

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
September 27, 2023

The State Building Commission Executive Subcommittee met this day at 8:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 8:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Jim Bryson, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
David Lillard, State Treasurer

MEMBERS ABSENT

Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- State Building Commission

PRESENTER

State Architect Ann McGauran

CONSENT AGENDA

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

- A. Agency: **Tennessee Board of Regents / Northeast State Community College**
Transaction: Acquisition – Fee (Purchase)
Provision(s): n/a

- B. Agency: **Tennessee Board of Regents / Volunteer State Community College**
Transaction: Acquisition – Fee (Purchase)
Provision(s): n/a

- C. Agency: **Tennessee Board of Regents / TN College of Applied Technologies-Chattanooga**
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement

- D. Agency: **Tennessee Board of Regents / Jackson State Community College**
Transaction: Disposal – Lease (Space)
Provision(s): Waiver of advertisement

- E. Agency: **Department of Environment & Conservation**
Transaction: Acquisition – Fee
Provision(s): n/a

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

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

- H. Agency: **Department of Transportation**
Transaction: Disposal – Fee
Provision(s): n/a

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on August 21, 2023.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following two capital improvements with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / Walters State Community College
Location: Morristown, Tennessee
Project Title: Campus House Demolition
Project Description: Demolition of the Campus House as identified in the Master Plan.
SBC Project No. 166/023-02-2023
Total Project Budget: \$27,240.00
Source of Funding: Campus Plant Funds (Non-Aux) (A)
Approval: Approved project
Approval Date: 09/27/2023
 - 2) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Demolition of 1108 Eaton Street
Project Description: Demolish 1108 Eaton Street, Murfreesboro, TN and all related work.
SBC Project No. 366/009-06-2023
Total Project Budget: \$40,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Procurement for construction
Approval Date: 09/27/2023
- Reported the following two 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 Board of Regents / Dyersburg State Community College
Location: Dyersburg, Tennessee
Project Title: Master Plan
Project Description: Develop Master Plan.
SBC Project No. 166/017-03-2022
Total Project Budget: \$200,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved awarding a contract to the best evaluated proposer (Dober Lidsky Mathey, Inc.)
Approval Date: 09/01/2023

2) **State Procurement Agency:** STREAM / Department of Military
Location: Dayton, Tennessee
Project Title: Dayton Readiness Center Roof Repairs and Facility Update
Project Description: Replacement of roof system, doors, and windows; interior and exterior facility updates; masonry repairs; site grading and drainage improvements; and all required related work.

SBC Project No. 361/103-01-2022
Total Project Budget: \$579,161.00
Source of Funding:

\$222,500.00	22/23	CurrFunds-CapMaint	(A)
\$289,580.50		Federal Funds (NGB)	(F)
\$ 7,500.00	07/08	CurrFunds-CapMaint	(R)
\$ 57,378.55	14/15	CurrFunds-CapMaint	(R)
\$ 2,201.95	21/22	CurrFunds-CapMaint (MP)	(R)

Approval: Approved a revision in project budget and funding and awarding a construction contract (Pillar Construction Group, LLC) (increase of \$134,161.00)
Approval Date: 09/07/2023

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of a Best Value (BV) or Construction Manager/General Contractor (CM/GC) in accordance with Item 2.04(B)(6) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: State Capitol Window and Roof Repairs
Project Description: Repairs to metal roofing system and windows with limited window replacement and all required related work.

SBC Project No. 529/005-01-2022
Total Project Budget: \$14,300,000.00
Source of Funding: 22/23 FRF CurrFunds-CapMaint (MP) (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (R.C. Matthews Contractor)
Approval Date: 09/14/2023

Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / West Tennessee River Basin Authority
Location: Statewide, Tennessee
Project Title: Engineering Consultant
Project Description: Provide professional engineering services to West Tennessee River Basin Authority (WTRBA).
SBC Project No. 128/020-01-2020
Total Project Budget: \$1,000,000.00
Source of Funding:

\$ 200,000.00	19/20	(WTRBA) CurrFunds-MajMaint (A)
\$ 200,000.00	20/21	(WTRBA) CurrFunds-MajMaint (A)
\$ 200,000.00	21/22	(WTRBA) CurrFunds-MajMaint (A)
\$ 200,000.00	22/23	(WTRBA) CurrFunds-MajMaint (A)
\$ 200,000.00	23/24	(WTRBA) CurrFunds-MajMaint (A)

Approval: Approved a revision in project funding (increase of \$200,000.00)
Approval Date: 09/12/2023

Approvals of Acquisitions and Disposals of State Property

- Reported the following two disposal easements in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Middle Tennessee State University
Transaction Description: Transaction No. 23-03-011
Location: Middle Tennessee State University
Rutherford County – 0.0043 Permanent Easement – Greenland Drive
Grantee: Middle Tennessee Electric Membership Corporation
Estimated Purchase Price: Mutual Benefit
Source of Funding: Middle Tennessee Electric Membership Corporation (REM Fees) (O)
Approval: Approved disposal by easement with waiver of advertisement and appraisals
Approval Date: 09/11/2023
 - 2) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 23-06-009
Location: Madison County – 3.40 ± acres – 508 Magnolia St., Jackson, TN
Colonel Forrest Durand Wildlife Management Area
Grantee: Jackson Energy Authority (JEA)
Estimated Sale Price: Mutual Benefit
Source of Funding: JEA (REM Fees) (O)
Approval: Approved disposal by easement with waiver of appraisal
Approval Date: 09/12/2023

Designer Selections

- Reported a designer name change from “**Kline Swinney Associates**” to “**Kline Swinney Associates LLC**” on all State projects.
- Reported a designer name change from “**Fleming Associates Architects, PC**” to “**FourFront Design, PC**” on all State projects.
- 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.

- University of Tennessee Institute of Agriculture**
(ARP-ETREC Blount Improvements)
Total Project Budget: \$1,200,000.00
SBC Project No. 540/001-19-2023
Designer: **Odle & Young Architects, Inc. dba OYsk3 architects**
- University of Tennessee – Chattanooga**
(Fletcher Hall Add & Reno)
Total Project Budget: \$96,420,000.00 seeking initial approval of \$5,000,000.00
SBC Project No. 540/005-02-2023
Designer: **Derthick, Henley & Wilkerson Architects, PLLC**
- University of Tennessee – Knoxville**
(Chemistry Building)
Total Project Budget: \$199,000,000.00 seeking initial approval of \$6,500,000.00
SBC Project No. 540/009-13-2023
Designer: **Barber McMurry Architects, LLC**
- Tennessee Board of Regents**
(Statewide Consultant – Architect (Upper East))
Total Project Budget: \$500,000.00
SBC Project No. 166/000-01-2023
Designer: **The Architecture Collaborative**
- Tennessee Board of Regents**
(Statewide Consultant – Architect (Middle East))
Total Project Budget: \$500,000.00
SBC Project No. 166/000-01-2023
Designer: **Hefferlin + Kronenberg Architects, PLLC**
- Tennessee Board of Regents**
(Statewide Consultant – Architect (West))
Total Project Budget: \$500,000.00
SBC Project No. 166/000-01-2023
Designer: **Allen & Hoshall, Inc.**
- Tennessee Board of Regents**
(Statewide Consultant - Environmental)
Total Project Budget: \$500,000.00
SBC Project No. 166/000-01-2023
Designer: **Terracon Consultants, Inc.**
- Tennessee Board of Regents**
(Statewide Consultant – MEP (East))
Total Project Budget: \$500,000.00
SBC Project No. 166/000-01-2023
Designer: **Engineering Services Group, Inc.**
- Tennessee Board of Regents**
(Statewide Consultant – MEP (West))
Total Project Budget: \$500,000.00
SBC Project No. 166/000-01-2023
Designer: **Innovative Engineering Services, LLC**
- Tennessee State University**
(Agriculture Environmental Science Facility)
Total Project Budget: \$28,000,000.00
SBC Project No. 166/001-03-2023
Designer: **The Orcutt Winslow LLLP**
- Chattanooga State Community College**
(TCAT Buildings 2 & Auto Tech Building Updates)
Total Project Budget: \$10,125,000.00
SBC Project No. 166/012-02-2023
Designer: **Hefferlin + Kronenberg Architects, PLLC**

12) **TN College of Applied Technology - Athens**
(New Academic Building)
Total Project Budget: \$9,750,000.00
SBC Project No. 166/040-01-2023
Designer: **Artech Design Group, Inc.**

14) **THP District 5 Headquarters – Fall Branch**
(New Facility)
Total Project Budget: \$17,630,000.00
SBC Project No. 502/048-01-2022
Designer: **Community Tectonics Architects, Inc.**

13) **THP District 6 Headquarters – Cookeville**
(New Facility)
Total Project Budget: \$17,630,000.00
SBC Project No. 502/003-01-2022
Designer: **Gresham Smith**

15) **THP District 2 Headquarters – Chattanooga**
(New Facility)
Total Project Budget: \$17,630,000.00
SBC Project No. 502/050-01-2022
Designer: **Goodwyn Mills Cawood, LLC**

Report Item

- Reported a correction in Proposed Lease Location for Transaction No 20-12-913v2 for Acquisition – Lease (Space) for the Department of Human Services on page 9 of the February 28, 2022 ESC meeting. The corrected Location is Suite B.

Other Business

There being no further business, the meeting adjourned at 8:07 a.m.

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

Requested Action: **Approval to purchase property above fair market value as determined by appraisal**

Transaction Description: Transaction No. 22-01-009
 • **Location:** Northeast State Community College
 Sullivan County – 37+/- acres – Muddy Creek Road, Blountville, TN
 • **Owner(s):** Yvonne Fisher Lyon
 • **Estimated Purchase Price:** \$1,500,000.00
 • **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: This property is in NeSCC's **2013 Master Plan**, and will allow for future campus expansion. Because of the airport located to the south and east of the campus and other improvements in the area, this tract, which is for sale, provides the best option to ensure that the campus will have property to meet growth needs.

The campus entered into discussions with the current owners about acquiring the property in early 2022 and obtained an appraisal that was used as the basis for negotiations about price. Before the campus could move forward with the acquisition, the President resigned and the acquisition was put on hold pending completion of the search for a new President. Since the original appraisal was a year old, another appraisal with a different appraiser was ordered which provided a fair market value of \$1,225,000.00. The campus had already committed to buying the property for \$1,500,000 in accordance with the original appraisal and would like to honor that commitment.

Date of Last Transfer:	May 20, 1976
Purchase Price:	\$0.00
Property Assessor's Value:	\$241,300.00
Square Footage Improvements:	NA

Minutes: 09/27/2023 Approved purchasing property above fair market value as determined by appraisal

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 23-06-006

- **Location:** Volunteer State Community College (VSCC)
Wilson County – 10+/- acres – 0 Old Lebanon Dirt Road, Mt. Juliet, TN
- **Owner(s):** Sandra McFarland & Susan Redmond Vaught
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: VSCC acquired 10 acres from the same owners in 2020 and was approached with the opportunity to acquire an additional 10 acres, which will allow for future campus expansion. This property is in VSCC's **2017 Master Plan**.

Date of Last Transfer: December 2, 2019
Purchase Price: \$0.00
Property Assessor's Value: \$239,700.00
Square Footage Improvements: NA

Minutes: 09/27/2023 Approved acquisition in fee

TENNESSEE BOARD OF REGENTS

Disposal – Lease (Space)

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

Transaction Description: Transaction No. 23-09-001

- **Location:** Jackson State Community College (“Jackson State”)
Madison County, 2046 N. Parkway, Jackson, Tennessee
- **Tenant:** Georgia-Pacific Consumer Operations, LLC (“Georgia-Pacific”)
- **Term:** October 1, 2023 – June 30, 2025
- **Area / Costs:** 1,767 sf / \$0.00

FRF Rate: \$18.00 sf

Comment: Georgia-Pacific is expanding its operations in Jackson and opening a new plant. Georgia-Pacific has asked to use a room in the McWherter Center for on boarding and training of current and prospective employees. The use of this room will not impair JSCC’s operations on the campus. Georgia-Pacific intends to make donations to JSCC, the JSCC Foundation and TCAT Jackson that are in excess of the fair market rentals value of the space.

Minutes: 09/27/2023 Approved disposal by lease with waiver of advertisement

DEPARTMENT OF ENVIRONMENT AND CONSERVATION**Acquisition – Fee****Requested Action:** **Approval of acquisition in fee****Transaction Description:**

- **Location:** Transaction No. 23-06-010
Mousetail Landing State Park (MTLSP)
Perry County – 619.3 +/- acres – 0 Parrish Road, Linden, TN
- **Owner:** Ricky J. Volner
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 23/24 State Lands Acquisition Fund (A)

Comment:

Per T.C.A. § 67-4-409, this property is on the state lands acquisition priority list and has been approved for purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture, and the Executive Director of Tennessee Wildlife Resources Agency.

This property is contiguous with Mousetail Landing State Park. The acquisition will create two inholdings, one is undeveloped land and the other a homestead. The eastern third of the property is intended to be disposed of at a future date. The portion of the tract that will be retained contains rare cedar barrens and pristine hardwood woodlands, as such, this acquisition presents a great opportunity to enhance habitat for wildlife and provide recreational access for citizens of Perry County and the surrounding region.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	February 6, 2013
Purchase Price:	\$0.00 (Interfamily transfer)
Property Assessor's Value:	\$636,300.00

Minutes: 09/27/2023 Approved acquisition in fee

DEPARTMENT OF TRANSPORTATION

Disposal – Fee

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

Transaction Description: Transaction No. 23-08-005
 • **Location:** Fentress County – 1.306 +/- acres – Pinetree Road, Jamestown, TN
 • **Estimated Sale Price:** Fair Market Value

Comment: This property was purchased as an uneconomic remnant and is, therefore, outside of the project limits and surplus to the Department’s needs. All adjoining landowners were offered and declined the opportunity to acquire the property.

Proceeds will be deposited in the Highway Fund per TCA § 12-2-112(a)(7).

Minutes: 09/27/2023 Approved disposal in fee

Approved:



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