

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
January 24, 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. Commissioner Eley called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

ORGANIZATION

- Tennessee State University
- Department of General Services
- State Building Commission

PRESENTER

Dean Frank Stevenson
Deputy Commissioner John Hull
State Architect Ann McGauran

CONSENT AGENDA

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

- A. Agency: **Tennessee Board of Regents / TCAT Elizabethton**
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement

- B. Agency: **University of Tennessee Institute of Agriculture**
Transaction: Disposal – Lease (Land)
Provision(s): Waiver of appraisal

- C. Agency: **University of Tennessee – Knoxville**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

- D. Agency: **University of Tennessee Institute of Agriculture**
Project Title: East TN Animal & Environmental Unit Improvements
SBC Project No: 540/001-01-2021
Requested Action: Approval of a revision in project budget and funding in order to award a contract

- E. Agency: **University of Tennessee – Knoxville**
Project Title: Window Replacements & Masonry Repairs (20/21)
SBC Project No: 540/009-01-2021
Requested Action: Approval of a revision in project budget and funding in order to award a contract

- F. Agency: **Department of Mental Health & Substance Abuse Services**
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement and one appraisal

- G. Agency: **Tennessee Wildlife Resources Agency**
Transaction: Acquisition – Fee
Provision(s): Waiver of advertisement and one appraisal

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

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

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

- K. Agency: **Department of Environment & Conservation**
Transaction: Acquisition – Easement (Public Recreation)
Provision(s): Waiver of advertisement and appraisals

- L. Agency: **Department of Intellectual & Developmental Disabilities**
Transaction: Disposal – Fee
Provision(s): Waiver of one appraisal
- M. Agency: **Department of Intellectual & Developmental Disabilities**
Transaction: Disposal – Lease (Space)
Provision(s): Waiver of advertisement
- N. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): Waive advertisement

TENNESSEE STATE UNIVERSITY

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 332.77-22.2979

• **Proposed Lease**

- **Location:** Tennessee State University - Nashville
Davidson County – 3500 John A. Merrill Blvd, Nashville, TN
- **Landlord:** Sri Ganesha, LLC dba Sleep Inn, 3200 Dickerson Pike, Nashville, TN 370207
- **Term:** January 24, 2022 to May 6, 2022
- **Area / Costs:** Up to 58 hotel rooms

	<u>\$/room</u>	<u>Estimated Total Cost</u>
Cost per room	\$105.00/night	\$651,630.00
• Source of Funding: Plant Funds (Non-Aux) (R)		
• Procurement Method: Negotiated		

Comment: These rooms are needed to provide housing for undergraduate students this Spring semester. TSU is expecting approximately 3,000 students for the Spring semester and currently has 2,950 available beds. These additional 97 beds (39 rooms – double; 19 rooms - single) will help TSU close the housing gap. If necessary, some of these rooms will be used to meet Covid-19 protocols, including social distancing and quarantines.

TSU Students will have access to the hotel public spaces and amenities, including parking and laundry facilities. Sleep Inn will also provide furniture, bedding, bath towels, microwaves, mini-fridges, televisions with cable, high-speed Internet as well as bi-weekly housekeeping.

The cost to TSU students for the semester is as follows:
Single occupancy rooms = \$2,700 per semester
Double occupancy Rooms = \$2,500 per semester

This hotel was selected because of the location and the availability of rooms for this use. Advertising is not required since the term of this lease is for one year or less and an unforeseen situation has arisen making it impractical to advertise.

The lease terms allow for early termination in the event TSU discontinues all residential operations due to COVID-19, and termination for convenience with thirty days' notice. TSU will only be charged for rooms occupied.

Minutes: 01/24/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 20-09-908 & 20-09-909

● **Proposed Lease**

- **Location:** Bledsoe County– 323 Rockfort Rd. Pikeville, TN
- **Landlord:** Jeffery Angel
- **Term:** 10 years with three 1-year renewal options
- **Area / Costs:** 3,800 Square Feet

Annual Contract Rent	\$49,900.00	\$13.13/sf
Estimated Annual Utility Cost	6,650.00	1.75/sf
Estimated Annual Janitorial Cost	4,180.00	1.10/sf
Total Annual Effective Cost	\$60,730.00	\$15.98/sf

● **Current Lease**

- **Location:** Bledsoe County– 323 Rockfort Rd. Pikeville, TN
- **Landlord:** Jeffery Angel
- **Term:** 5 years (March 1, 2017 – February 28, 2022)
- **Area / Costs:** 3,800 Square Feet

Annual Contract Rent	\$49,400.00	\$13.00/sf
Estimated Utilities Cost	6,650.00	1.75/sf
Estimated Janitorial Cost	4,180.00	1.10/sf
Total Annual Effective Cost	\$60,230.00	\$15.85/sf

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

Comment: This lease will provide office space for Department of Human Services and Department of Children's Services. The proposed location will be renovated to meet the State's needs. The lease is estimated to commence on or before March 2023.

Advertisement is not required pursuant to TCA §12-2-114.

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: 01/24/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease Amendment

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

Transaction Description: Transaction No. 18-06-910

- **Proposed Amendment**

- **Location:** Hamilton County – 4409 Elwood Lane, Chattanooga, TN

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- **Current Lease**

- **Location:** Hamilton County – 5025 TN Highway 58, Chattanooga, TN

- **Landlord:** 2013-A Pedigo Trust

- **Term:** 10 years

- **Area / Costs:** 20,000 Square Feet

First Year Contract Rent	\$399,000.00	\$19.95/sf
Average Annual Contract Rent	419,800.00	20.99sf
Estimated Annual Utility Cost	35,000.00	1.75/sf
Estimated Annual Janitorial Cost	22,000.00	1.10/sf
Total Average Annual Effective Cost	\$476,800.00	\$23.84/sf

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

- **Procurement Method:** Negotiated

- **FRF Rate:** \$18.00

Comment: This lease will provide office space for Department of Correction and function as a field office providing probation and parole services. This amendment will correct the address, parcel information, and estimated commencement date; all other terms and conditions will remain the same.

This request is in the best interest of the State because the rent rate at this new location will remain the same which was lower than other proposals, and lower than current market rent rates. The second proposer from the original 2018 procurement has confirmed that their proposed site is no longer available.

Based on review of the financial aspects, occupancy requirements and market indicators, this amendment is deemed to be in the State's best interest at this time.

Previous Report: 09/24/2018 ESC Approved lease

Minutes: 01/24/2022 Approved a lease amendment with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 20-01-910v2

● **Proposed Lease**

- **Location:** Lincoln County – 4110 Thornton Taylor Pkwy., Fayetteville, TN
- **Landlord:** James D. and Connie S. Gray
- **Term:** 10 years
- **Area / Costs:** 4,300 Square Feet

Annual Contract Rent	\$54,008.00	\$12.56/sf
Estimated Utility Cost	7,525.00	1.75/sf
Estimated Janitorial Cost	4,730.00	1.10/sf
Total Annual Effective Cost	\$66,263.00	\$15.41/sf

● **Current Lease**

- **Location:** Lincoln County – 4110 Thornton Taylor Pkwy., Fayetteville, TN
- **Landlord:** James D. and Connie S. Gray
- **Term:** 16 years (October 1, 2008 – March 31, 2024)
- **Area / Costs:** 4,234 Square Feet

Annual Contract Rent	\$52,200.00	\$12.33/sf
Average Annual Contract Rent	52,500.00	12.40/sf
Estimated Utilities Cost	7,409.50	1.75/sf
Estimated Janitorial Cost	4,657.40	1.10/sf
Total Average Annual Effective Cost	\$64,566.90	\$15.25/sf

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

Comment: This lease will provide office space for Department of Safety – Driver Services Center and Tennessee Highway Patrol. Two proposals from one proposer were evaluated. The proposed location will be renovated to meet the State’s needs. The lease is estimated to commence on or before October 2023.

Based on 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 CBRE, Inc. commission is \$7,426.10 for the 10-year base term.

Minutes: 01/24/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 20-11-900

● **Proposed Lease**

- **Location:** White County – 620 Roosevelt Dr., Ste. A, Sparta, TN
- **Landlord:** Harold E. Jackson, Trustee of the Harold Everett Jackson Trust dated 2/7/2011, a 50% interest, John S. Copeland, a 50% interest
- **Term:** 10 years with one 1-year renewal
- **Area / Costs:** **7,300 Square Feet**

First Year Annual Contract Rent	\$87,600.00	\$12.00/sf
Average Annual Contract Rent	95,920.56	13.14/sf
Estimated Utility Cost	12,775.00	1.75/sf
Estimated Janitorial Cost	8,030.00	1.10/sf
Total Average Annual Effective Cost	\$116,725.56	\$15.99/sf

● **Current Lease**

- **Location:** White County – 620 Roosevelt Dr., Ste. A, Sparta, TN
- **Landlord:** CoJack Partnership
- **Term:** 2 years (September 1, 2020 – August 31, 2022)
- **Area / Costs:** **8,500 Square Feet**

Annual Contract Rent	\$87,295.08	\$10.27/sf
Estimated Utilities Cost	14,875.00	1.75/sf
Estimated Janitorial Cost	9,350.00	1.10/sf
Total Annual Effective Cost	\$111,520.08	\$13.12/sf

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

Comment: This lease will provide office space for Department of Children’s Services. Three proposals from two proposers were evaluated. Alternative Workplace Solutions will be implemented at this location. The proposed location will be renovated to meet the State’s needs. The lease is estimated to commence on or before September 1, 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 CBRE, Inc. commission is \$13,188.91 for the 10-year base term, if the renewal option is exercised the commission will be \$14,657.22

Minutes: 01/24/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 20-04-902

• **Proposed Lease**

- **Location:** White County – 602 Roosevelt Dr., Ste. B, Sparta, TN
- **Landlord:** Harold E. Jackson, Trustee of the Harold Everett Jackson Trust dated 2/7/2011, a 50% interest, John S. Copeland, a 50% interest
- **Term:** 10 years with a 1-year renewal
- **Area / Costs:** **4,000 Square Feet**

First Year Annual Contract Rent	\$48,000.00	\$12.00/sf
Average Annual Contract Rent	52,558.66	13.14/sf
Estimated Utility Cost	7,000.00	1.75sf
Estimated Janitorial Cost	4,400.00	1.10/sf
Total Average Annual Effective Cost	\$63,958.66	\$15.99/sf

• **Current Lease**

- **Location:** White County – 602 Roosevelt Dr., Ste. C, Sparta, TN
- **Landlord:** CoJack Partnership
- **Term:** 2 years (September 1, 2020 – August 31, 2022)
- **Area / Costs:** **5,600 Square Feet**

Annual Contract Rent	\$43,400.00	\$7.75/sf
Estimated Utilities Cost	5,601.75	1.75/sf
Estimated Janitorial Cost	6,160.00	1.10/sf
Total Average Annual Effective Cost	\$55,161.75	\$10.60/sf

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

Comment: This lease will provide office space for Department of Human Services. Three proposals from two proposers were evaluated. Alternative Workplace Solutions will be implemented at this location. The proposed location will be renovated to meet the State’s needs. The lease is estimated to commence on or before September 1, 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 CBRE, Inc. commission is \$7,226.82 for the 10-year base term, if the renewal option is exercised the commission will be \$8,031.35

Minutes: 01/24/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 20-09-904 & 20-09-905

• **Proposed Lease**

- **Location:** Van Buren County – 145 Spring St. Spencer, TN
- **Landlord:** Shirley Hitchcock
- **Term:** 10 years
- **Area / Costs:** 2,835 Square Feet

Annual Contract Rent	\$34,500.00	\$12.16/sf
Estimated Annual Utility Cost	4,961.25	1.75/sf
Estimated Annual Janitorial Cost	3,118.50	1.10/sf
Total Annual Effective Cost	\$42,579.75	\$15.01/sf

• **Current Lease**

- **Location:** Van Buren County – 145 Spring St. Spencer, TN
- **Landlord:** Shirley Hitchcock
- **Term:** 5 years (March 1, 2017 – February 28, 2022)
- **Area / Costs:** 2,835 Square Feet

Annual Contract Rent	\$30,000.00	\$10.58/sf
Estimated Utilities Cost	4,961.25	1.75/sf
Estimated Janitorial Cost	3,118.50	1.10/sf
Total Annual Effective Cost	\$37,079.75	\$13.43/sf

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

Comment: This lease will provide office space for Department of Human Services and Department of Children's Services. The proposed location will be renovated to meet the State's needs. The lease is estimated to commence on or before March 2023.

Advertisement is not required pursuant to TCA §12-2-114.

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: 01/24/2022 Approved a lease

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on December 20, 2021.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following seven 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 Board of Regents / Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Parking Lot Repairs
Project Description: Repair segments of asphalt street and parking lots and concrete sidewalks across campus.
SBC Project No. 166/025-01-2021
Total Project Budget: \$196,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding in order to award a contract (\$16,000.00 increase)
Approval Date: 01/04/2022
 - 2) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology
Location: Crump, Tennessee
Project Title: Building 2 Welding Technology Renovation
Project Description: Renovate the existing Welding Technology Program area for the *Industrial Maintenance* program.
SBC Project No. 166/084-01-2021
Total Project Budget: \$290,000.00
Source of Funding: 21/22 CurrFunds-CapMaint (A)
Approval: Approved a revision in scope
Approval Date: 01/07/2022
 - 3) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Lewis Hall Transformer Replacement
Project Description: Replace the transformers and underground feeder cables that provide electric service to Lewis Hall.
SBC Project No. 364/011-01-2022
Total Project Budget: \$170,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing a consultant for design (I.C. Thomasson Associates, Inc.) and campus procurement for a portion of the work
Approval Date: 01/07/2022

- 4) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: ADA Compliance
Project Description: Make ADA adaptations for accessibility and implement recommendations identified in the university's 2013 ADA Site Audit and 2017 ADA Building Audit.
SBC Project No. 364/011-02-2020
Total Project Budget: \$380,000.00
Source of Funding: \$200,000.00 19/20 CurrFunds-CapMaint (A)
\$180,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (\$180,000.00 increase)
Approval Date: 12/22/2021
- 5) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Walland, Tennessee
Project Title: Little River Animal & Envir. Unit-Feed Cntr Upgrades
Project Description: Construction of new grain and feed bins for the dairy farm. Site work will include grading and utility infrastructure.
SBC Project No. 540/001-01-2022
Total Project Budget: \$150,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design (Civil & Environmental Consultants, Inc.)
Approval Date: 01/10/2022
- 6) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: EMCS Lab Renovation
Project Description: Renovation of office spaces on the 2nd and 4th floors will be converted into lab space in the Engineering, Mathematics, & Computer Science Building (EMCS). Work will include finish upgrades and all related work to complete the project.
SBC Project No. 540/005-01-2022
Total Project Budget: \$261,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design (Derthick Henley & Wilkerson Architects, PLLC)
Approval Date: 01/07/2022
- 7) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Intramural Outdoor Basketball Court
Project Description: Construction of a basketball court at the Intramural Field Complex which includes chain link fencing, secure entry, and lighting. Includes all related work to complete the project.
SBC Project No. 540/005-02-2022
Total Project Budget: \$250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design (Tinker Ma, Inc.)
Approval Date: 01/10/2022

Approvals of Contract Amendments

- Reported the following two approvals 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 / Department of Military
Location: Statewide, Tennessee
Project Title: Mechanical, Electrical & Plumbing Consultant
Project Description: Consultant to support the agency for project development and associated facility needs including limited designer services.
SBC Project No. 361/000-04-2019
Total Project Budget: \$214,904.66
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project funding (\$69,928.30 increase)
Approval Date: 01/07/2022
 - 2) **State Procurement Agency:** STREAM / Department of Military
Location: Statewide, Tennessee
Project Title: Roofing Consultant
Project Description: Consultant to support the agency for project development and associated facility needs including limited design services.
SBC Project No. 361/000-05-2019
Total Project Budget: \$183,161.50
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project funding (\$69,017.02 increase)
Approval Date: 01/07/2022

Designer Selections

- Reported the following designer selection 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 Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Building B Art Studio
SBC Project No. 540/009-38-2021
Total Project Budget: \$150,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Designer: Odle & Young Architects, Inc. dba OYsk3 architects
Approval Date: 12/21/2021
- Reported a designer name change from “Tinker Ma, Inc.” to “Tinker Ma, LLC” 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.

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| <p>1) University of Tennessee – Knoxville
 (JICS Roof Replacement)
 Total Project Budget: \$2,500,000.00
 SBC Project No. 540/009-01-2022
 Designer: Community Tectonics Architects, Inc.</p> | <p>5) Fort Campbell Readiness Center
 (New Ft. Campbell National Guard Readiness Center)
 Total Project Budget: \$13,909,000.00
 SBC Project No. 368/014-01-2021
 Designer: Coover-Clark & Associates, Inc.</p> |
| <p>2) University of Tennessee – Knoxville
 (Buehler Hall Structural Repairs)
 Total Project Budget: \$860,000.00
 SBC Project No. 540/009-02-2022
 Designer: The Lewis Group Architects, Inc., P.C.</p> | <p>6) Lowell Thomas State Office Building
 (Lowell Thomas Building 1st & 3rd Floor Renovations for DAG)
 Total Project Budget: \$1,200,000.00
 SBC Project No. 523/060-01-2022
 Designer: TLM Associates, Inc.</p> |
| <p>3) University of Tennessee – Knoxville
 (HPER Building Upgrades)
 Total Project Budget: \$1,800,000.00
 SBC Project No. 540/009-03-2022
 Designer: Architects Weeks Ambrose McDonald, Inc.</p> | <p>7) Various Facilities
 (Detention Hardware Consultant)
 Total Project Budget: \$5,000,000.00
 SBC Project No. 529/000-02-2019
 Designer: R&N Systems Design, LLC</p> |
| <p>4) John S. Wilder Youth Development Center
 (John S. Wilder Site Upgrades)
 Total Project Budget: \$560,000.00
 SBC Project No. 144/011-03-2021
 Designer: Allen & Hoshall, Inc.</p> | |

Other Business

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

TENNESSEE BOARD OF REGENTS**Acquisition – Fee (Gift)****Requested Action:** Approval of acquisition in fee with waiver of advertisement

Transaction Description: Transaction No. 21-10-016

- **Location:** TCAT Elizabethton
Washington – 19.82+/- acres – 348 Christian Church Road, Johnson City, TN
- **Owner(s):** Washington County Board of Education
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant Funds (Non-Aux) (REM Fees) (A)

Comment: An extension campus is needed to serve students currently on an extensive wait list for admission to programs.

TCAT Elizabethton is preparing to lease this property under a short-term lease for \$1/year as it works to acquire the property. The plan is to demolish a portion of the existing improvements and renovate other portions of the improvements to better accommodate the programs to be housed on this extension campus. The campus has funding for renovations.

This property is in the 2014 TCAT Master Plan for TCAT Elizabethton Boones Creek site as modified by amendment with approval of the Executive Director of THEC on January 5, 2022.

Date of Last Transfer:	June 12, 1970
Purchase Price:	\$0.00
Property Assessor's Value:	\$0.00
Square Footage Improvements:	89,000

Minutes: 01/24/2022 Approved acquisition in fee with waiver of advertisement

UNIVERSITY OF TENNESSEE**Disposal - Lease (Land)**

Requested Action: Approval of a lease with waiver of appraisal

Transaction Description: Transaction No. 22-01-001

- **Proposed Lease**

- **Location:** University of Tennessee - Institute of Agriculture (UTIA)
Morgan County – State Route 62, Wartburg, TN
- **Tenant:** Morgan County
- **Term:** 5 years with one (1) five (5) year option to extend
- **Area / Costs:** 0.6 +/- acres/no cost – mutual benefit

- **Current Lease**

- **Location:** University of Tennessee - Institute of Agriculture (UTIA)
Morgan County – State Route 62, Wartburg, TN
- **Tenant:** Morgan County
- **Term:** 5 years (February 14, 2017 – February 13, 2022)
- **Area / Costs:** 0.6 +/- acres/no cost – mutual benefit

Comment: This property is part of UTIA's 8,361 +/- acre Cumberland Forest Research and Education Center. The current land lease allows Morgan County to operate a Solid Waste Recycling Center and expires February 13, 2022. In return for the land lease, Morgan County provides property improvements at Cumberland Forest such as grading and smoothing of access roads.

Since the property will be leased to a local governmental entity, advertisement is not required.

Minutes: 01/24/2022 Approved a lease with waiver of appraisal

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 21-12-010

- **Proposed Lease**

- **Location:** University of Tennessee – Knoxville, Knox County - 3999 Highland Crest Way, Knoxville, TN
- **Landlord:** Quarry Trail (Knoxville) Propco LLC
- **Term:** 1 year (August 2022 – August 2023) with up to four 1 year renewal options
- **Area / Costs:** Up to 100 beds (mix of 1, 2, 3 and 4 bed units)

	\$/bed	Estimated Total Cost
Average cost per bed (incl utilities)	\$800/mo.	Up to \$960,000/year

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

- **Procurement Method:** Negotiated

- **Current Lease**

- **Location:** University of Tennessee – Knoxville, Knox County, Tennessee
 - Aspen Heights, 2223 Cumberland Avenue, Knoxville, TN – Breckenridge Group Knoxville Tennessee, LLC
 - 303 Flats, 303 W Blount Avenue, Knoxville, TN - 303 West, LLC
- **Landlord:** See above
- **Term:** 1 year (August 8, 2021 – August 7, 2022)
- **Area / Costs:** Up to 325 beds

	\$/bed	Estimated Total Cost
Average cost per bed (incl utilities)	\$888/mo.	\$3,463,200.00/year

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

- **Procurement Method:** Negotiated

Comment:

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

To lock-in favorable pricing and begin securing blocks of rooms at properties located in close proximity to campus, there is a need to begin executing leases immediately. This complex was selected because of the proximity to campus, the units have comparable or upgraded amenities compared to on-campus housing, the units are fully furnished, and the rate is competitive. This complex also has a high volume of completely vacant units which allows UTK students to be housed together. Due to the short-term of the lease, there is no termination for convenience.

Previous Action: 12/20/2021 Approved waiver of advertisement**Minutes:** 01/24/2022 Approved a lease

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Walland, Blount County, Tennessee

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

Project Title: East TN Animal & Environmental Unit Improvements

Project Description: This project will construct new space for robotic milking equipment, workroom, and office. Renovated portions of the existing free stall barn include concrete flooring, relocation of gates, stalls, doors, and exits.

SBC Number: 540/001-01-2021

Total Project Budget: \$2,885,000.00

Source of Funding:	Original	Change	Revised	
	\$2,200,000.00	\$685,000.00	\$2,874,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	\$2,200,000.00			
Change in Funding:		\$685,000.00		
Revised Project Budget:			\$2,885,000.00	

Comment: One bid was received on December 17, 2021. An increase in funding is needed to award a contract to Wright Contracting for the base bid and three alternates. This is primarily due to increased cost of concrete, earthwork, electrical, and metals. There will be no additional designer fees.

Previous Action: 04/08/2021 SBC Approved project and to select a designer and utilizing a previously selected consultant (JGM Dairy Design Engineers)

 04/19/2021 ESC Approved designer selection (Sparkman & Associates Arch, Inc.)

 08/12/2021 SBC Approved a revision in project budget and funding

 10/14/2021 SBC Approved EDP as recommended by the State Architect

Minutes: 01/24/2022 ESC Approved a revision in project budget and funding in order to award a contract

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Window Replacements & Masonry Repairs (20/21)

Project Description: This project will provide masonry repairs and window replacements for Greve Hall, Henson Hall, Temple Hall, and Humanities. This will include tuckpointing, waterproofing, and any necessary structural remediation.

SBC Number: 540/009-01-2021

Total Project Budget: \$6,117,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$4,500,000.00	\$ 0.00	\$4,500,000.00	20/21	CurrFunds-CapMaint(MP)	(A)
	0.00	1,511,506.24	1,511,506.24	10/11	CurrFunds-CapMaint	(R)
	0.00	46,325.66	46,325.66	09/10	CurrFunds-CapMaint	(R)
	0.00	59,168.10	59,168.10	06/07	CurrFunds-CapMaint	(R)

Original Project Budget: **\$4,500,000.00**

Change in Funding: **\$1,617,000.00**

Revised Project Budget: **\$6,117,000.00**

Comment: The project had two bid packages, one for windows (subproject 1) and another for masonry (subproject 2). The bid for subproject 1 was within the MACC. Two bids were received on December 9, 2021 for subproject 2. An increase in funding is needed to award a contract to Williams Restoration & Waterproofing, Inc. for the base bid and two alternates for subproject 2 and to add owner’s contingency. There will be no additional designer fees. The increase is primarily due to the material cost in the current market condition.

Previous Action: 01/14/2021 SBC Approved project and to select a designer
 01/25/2021 ESC Approved designer selection (Lindsay & Maples, Architects, Inc.)

Minutes: 01/24/2022 ESC Approved a revision in project budget and funding in order to award a contract

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES**Disposal – Fee**

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

Transaction Description: Transaction No. 20-10-002
 • **Location:** Knox County – 0.97 +/- acres – 6430 S. Northshore Drive, Knoxville, TN
 • **Estimated Sale Price:** Gift
 • **Grantee:** City of Knoxville

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

In 2012 the Department of Mental Health and Substance Abuse Services worked with the City of Knoxville to convey a large portion of this property for use as a public park. Recently the department has vacated the final piece of the property, the Willow Cottage, and wishes to complete the original intended goal by gifting this to the City. This will complete the conversion of the Mental Health Campus into the Lakeshore Park.

The Tennessee Historical Commission has determined that this disposal will not adversely affect this State-owned resource of 50 + years, and no further action is necessary.

Date of Last Transfer: April 1, 1874
 Previous Owner: N/A
 Original Cost to State: \$0.00 (larger tract)
 Square Footage Improvements: 6,000 square feet

Minutes: 01/24/2022 Approved disposal in fee with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee

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

Transaction Description: Transaction No. 21-12-009

- **Location:** Wolf River Wildlife Management Area (WRWMA)
Fayette County – 219.30 ± acres – Highway 18, LaGrange, TN
- **Owner(s):** The Conservation Fund (TCF) and Wolf River Conservancy, Inc. (WRC)
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 21/22 Wetlands Acquisition Fund (A)

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 WRWMA and is a highly desirable addition for public hunting, land access, and watershed protection. The tract is being offered for purchase to TWRA by TCF and WRC.

No additional third-party costs are anticipated.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	12/21/2021
Purchase Price:	\$657,516.00
Property Assessor's Value:	\$359,700.00
Square Footage Improvements:	N/A

Minutes: 01/24/2022 Approved acquisition in fee with waiver of advertisement and one appraisal

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

Requested Action: Approval of acquisition in fee

Transaction Description: Transaction No 21-05-016

- **Location:** North Cumberland Wildlife Management Area (NCWMA)
Claiborne County – 850.54± acres – 0 Fork Ridge Road, 309 Combs Lane, 0 Combs Lane, 0 Mud Hollow Road, and 0 Gibson Lane, Tazewell, TN
- **Owner(s):** The Conservation Fund & The Nature Conservancy
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 21/22 Wetlands Acquisition Fund (A)
- **Third Party:** The Conservation Fund (O)
The Nature Conservancy (O)

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 acquisition was previously approved by the ESC with a different owner.

This property is contiguous with NCWMA. This acquisition will protect and preserve wetlands and other watershed functions in the NCWMA ecosystem. No additional management costs are anticipated with this acquisition.

Date of Last Transfer: August 30, 2021
Purchase Price: \$1,948,587.14
Property Assessor’s Value: \$802,500.00
Square Footage Improvements: N/A

Previous Action: 07/22/2021 Approved acquisition in fee with waiver of advertisement and one appraisal

Minutes: 01/24/2022 Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee

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

Transaction Description: Transaction No. 20-12-003

- **Location:** Roan Mountain State Park (RMSP)
Carter County – 150.00 acres – 0 Sugar Hollow Road, Roan, TN
- **Owner(s):** Southern Appalachian Highlands Conservancy (SAHC)
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 21/22 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 acquisition was previously approved by the ESC with SAHC as a third party providing partial funding. However, SAHC has since purchased the property and will sell to the State at a discount. A third party is utilized because of timing and to take advantage of a discounted sale price or due diligence funded by third party and approved by the state.

This property is contiguous and within 2000 feet of the Visitors Center at RMSP. This acquisition will expand the trail system and will provide a place to develop back country camping at RMSP.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	08/23/2021
Purchase Price:	\$765,000.00
Property Assessor’s Value:	\$390,000.00
Square Footage Improvements:	N/A

Previous Action: 02/22/2021 Approved acquisition in fee and to utilize third party with waiver of advertisement and one appraisal

Minutes: 01/24/2022 Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT AND CONSERVATION**Acquisition – Fee**

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

Transaction Description: Transaction No. 21-04-003

- **Location:** Justin P. Wilson Cumberland Trail State Park (JPWCTSP)
Rhea County – 368± acres – 0 Shut-in Gap Road, Spring City, TN
- **Owner(s):** Mary Lynn Dobson
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 21/22 State Lands Acquisition Fund (A)
Open Space Institute Grant (OSI) (O)
- **Third Party** TennGreen

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 acquisition was previously approved by the ESC, but ownership and source of funding has since changed. This acquisition will connect segments on Piney Falls State Natural Area to the Cumberland Trail land south of Soak Creek. This acquisition will also protect land along the state scenic rivers of Piney River and Soak Creek. OSI is contributing \$213,600.00 toward this acquisition.

This property is contiguous with JPWCTSP.

Third party use is requested because of timing and to take advantage of a discounted sale price or due diligence funded by third party and approved by the state.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	11/11/2021
Purchase Price:	\$1,076,190.00
Property Assessor's Value:	\$537,600.00
Square Footage Improvements:	N/A

Previous Action: 11/22/2021 ESC Approved acquisition in fee with waiver of advertisement and one appraisal

Minutes: 01/24/2022 Approved acquisition in fee and utilizing third parties

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Acquisition – Easement (Public Recreation)**

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

Transaction Description: Transaction No. 22-01-002

- **Location:** Burgess Falls State Park – Window Cliffs State Natural Area (BFSP-WCSNA)
Putnam County – 1.27± acres – 0 Old Cane Creek Road, Baxter, TN
- **Owner:** United States Army Corps of Engineers (USACE)
- **Estimated Purchase Price:** No Cost
- **Term:** 25 Years

- **Source of Funding:** 21/22 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 acquisition by the Commissioner of Environment and Conservation, the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency.

This 20' wide easement is needed for the part of the State's trail at WCSNA that crosses land owned by USACE. WCSNA is managed by BFSP.

Waiver of advertisement and appraisals are requested because this agreement is with a governmental entity at no cost to the state.

Date of Last Transfer:	Unknown
Previous Owner:	Unknown
Original Cost to State:	N/A
Square Footage Improvements:	N/A

Minutes: 01/24/2022 Approved acquisition by easement with waiver of advertisement and appraisals

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Disposal – Fee

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

Transaction Description: Transaction No. 21-04-017
 • **Location:** Washington County – 5.52 +/- acres – 200 Quarry Road, Johnson City, TN
 • **Estimated Sale Price:** Fair Market Value

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

The overall parcel with the existing home was acquired for the purpose of a four-person behavioral respite program. The excess land is not required for the ongoing operation of the facility.

Proceeds of the sale will be deposited into the Intellectual and Developmental Disabilities Trust Fund pursuant to TCA § 12-2-117.

Date of Last Transfer: October 14, 2015
Previous Owner: Peter and Teresa Paduch, et al.
Original Cost to State: \$125,000.00 (larger tract with existing home)
Square Footage Improvements: Dilapidated Barn (SF unknown)

Minutes: 01/24/2022 Approved disposal in fee with waiver of one appraisal

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

Disposal – Lease (Space)

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

Transaction Description: Transaction No. 20-02-006

• **Proposed Lease**

- **Location:** Clover Bottom Campus
Davidson County – 275 Stewarts Ferry Pike, Nashville, TN
- **Tenant:** Youth Opportunity Investments, LLC.
- **Term:** 2 years 6 months (January 1, 2022 – June 30, 2024) with one 2-year renewal option
- **Area / Costs:** 4 cottages totaling 28,480 Square Feet

Annual Contract Rent	\$185,120.00	\$6.50/sf
Estimated Annual Utility Cost	\$85,440.00	\$3.00/sf
Total Annual Effective Cost	\$270,560.00	\$9.50/sf

• **Current Lease**

- **Location:** Clover Bottom Campus
275 Stewarts Ferry Pike, Nashville, TN
- **Tenant:** Youth Opportunity Investments, LLC.
- **Original Term:** April 8, 2020 – June 30, 2021
- **Amendment One:** April 8, 2020 – September 30, 2021 (Holdover)
- **Area / Costs:** 4 cottages totaling 28,480 Square Feet

Annual Contract Rent	\$149,520.00	\$5.25/sf
Estimated Annual Utility Cost	\$104,236.80	\$3.66/sf
Total Annual Effective Cost	\$253,756.80	\$8.91/sf

• **FRF Rate:** \$25.50 (Reference Only)

Comment: This request is for a disposal lease of four (4) cottages (Magnolia, Rosewood, Cypress, and Walnut) located on the Clover Bottom Campus. The lease term aligns with the vendor service contract between the Department of Children’s Services (DCS) and Youth Opportunity Investments, LLC.

In the event that the renewal option is exercised a new appraisal will be acquired to confirm rent rate.

The State is responsible for the roof, structural, HVAC and lawn maintenance. The tenant, Youth Opportunity Investments, LLC. is responsible for paying rent, all utilities, minor maintenance, and janitorial costs.

Either party may terminate this agreement by providing at least thirty days written notice to the other party.

Rental rate was determined by one (1) appraisal.

Previous Actions: 02/24/2020 ESC Approved disposal by lease with waiver of advertisement and appraisal
06/21/2021 ESC Approved lease amendment with waiver of advertisement and appraisals

Minutes: 01/24/2022 ESC Approved disposal by lease with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease (Space)

Requested Action: **Approval to waive advertisement**

Transaction Description: Transaction No: 21-11-900

● **Proposed Lease**

- **Location:** Montgomery Co. – 1430 Madison St, Clarksville, TN
- **Landlord:** First Advantage Bank
- **Term:** 5 years
- **Area / Costs:** 5,476 Square Feet

● **Current Lease**

- **Location:** Montgomery Co. – 350 Pageant Lane, Suite 301, Clarksville, TN
- **Landlord:** Montgomery County Government
- **Term:** 2 years (July 1, 2020 – June 30, 2022)
- **Area / Costs:** 19,247 Square Feet

Annual Contract Rent	\$269,548.00	\$14.00/sf
Estimated Utilities Cost	33,682.25	1.75/sf
Estimated Janitorial Cost	21,171.70	1.10/sf
Total Annual Effective Contract Rent	\$324,401.95	\$16.85/sf

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

Comment: This lease will provide office space for Department of Human Services.

Approval to waive advertisement is requested to allow the office to relocate prior to the termination date of the current lease allowing for the continuity of business operations while the long-term lease is procured. The existing Montgomery County DHS call center location is not conducive for clients to visit as it is in an industrial area with public transportation issues and there is limited parking. The proposed location is in close proximity to the current office, is on a bus line, and is available for occupancy on or before June 2022.

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: 01/24/2022 Approved waiving advertisement

Approved:



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