

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
October 24, 2022

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The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 11:00 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  
Jason Mumpower, Comptroller of the Treasury

MEMBERS ABSENT

David Lillard, State Treasurer

ORGANIZATION

- Department of Correction
- State Building Commission

PRESENTER

Assistant Commissioner Bobby Straughter  
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 / Nashville State Community College**  
Transaction: Disposal – Lease (Space)  
Provision(s): Waiver of advertisement
  
- B. Agency: **University of Tennessee – Knoxville**  
Transaction: Acquisition – Lease (Space)  
Provision(s): Waiver of advertisement
  
- C. Agency: **University of Tennessee**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a
  
- D. Agency: **University of Tennessee – Chattanooga**  
Project Title: Innovation and Advanced Manufacturing Application Center (I-AMAC)  
SBC Project No: 540/005-06-2020  
Requested Action: Approval of a revision in project budget and funding in order to award a contract
  
- E. Agency: **Department of Environment & Conservation**  
Transaction: Acquisition – Fee  
Provision(s): n/a
  
- F. Agency: **Department of Environment & Conservation**  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of appraisal
  
- G. Agency: **Department of General Services**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): n/a
  
- H. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a
  
- I. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a
  
- J. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a
  
- K. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a
  
- L. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a

DEPARTMENT OF CORRECTION

**Disposal – Lease (Land and Space)**

**Requested Action:**                   **Approval of disposal by lease with waiver of advertisement and appraisal**

**Transaction Description:**   Transaction No. 21-12-002

- **Location:**                   Northeast Correctional Complex Annex (NECCA)  
Carter County – 27.48+/- acres – 188 Old Railroad Grade Road, Roan Mountain, TN
- **Tenant:**                    Northeast Tennessee Regional Recovery Center (NETRRC)
- **Term:**                        5 years with one 5-year renewal option
- **Area / Costs:**            27.48+/- acres, 49,900+/- square feet  
\$1.00 / year plus all operating and routine maintenance costs

**Comment:**                        The Department of Correction requests to lease the vacant NECCA to NETRRC. Judges from the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Judicial Districts will manage NECCA for purposes of a residential recovery court.

The State will perform the initial necessary work to operationalize the Wastewater & Sewer Treatment Plant to place it in functional condition. Thereafter, the NETRRC will be responsible for all operating and routine maintenance costs and the State will be responsible for major maintenance.

**Minutes:**                        10/24/2022    Secretary Hargett stated that Representative Tim Hicks was in attendance and wanted to advocate on behalf of the project.

Representative Hicks started off by thanking Governor Lee, Deputy Governor Eley, Commissioner Branscom, Deputy Commissioner Hull, and Commissioner Williams for their support on this project and assistance with guiding it through the process.

Representative Hicks stated that the recovery court judges have looked for a facility for the last three to five years and it is extremely hard to find a facility like this. He stated that when this became available, about a year ago, they were glad to see it. He stated that they appreciate everything the State is doing, and they look forward to being able to help folks get recovery from alcohol and drug use and they will put the facility to good work.

Secretary Hargett stated that he knows Representative Hicks has pushed this project along very hard. He remembered that several months ago, Representative Hicks was advocating for this solution. Secretary Hargett requested that the minutes reflect Representative Hicks' steadfast advocacy for this project.

Comptroller Mumpower stated that this project is located in his area of the State and they have been seeking a good solution to address these needs for a long time. He stated that he appreciates Representative Hicks' leadership and thinks this is a good project.

Representative Hicks stated that this is a regional effort. There are nine counties who are all contributing their "Baby Doe" opioid lawsuit money they

received through a settlement with pharmaceutical companies to this project. This is very much a regional effort and needed.

The Subcommittee approved the disposal by lease with waiver of advertisement and appraisal.

STATE BUILDING COMMISSION

**Minutes of Executive Subcommittee Meeting**

- 1) Approved the Minutes of the Executive Subcommittee meeting held on September 21, 2022, with corrections to consent agenda items K (Transaction No. 21-04-924), L (Transaction No. 20-12-907 and 20-12-908) and R (Transaction No. 21-04-909) which incorrectly showed the Proposed Lease first year annual contract rent and item L (Transaction No. 20-12-907 and 20-12-908) which also incorrectly showed the Proposed Lease average annual contract rent. The correct costs are:

K) First Year Annual Contract Rent	\$123,123.00
L) First Year Annual Contract Rent	\$ 77,000.00
Average Annual Contract Rent	\$ 79,500.00
R) First Year Annual Contract Rent	\$146,250.00

**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:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** TREC Storage Bldg Replacement  
**Project Description:** This project will provide a new metal storage building for the Student Aquatic Center and includes the demolition of two existing metal sheds.  
**SBC Project No.** 540/009-15-2021  
**Total Project Budget:** \$13,000.00  
**Project Expenditures:** \$ 1,000.00  
**Source of Funding:** Plant Funds (Aux-Activity Fees) (A)  
**Approval:** Approved the cancellation of the project  
**Approval Date:** 10/24/2022
  - 2) **State Procurement Agency:** Austin Peay State University  
**Location:** Clarksville, Tennessee  
**Project Title:** 415-419 North 2<sup>nd</sup> St. Demolition  
**Project Description:** Demolition of 415-419 North 2<sup>nd</sup> St., and all related work.  
**SBC Project No.** 373/003-10-2022  
**Total Project Budget:** \$65,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Procurement for construction  
**Approval Date:** 10/24/2022

- Reported the following six 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:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Sigma Chi Fraternity House Mechanical System Replacement  
**Project Description:** Replacement of the existing mechanical system in the fraternity house. Includes all related work to complete the project.  
**SBC Project No.** 540/009-38-2022  
**Total Project Budget:** \$335,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Consultant (Engineering Services Group) for design and Campus Resources and System Procurement for construction  
**Approval Date:** 09/29/2022
  - 2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Business Incubator Systems Upgrade  
**Project Description:** Upgrades the mechanical systems at the Business Incubator Building and includes all related work.  
**SBC Project No.** 540/009-39-2022  
**Total Project Budget:** \$305,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Consultant (I.C. Thomasson Associates) for design and Campus Resources and System Procurement for construction  
**Approval Date:** 10/07/2022
  - 3) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Millhorn Landing Upgrade  
**Project Description:** Upgrades include plaza seating, paving, landscaping and all related work.  
**SBC Project No.** 540/009-40-2022  
**Total Project Budget:** \$300,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing Campus Consultant (Ross/Fowler, PC) for design  
**Approval Date:** 10/07/2022
  - 4) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Queen Washington Electrical Generator  
**Project Description:** Install an emergency generator and add associated distribution work at Queen Washington building.  
**SBC Project No.** 166/001-06-2022  
**Total Project Budget:** \$185,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and utilizing a regional consultant (I.C. Thomasson Associates, Inc.) for design  
**Approval Date:** 10/04/2022

- 5) **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College  
**Location:** Gallatin, Tennessee  
**Project Title:** CHEC Electrical and Mechanical Upgrades  
**Project Description:** Provide electrical and mechanical upgrades to support the TCAT Livingston Injection Molding program located in the Cookeville Higher Education Center.  
**SBC Project No.** 166/025-01-2022  
**Total Project Budget:** \$240,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding to award a contract (Carwile Mechanical Contractors) (budget increase of \$20,000.00)  
**Approval Date:** 09/29/2022
- 6) **State Procurement Agency:** Tennessee Board of Regents / Southwest Tennessee Community College  
**Location:** Memphis, Tennessee  
**Project Title:** HVAC Ultraviolet Installation  
**Project Description:** Install ultraviolet disinfection system in air handler units.  
**SBC Project No.** 166/033-03-2022  
**Original Project Budget:** \$400,000.00  
**Total Project Budget:** \$ 0.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved the cancellation of the project  
**Approval Date:** 10/04/2022

### Boundary Dispute

- Reported the following boundary dispute in accordance with Item 8.03(A.1.f) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **Transaction Description:** Transaction No. 22-09-004  
**State Procurement Agency:** STREAM / Department of Military  
**Location:** TN National Guard Armory, Roane County – 511 W Rockwood Street, Rockwood, TN  
**Grantee:** Estate of Wesley Goss  
**Type:** Boundary Line Agreement

### Designer Selections

- Reported the following six 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:** STREAM / Department of Agriculture  
**Location:** Hohenwald, Tennessee  
**Project Title:** Hohenwald Work Center Repairs  
**SBC Project No.** 100/010-04-2022  
**Total Project Budget:** \$560,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (MP) (A)  
**Designer:** DKRS Architecture, PLLC  
**Approval Date:** 09/26/2022

- 2) **State Procurement Agency:** STREAM / Department of Agriculture  
**Location:** Selmer, Tennessee  
**Project Title:** Selmer Work Center Repairs  
**SBC Project No.** 100/010-05-2022  
**Total Project Budget:** \$490,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Designer:** TKZ Architecture, LLC  
**Approval Date:** 09/26/2022
  
- 3) **State Procurement Agency:** STREAM / Department of Agriculture  
**Location:** Altamont, Tennessee  
**Project Title:** Altamont Work Center Repairs  
**SBC Project No.** 100/010-06-2022  
**Total Project Budget:** \$570,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (MP) (A)  
**Designer:** DKRS Architecture, PLLC  
**Approval Date:** 09/26/2022
  
- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Silver Point, Tennessee  
**Project Title:** Edgar Evins State Park Cabin Foundation Repairs  
**SBC Project No.** 126/018-01-2022  
**Total Project Budget:** \$380,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Designer:** LBYD, Inc.  
**Approval Date:** 10/12/2022
  
- 5) **State Procurement Agency:** STREAM / Department of Veterans Services  
**Location:** Knoxville, Tennessee  
**Project Title:** East Tennessee State Veterans Cemetery Paving and Sidewalk Repairs  
**SBC Project No.** 682/001-02-2022  
**Total Project Budget:** \$630,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Designer:** S&ME, Inc.  
**Approval Date:** 10/12/2022
  
- 6) **State Procurement Agency:** STREAM / Department of Veterans Services  
**Location:** Nashville, Tennessee  
**Project Title:** Middle Tennessee State Veterans Cemetery Administration Building Renovation  
**SBC Project No.** 682/004-01-2022  
**Total Project Budget:** \$550,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Designer:** EOA Architects, PLLC  
**Approval Date:** 09/26/2022



- 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**  
 (Professional Consultant – Architectural)  
 (SPA needs 3 firms selected for Knoxville)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **Sanders Pace Architecture, LLC**  
 Designer: **MBI Companies, Inc.**  
 Designer: **Thomas Caldwell, Architect**
- 2) **University of Tennessee**  
 (Professional Consultant – Architectural)  
 (SPA needs 3 firms selected for Memphis/Martin)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **Haizlip Studio, PLLC**  
 Designer: **TLM Associates, Inc.**  
 Designer: **ANF Architects, Inc.**
- 3) **University of Tennessee**  
 (Professional Consultant – Architectural)  
 (SPA needs 2 firms selected for Nashville)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **The Orcutt/Winslow, LLLP**  
 Designer: **ProjX, LLC**
- 4) **University of Tennessee**  
 (Professional Consultant – Civil Engineering)  
 (SPA needs 2 firms selected for Knoxville)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **Harold Brown Design, LLC**  
 Designer: **Orchard, Hiltz & McCliment, Inc.**
- 5) **University of Tennessee**  
 (Professional Consultant – Civil Engineering)  
 (SPA needs 2 firms selected for Memphis/Martin)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **Pickering Firm, Inc.**  
 Designer: **Cannon & Cannon, Inc.**
- 6) **University of Tennessee**  
 (Professional Consultant – Civil Engineering)  
 (SPA needs 2 firms selected for Nashville)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **Collier Engineering Co., Inc.**  
 Designer: **James + Associates Engineers & Planners, Inc.**
- 7) **University of Tennessee**  
 (Professional Consultant – Electrical Power Distribution)  
 (SPA needs 1 firm selected for Chattanooga)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **McGill Associates, P.A., Inc.**
- 8) **University of Tennessee**  
 (Professional Consultant – Electrical Engineering)  
 (SPA needs 2 firms selected for Nashville)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **I.C. Thomasson Associates, Inc.**  
 Designer: **Community Solutions by Design, LLC**

- 9) **University of Tennessee**  
 (Professional Consultant – Environmental Engineering)  
 (SPA needs 1 firm selected for Memphis/Martin)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **Tioga Environmental Consultants, Inc.**
- 10) **University of Tennessee**  
 (Professional Consultant – Interior Design)  
 (SPA needs 2 firms selected for Knoxville)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **Z Creative Group, LLC**  
 Designer: **Lauderdale Design Group, Inc.**
- 11) **University of Tennessee**  
 (Professional Consultant – Mechanical Engineering)  
 (SPA needs 2 firms selected for Memphis/Martin)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **OGCB, Inc.**  
 Designer: **Pickering Firm, Inc.**
- 12) **University of Tennessee**  
 (Professional Consultant – Mechanical Engineering)  
 (SPA needs 2 firms selected for Nashville)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **Dewberry Engineers, Inc.**  
 Designer: **Community Solutions by Design, LLC**
- 13) **University of Tennessee**  
 (Professional Consultant – Structural Engineering)  
 (SPA needs 2 firms selected for Knoxville)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **Ross Bryan Associates, Inc.**  
 Designer: **MBI Companies, Inc.**
- 14) **University of Tennessee**  
 (Professional Consultant – Survey)  
 (SPA needs 2 firms selected for Knoxville)  
 Total Project Budget: TBD, based on requested services  
 SBC Project No. 540/000-01-2020  
 Designer: **Orchard, Hiltz & McCliment, Inc.**  
 Designer: **Cannon & Cannon, Inc.**
- 15) **University of Tennessee – Chattanooga**  
 (Health Sciences Building)  
 Total Project Budget: \$60,800,000.00  
 SBC Project No. 540/005-05-2022  
 Designer: **Franklin Associates, Architects, Inc.**
- 16) **University of Tennessee – Knoxville**  
 (Campus Telephone Infrastructure Upgrades)  
 Total Project Budget: \$2,500,000.00  
 SBC Project No. 540/009-35-2022  
 Designer: **West, Welch, Reed Engineers, Inc.**
- 17) **University of Tennessee – Knoxville**  
 (Haslam Business MILC)  
 Total Project Budget: \$1,640,000.00  
 SBC Project No. 540/009-36-2022  
 Designer: **Thomas Caldwell, Architect**
- 18) **University of Tennessee – Knoxville**  
 (Lab Renovations)  
 Total Project Budget: \$5,000,000.00 seeking initial approval of \$300,000.00  
 SBC Project No. 540/009-37-2022  
 Designer: **The Lewis Group Architects, Inc.**
- 19) **University of Tennessee – Martin**  
 (ADA Campus Upgrades)  
 Total Project Budget: \$2,510,000.00  
 SBC Project No. 540/011-08-2022  
 Designer: **Renaissance Group, Inc.**
- 20) **University of Tennessee – Martin**  
 (Clement Building Systems Upgrade)  
 Total Project Budget: \$4,160,000.00  
 SBC Project No. 540/011-09-2022  
 Designer: **Pickering Firm, Inc.**

- 21) **University of Tennessee Health Science Center**  
(Roof Replacements)  
Total Project Budget: \$2,640,000.00  
SBC Project No. 540/013-06-2022  
Designer: **Evans Taylor Foster Childress Architects, P.C.**
- 22) **Statewide Middle Tennessee**  
(Consultant - Architectural)  
Total Project Budget: TBD  
SBC Project No. 166/000-03-2017  
Designer: **Goodwyn Mills Cawood, LLC**
- 23) **Statewide Middle Tennessee**  
(Consultant - Engineering)  
Total Project Budget: TBD  
SBC Project No. 166/000-03-2017  
Designer: **Gresham Smith**
- 24) **Statewide Tennessee**  
(Consultant – Interior Design)  
Total Project Budget: TBD  
SBC Project No. 166/000-03-2017  
Designer: **The Orcutt Winslow, LLLP**
- 25) **Tennessee State University**  
(Strategic Initiative – Davis and Boswell Halls)  
Total Project Budget: \$29,700,000.00  
SBC Project No. 166/001-04-2022  
Designer: **Bauer Askew Architecture, PLLC**
- 26) **TN College of Applied Technology – Morristown**  
(Green County Campus)  
Total Project Budget: \$29,885,000.00  
SBC Project No. 166/072-01-2022  
Designer: **Fisher & Associates, Inc.**
- 27) **Tennessee Technological University**  
(Johnson Hall Renovation & Foster Hall Demolition)  
Total Project Budget: \$37,610,000.00  
SBC Project No. 364/011-04-2022  
Designer: **Community Tectonics Architects, Inc.**
- 28) **Ellington Agricultural Center**  
(Porter Lab Mechanical Replacement)  
Total Project Budget: \$16,100,000.00  
SBC Project No. 100/000-01-2022  
Designer: **Henderson Engineers, Inc.**
- 29) **Big Hill Pond State Park**  
(Cypress Dismal Swamp Boardwalk Replacement)  
Total Project Budget: \$8,590,000.00  
SBC Project No. 126/006-02-2022  
Designer: **Burr & Cole Consulting Engineers, Inc.**
- 30) **Justin P. Wilson Cumberland Trail State Park**  
(Facilities Upgrades)  
Total Project Budget: \$5,540,000.00  
SBC Project No. 126/031-01-2022  
Designer: **Sparkman & Associates Architects, Inc.**
- 31) **Norris Dam State Park**  
(ADA Upgrades)  
Total Project Budget: \$2,470,000.00  
SBC Project No. 126/063-02-2022  
Designer: **ProjX, LLC**
- 32) **Pickett CCC Memorial State Park**  
(ADA Upgrades)  
Total Project Budget: \$3,540,000.00  
SBC Project No. 126/078-01-2022  
Designer: **Sparkman & Associates Architects, Inc.**
- 33) **Harpeth River State Park**  
(Visitor Center and Canoe Access)  
Total Project Budget: \$6,500,000.00  
SBC Project No. 126/100-01-2022  
Designer: **M. Shanks Architects**
- 34) **South Cumberland State Park**  
(Stone Door Annex Visitor Center & Camp Phase I)  
Total Project Budget: \$30,380,000.00  
SBC Project No. 126/116-01-2022  
Designer: **CTI Engineers, Inc.**
- 35) **South Cumberland State Park**  
(ADA Upgrades)  
Total Project Budget: \$2,630,000.00  
SBC Project No. 126/116-02-2022  
Designer: **Oliver Little Gipson Engineering, Inc.**

36) **Fort Loudoun State Historic Park**

(ADA Upgrades)  
Total Project Budget: \$2,840,000.00  
SBC Project No. 126/117-01-2022  
Designer: **The Architecture Collaborative, LLC**

37) **Jackson Supreme Court**

(Exterior Cleaning & Repairs & Interior Renovation)  
Total Project Budget: \$5,200,000.00  
SBC Project No. 523/073-01-2022  
Designer: **TLM Associates, Inc.**

38) **665 Mainstream**

(Paving & Exterior Envelope Repairs)  
Total Project Budget: \$6,400,000.00  
SBC Project No. 529/012-01-2022  
Designer: **Hurst-Rosche, Inc.**

39) **R.S. Gass State Lab**

(Replacement Facility)  
Total Project Budget: \$200,000,000.00  
SBC Project No. 529/023-01-2022  
Designer: **Earl Swensson Associates, Inc.**

40) **Driver Service Center – Bonny Oaks**

(Interior and Exterior Renovation)  
Total Project Budget: \$4,200,000.00  
SBC Project No. 529/052-01-2022  
Designer: **Hefferlin + Kronenberg Architects, PLLC**

41) **Driver Service Center – Hart Lane**

(Interior and Exterior Renovation)  
Total Project Budget: \$4,400,000.00  
SBC Project No. 529/056-01-2022  
Designer: **Collaborative Design Services, LLC**

42) **Andrew Johnson Tower**

(Mechanical Replacement)  
Total Project Budget: \$7,800,000.00  
SBC Project No. 529/078-02-2022  
Designer: **Building Systems Group Engineering, LLC**

43) **West TN State Veterans Cemetery**

(Building Repairs)  
Total Project Budget: \$1,540,000.00  
SBC Project No. 682/007-01-2022  
Designer: **Allen & Hoshall, Inc.**

44) **East Tennessee State University**

(Nursing Program Expansion Phase I)  
Total Project Budget: \$2,500,000.00  
SBC Project No. 369/005-07-2022  
Designer: **Sparkman & Associates Architects, Inc.**

**Other Business**

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

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TENNESSEE BOARD OF REGENTS**Disposal – Lease (Space)****Requested Action:** Approval of disposal by lease with waiver of advertisement**Transaction Description:** Transaction No. 22-10-004

- **Location:** Nashville State Community College (“Nashville State”)  
120 White Bridge Pike, Nashville, Tennessee
- **Tenant:** Metropolitan Government of Nashville and Davidson County by and through the Metropolitan Board of Education (“MNPS”)
- **Term:** January 1, 2023 – December 31, 2026
- **Area / Costs:** 400sf / No Cost

**FRF Rate:** \$26.50 sf

**Comment:** Nashville State is seeking to lease 3 offices to MNPS to manage the Gaining Early Awareness and Readiness for Undergraduate Programs (“Gear Up”). Gear Up targets a cohort of approximately 2,700 students at high poverty middle schools and tracks them through high school graduation with the goal to increase the academic performance and preparation for postsecondary education. Nashville State, together with other postsecondary institutions and nonprofit organizations in Nashville, is a partner of MNPS in Gear Up which is funded through a grant from the US Department of Education. As a partner, Nashville State provides services in furtherance of the goals of the Gear Up for which it is compensated under the grant.

Nashville State is required to provide match funding which can be in-kind services. The value that has been assigned to this lease which includes common area and parking fees has been calculated to be \$14,445 per year, and which contributes to the match required from Nashville State. Nashville State has determined that this is a very cost-effective way to meet its match requirement.

The lease does not affect the future operations of the campus. Nashville State has funding to offset the use of this space. Nashville State is responsible for the operation and maintenance. Waiver of advertisement and the no cost rental arrangement are requested because of the public purpose associated with use by MNPS and benefits to Nashville State associated with participation in the program.

**Minutes:** 10/24/2022 Approved disposal by lease with waiver of advertisement

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of waiver of advertisement**Transaction Description:** Transaction No. 2022-10-01● **Proposed Lease**

- **Location:** University of Tennessee-Knoxville (UTK) – 2704 Cherokee Farm Way, Knoxville, Knox County, Tennessee
- **Landlord:** Cherokee Partners, GP
- **Term:** Ten years
- **Area / Costs:** Up to 20,000 square feet

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

**Comment:** The University of Tennessee, Knoxville (UTK) campus continues to grow its' research initiatives, led by the Office of Research, Innovation, and Economic Development (ORIED). To accommodate this growth, UTK proposes to lease space at Innovation North, a research/office facility on the UT Research Park campus. This location is only 2.6 miles from the main UT Knoxville campus providing ideal proximity for ORIED to remain engaged with researchers and students both on campus and at the Research Park where UTK has ongoing research work at the Institute for Advanced Materials and Manufacturing facility.

A recent market survey of office space near campus found very few options. Due to the location of this space and limited availability of space in the area, the University seeks approval for a waiver of advertisement.

**Minutes:** 10/24/2022 Approved waiver of advertisement

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 2022-09-01• **Proposed Lease**

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

	\$/night	Estimated Total Cost
Cost per unit (incl utilities)	\$120/night	\$124,200.00
January 8, 2023 – March 17, 2023		
April 2, 2023 – June 9, 2023	\$120/night	\$124,200.00
July 9, 2023 – July 28, 2023	\$120/night	\$36,000.00
September 10, 2023 – November 17, 2023	\$120/night	<u>\$124,200.00</u>
		\$408,600.00

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

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

The need for fully trained Crime Scene Investigators is critical and continues even in the COVID environment. Utilizing safety protocols and social distancing, LEIC plans to offer three (3) ten (10) week sessions for professionals and one (1) three (3) week session for college students in 2023. Attendees include county, city and state police officers; state bureau of investigation staff; and DOD personnel among others from across the country and internationally. Classes begin January 8, 2023, and the last session ends November 17, 2023.

Housing is provided for attendees as part of the cost of the program. The University advertised and solicited proposals for housing accommodations in past years. Corporate Quarters was the only respondent, offering two locations. The nightly rate per person is lower than the state per diem rate of \$96.00 per night in Anderson County. Corporate Quarters will serve as an intermediary and provide the rooms in an apartment complex that met the bid criteria including location within 20 minutes of the LEIC. For each session, all rooms will be located at the same apartment complex. Corporate Quarters fully furnishes the apartments including linens and kitchen appliances/utensils. The rate includes maintenance, utilities, internet service and cleaning prior to each arrival date.

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

**Previous Action:** 09/21/2022 Approved waiver of advertisement**Minutes:** 10/24/2022 Approved a lease

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** Innovation and Advanced Manufacturing Application Center (I-AMAC)

**Project Description:** This project will construct a new high-bay steel-framed building to be used as an open lab space filled with equipment that manufacturers, destroys, and tests. This building will connect to the existing Fuel Cell Building and will include interior finish upgrades to that building. The project also includes large load utility connections.

**SBC Number:** 540/005-06-2020

**Total Project Budget:** \$1,900,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$1,425,000.00	\$475,000.00	\$1,900,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$1,425,000.00</b>				
<b>Change in Funding:</b>		<b>\$475,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$1,900,000.00</b>		

**Comment:** This request increases the budget from \$1,425,000.00 to \$1,900,000.00. Six bids were received on August 30, 2022. An increase in funding is needed to award a contract to J & J Contractors for the base bid and two alternates. Cost increases in mechanical and pre-engineered metal buildings are the main factors for the escalation. There will be no additional designer fees.

**Previous Action:**

11/12/2020	SBC	Approved project and proceeding to select a designer
11/23/2020	ESC	Approved designer selection (Tinker Ma, Inc.)
08/12/2021	SBC	Approved a revision in project budget scope and funding and EDP as recommended by the State Architect
10/13/2022	SBC	Referred to ESC with authority to act

**Minutes:** 10/24/2022 ESC Approved a revision in project budget and funding in order to award a contract (J&J Contractors)



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

**Transaction Description:**              Transaction No. 22-07-003

- **Location:**                              Radnor Lake State Park (RLSP)  
Davidson County – 11.8 +/- acres – 0 Villa Crest Drive, Nashville, TN
- **Owner(s):**                                Friends of Radnor Lake
- **Estimated Purchase Price:**        Fair Market Value
- **Source of Funding:**                  22/23 State Lands Acquisition Fund (A)  
22/23 CurrFunds-CapImp (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 is a FY 22/23 **line-item** in the capital budget. This property is adjacent to RLSP and would help protect the watershed and the viewshed.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	12/30/2021
Purchase Price:	\$5,110,592.29
Property Assessor's Value:	\$1,010,400.00

**Minutes:**                                    10/24/2022      Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Disposal – Easement (Utility)****Requested Action:** Approval of disposal by easement with waiver of appraisal**Transaction Description:** Transaction No. 22-08-008

- **Location:** Henry Horton State Park (HHSP)  
Marshall County – 225.98 sf ± permanent utility easement – 3690 Warner Road, Chapel Hill, TN
- **Grantee:** Duck River Electric Membership Corporation (DREMC)
- **Estimated Sale Price:** Fair Market Value

**Comment:** TDEC requests to dispose a 225.98 sq ft ± permanent utility easement to DREMC to service adjacent private parcel (031 040.03).

Waiver of appraisal is requested with fair market value being determined by qualified state employee in accordance with SBC Policy 8.02D3.

Landowner receiving benefit of easement (Clinton Hammons) will be paying all costs associated with this easement. This easement will not adversely affect HHSP.

Date of Last Transfer: August 21, 1961  
Original Cost to State: \$143,068.75

**Minutes:** 10/24/2022 Approved disposal by easement with waiver of appraisal

DEPARTMENT OF GENERAL SERVICES**Acquisition – Fee (Purchase)**

**Requested Action:** **Approval of an acquisition in fee and to exercise option**

**Transaction Description:** Transaction No. 22-08-023  
 • **Location:** Putnam County – 12 +/- acres – (2 tracts) - 131 Ferrell Drive, Cookeville, TN  
 • **Owner(s):** Hall Investments, LP and James N. Hall, As To A Life Estate Interest  
 • **Estimated Purchase Price:** Fair Market Value  
 • **Source of Funding:** 22/23 FRF CurrFunds-CapImp (A)

**Comment:** This acquisition will be the site of the new THP District 6 Headquarters Cookeville SBC# 502/003-01-2022. The existing facility will continue to operate until this project is completed at which time the current location will be sold.

An option to purchase was pursued due to the time sensitive nature of this acquisition.

Date of Last Transfer: 4/28/2005  
 Purchase Price: \$0.00  
 Property Assessor's Value: \$877,600.00 (larger tract)  
 Square Footage Improvements: N/A

Date of Last Transfer: 04/28/2005  
 Purchase Price: \$0.00  
 Property Assessor's Value: \$41,000.00  
 Square Footage Improvements: N/A

**Minutes:** 10/24/2022 Approved acquisition in fee and to exercise option

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 19-11-919● **Proposed Lease**

- **Location:** Bradley County – 4605 N. Lee Highway, Cleveland, TN
- **Landlord:** Nexus Acquisitions, LLC
- **Term:** 10 years
- **Area / Costs:** 6,600 Square Feet

First Year's Annual Rent	\$179,190.00	\$27.15/sf
Average Annual Contract Rent	139,458.00	21.13/sf
Estimated Utilities Cost (electric only)	9,900.00	1.50/sf
Estimated Janitorial Cost	7,260.00	1.10/sf
<b>Total Average Annual Effective Cost</b>	<b>\$156,618.00</b>	<b>\$23.73/sf</b>

● **Current Lease**

- **Location:** Bradley County – 950 Star Vue Drive, Cleveland, TN
- **Landlord:** Hicks Bender Hicks, LLC
- **Term:** 13 years (July 1, 2006 to May 31, 2025)
- **Area / Costs:** 5,839 Square Feet

Annual Contract Rent	\$ 55,470.48	\$ 9.50/sf
Estimated Utilities Cost	10,218.25	1.75/sf
Estimated Janitorial Cost	6,422.90	1.10/sf
<b>Total Average Annual Effective Cost</b>	<b>\$ 72,111.63</b>	<b>\$12.35/sf</b>

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

**Comment:** This lease will provide office space for the Department of Correction. Two proposals were received and one withdrew, and one was evaluated. The space will be renovated to meet the State's needs. The additional square footage will accommodate the agency's need for separate security zones. The lease is estimated to commence on or before April 2024 based on the renovations needed.

The tenant may terminate this lease for convenience at any time with 90 days written notice to the landlord after the end of 5<sup>th</sup> lease year.

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 \$45,323.85 for the 10-year base term.

**Minutes:** 10/24/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:**   Transaction No. 20-04-918

● **Proposed Lease**

- **Location:**           Fayette County – 12515 HWY 64, Somerville, TN
- **Landlord:**           Fayette Highway 64 Partners
- **Term:**                10 years with two 1-year renewal options
- **Area / Costs:**       5,060 Square Feet

First Year Annual Contract Rent	\$101,200.00	\$20.00/sf
Average Annual Contract Rent	106,260.00	21.00/sf
Estimated Utilities Cost	8,855.00	1.75/sf
Estimated Janitorial Cost	5,566.00	1.10/sf
Total Annual Effective Cost	<u>\$120,681.00</u>	<u>\$23.85/sf</u>

● **Current Lease**

- **Location:**           Fayette County – 12515 HWY 64, Somerville, TN
- **Landlord:**           Fayette Highway 64 Partners
- **Term:**                3 years (September 1, 2021 – August 31, 2024)
- **Area / Costs:**       3,565 Square Feet

Annual Contract Rent	\$49,910.00	\$14.00/sf
Estimated Utilities Cost	6,238.75	1.75/sf
Estimated Janitorial Cost	3,921.50	1.10/sf
Total Annual Effective Cost	<u>\$60,070.25</u>	<u>\$16.85/sf</u>

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

**Comment:**                   This lease will provide office space for Department of Correction. Two proposals from one proposer were received and evaluated. The space will be renovated, and a building addition will be constructed to meet the State’s needs. The additional square footage will accommodate the agency’s need for separate security zones, and additional programmatic spaces including client interview rooms, training room, and a group intake room. The lease is estimated to commence on or before August 2024.

The tenant may terminate this lease for convenience at any time with 90 days’ written notice and the 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.

**Minutes:**                    10/24/2022    Approved a lease

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 20-02-911

● **Proposed Lease**

- **Location:** Henderson County – 16245 HWY 22 North, Wildersville, TN
- **Landlord:** Phillip Renfroe etux Dachele Renfroe etal John Renfroe
- **Term:** 10 years with three 1-year renewal options
- **Area / Costs:** 6,600 Square Feet

Annual Contract Rent	\$119,262.00	\$18.07/sf
Estimated Utilities Cost	11,550.00	1.75/sf
Estimated Janitorial Cost	7,260.00	1.10/sf
Total Annual Effective Cost	\$138,072.00	\$20.92/sf

● **Current Lease**

- **Location:** Henderson County – 16245 HWY 22 North, Wildersville, TN
- **Landlord:** Phillip Renfroe etux Dachele Renfroe etal John Renfroe
- **Term:** 3 years (August 1, 2022 to July 31, 2025)
- **Area / Costs:** 3,740 Square Feet

Annual Contract Rent	\$43,758.00	\$11.70/sf
Estimated Utilities Cost	6,545.00	1.75/sf
Estimated Janitorial Cost	4,114.00	1.10/sf
Total Annual Effective Cost	\$49,447.20	\$10.54/sf

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

**Comment:** This lease will provide office space for Department of Correction. Two proposals from two proposers were received and evaluated. The space will be renovated, and a building addition will be constructed to meet the State’s needs. The additional square footage will accommodate the agency’s need for separate security zones, and additional programmatic spaces including client interview rooms, training room, and a group intake room. The lease is estimated to commence on or before August 2025.

The tenant may terminate this lease for convenience at any time with 90 days’ written notice and the 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.

**Minutes:** 10/24/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 20-04-926● **Proposed Lease**

- **Location:** Rhea County – 111 4<sup>th</sup> Avenue, Dayton, TN
- **Landlord:** City of Dayton
- **Term:** 10 years with three 1-year renewal options
- **Area / Costs:** 5,500 Square Feet

Annual Contract Rent	\$56,375.00	\$10.25/sf
Estimated Utilities Cost	9,625.00	1.75/sf
Estimated Janitorial Cost	6,050.00	1.10/sf
Total Annual Effective Cost	\$72,050.00	\$13.10/sf

● **Current Lease**

- **Location:** Rhea County – 111 4<sup>th</sup> Avenue, Dayton, TN
- **Landlord:** City of Dayton
- **Term:** 2 years (November 1, 2021 – October 31, 2023)
- **Area / Costs:** 5,500 Square Feet

Annual Contract Rent	\$45,375.00	\$8.25/sf
Estimated Utilities Cost	9,625.00	1.75/sf
Estimated Janitorial Cost	6,050.00	1.10/sf
Total Annual Effective Cost	\$61,050.00	\$11.10/sf

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

**Comment:** This lease will provide office space for the Department of Children's Services. This space will be renovated to meet the State's needs. The lease is estimated to commence on or before June 2024.

Advertisement is not required pursuant to T.C.A. § 12-2-114.

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:** 10/24/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 21-04-925● **Proposed Lease**

- **Location:** Tipton County – 845 Highway 51 North, Covington, TN (formerly 849)
- **Landlord:** APC Rentals GP
- **Term:** 7 years, with a one-year renewal option
- **Area / Costs:** 6,268 Square Feet

First Year Annual Contract Rent	\$90,259.20	\$14.40/sf
Estimated Utilities Cost	10,969.00	1.75/sf
Estimated Janitorial Cost	6,894.80	1.10/sf
Total Annual Effective Cost	\$108,123.00	\$17.25/sf

● **Current Lease**

- **Location:** Tipton County – 849 Highway 51 North, Covington, TN
- **Landlord:** APC Rentals GP
- **Term:** 8 years (December 1, 2017 – November 30, 2025)
- **Area / Costs:** 6,268 Square Feet

Annual Contract Rent	\$85,871.60	\$13.70/sf
Estimated Annual Utility Cost	10,969.00	1.75/sf
Estimated Annual Janitorial Cost	6,894.80	1.10/sf
Total Annual Effective Cost	\$103,735.40	\$16.55/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. 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 August 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.

If renewal option is exercised the rent rate will increase.

The CBRE, Inc. commission is \$8,687.45 for the 7-year base term, if the renewal option is exercised the commission will be \$9,990.57.

**Minutes:** 10/24/2022 Approved a lease



Approved:



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