07/25/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 20-12-905● **Proposed Lease**

- **Location:** Rutherford County –Southpointe Ct., Murfreesboro, TN
- **Landlord:** The 2012-B Pedigo Trust
- **Term:** 10 years, with one 2-year renewal option
- **Area / Costs:** 5,327 Square Feet

First Year Annual Contract Rent	\$113,731.45	\$21.35/sf
Average Annual Contract Rent	117,460.35	22.05/sf
Estimated Utilities Cost	9,322.25	1.75/sf
Estimated Janitorial Cost	5,859.70	1.10/sf
Total Average Annual Effective Cost	<u>\$132,642.30</u>	<u>\$24.90/sf</u>

● **Current Lease**

- **Location:** Rutherford County – 745 South Church St., Bldg. 7, Ste. 701 & 703, Murfreesboro, TN
- **Landlord:** Wayne Belt Properties
- **Term:** 10 years, with one, 1-year renewal option (June 1, 2014 – June 30, 2024)
- **Area / Costs:** 5,295 Square Feet (Years 1-8); 4,051 Square Feet (Years 9-10)

Annual Contract Rent (Years 9-10)	\$72,918.00	\$18.00/sf
Average Annual Contract Rent	69,769.10	14.02/sf
Estimated Annual Utility Cost (Years 1-8)	9,266.25	1.75/sf
Estimated Annual Utility Cost (Years 9-10)	7,089.25	1.75/sf
Estimated Annual Janitorial Cost (Years 1-8)	5,824.50	1.10/sf
Estimated Annual Janitorial Cost (Years 9-10)	4,456.10	1.10/sf
Total Average Annual Effective Cost	<u>\$84,150.77</u>	<u>\$16.87/sf</u>

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

Comment:

This lease will provide office space for Department of Intellectual and Developmental Disabilities. Three proposals from three proposers were received and evaluated. Alternative Workplace Solutions will be implemented at this location. The proposed location will be a build-to-suite to meet the State's needs. The lease is estimated to commence on or before June 2024. The area is similar to the original lease prior to the landlord reduction in 2022.

The tenant may terminate this lease for convenience at any time with 90 days written notice to the landlord and payment of a termination fee.

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.

If renewal option is exercised, the rent rate will increase.

The CBRE, Inc. commission is \$32,301.60 for the 10-year base term, if the renewal option is exercised the commission will be \$35,707.55.

Minutes: 07/25/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 22-02-908● **Proposed Lease**

- **Location:** Davidson County – 565 Royal Parkway, Suite B, Nashville, TN
- **Landlord:** LRF2 Nash 565 Royal Pkwy LLC
- **Term:** 5 years
- **Area / Costs:** 125,259 Square Feet

First Year Annual Contract Rent	\$1,064,701.44	\$8.50/sf
Average Annual Contract Rent	1,153,353.32	9.21/sf
Estimated Annual TICAM Cost	211,687.71	1.69/sf
Estimated Annual Utility Cost	219,203.25	1.75/sf
Total Average Annual Effective Cost	\$1,584,244.28	\$12.65/sf

● **Current License**

- **Location:** Davidson County – 565 Royal Parkway, Nashville, TN
- **Landlord:** LRF2Nash 565 Royal Pkwy LLC (formerly Park Holding Management Company, LLC)
- **Term:** 2 years (September 9, 2020 – January 8, 2022) (Holdover)
- **Area / Costs:** 160,000 Square Feet

Annual Contract Rent	\$1,903,500.00	\$11.90/sf
Estimated Annual Operating Costs	332,499.96	2.08/sf
Total Annual Effective Contract Rent	\$2,235,999.96	\$13.98/sf

- **Source of Funding:** FRF
- **Procurement Method:** Negotiated
- **FRF Rate:** \$8.50

Comment:

This lease will provide bulk warehouse space for Tennessee Emergency Management Agency (TEMA) for storage of emergency supplies for natural disasters, medical emergencies, etc. This primary location serves all 95 counties. The original lease stored additional items that were acquired during the pandemic which have been shifted to regional and local locations.

Tenant may terminate this lease at any time after the 44th month of the lease by giving written notice to Landlord at least 120 days prior to the date the termination becomes effective. In no event shall such notice be delivered prior to the last day of the 44th full calendar month of the Lease term.

TICAM is defined as taxes, insurance, and common area maintenance. TICAM will not exceed more than 5% each calendar year for controllable expenses.

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.

Previous Action: 05/23/2022 Approved waiver of advertisement**Minutes:** 07/25/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 20-11-909 & 20-11-910

● **Proposed Lease**

- **Location:** Warren County – 1200 Belmont Drive, McMinnville, TN
- **Landlord:** PUP12 Properties, LLC
- **Term:** 10 years
- **Area / Costs:** 14,000 Square Feet

Annual Contract Rent	\$161,000.00	\$11.50/sf
Estimated Annual Utility Cost	24,500.00	1.75/sf
Estimated Annual Janitorial Cost	15,400.00	1.10/sf
Total Annual Effective Cost	\$200,900.00	\$14.35/sf

● **Current Lease**

- **Location:** Warren County – 1200 Belmont Drive, McMinnville, TN
- **Landlord:** PUP12 Properties, LLC
- **Term:** 7 years (May 1, 2017 – April 30, 2024)
- **Area / Costs:** 14,000 Square Feet

Annual Contract Rent	\$109,135.08	\$7.80/sf
Estimated Utilities Cost	24,500.00	1.75/sf
Estimated Janitorial Cost	15,400.00	1.10/sf
Total Annual Effective Cost	\$149,035.08	\$10.65/sf

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

Comment: This lease will provide office space for Department of Human Services and Department of Children's Services. One proposal from one proposer 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 May 2024.

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: 07/25/2022 Approved a lease

Approved:



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