

**MINUTES**  
**STATE BUILDING COMMISSION**  
**Executive Subcommittee**  
**July 25, 2023**

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The State Building Commission Executive Subcommittee met this day at 8:30 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 8:56 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, participated via electronic communication

MEMBERS ABSENT

David Lillard, State Treasurer

ORGANIZATION

- University of Tennessee
- Tennessee State University
- Department of Finance & Administration
- Department of Environment & Conservation
- Department of General Services
- State Building Commission

PRESENTER

Assistant Vice President Austin Oakes  
Vice President Douglas Allen  
Deputy Commissioner Eugene Neubert  
DGS Deputy Commissioner John Hull  
Deputy Commissioner John Hull  
State Architect Ann McGauran

Commissioner Bryson stated that the purpose of this meeting is to consider the items on the agenda for the July meeting of the State Building Commission Executive Subcommittee. Tennessee Code Annotated §8-44-108 provides that if a quorum of members is not physically present at the meeting, other members may be retained for a vote via electronic or other means of communication if certain statutory requirements are met.

A determination had been made that the electronic communication in this meeting by the members was a necessity based on the following facts and circumstances:

1. The Commission has regularly scheduled monthly meetings around which agencies and institutions plan certain of their operational actions and a 30-day delay will cause an operational hardship for certain of the agencies and institutions having matters on today's agenda.
2. There are matters on the agenda which are time sensitive and there will be operational hardships if the Commission is unable to render decisions on these matters in July.

Comptroller Mumpower participated electronically, and Secretary Hargett and Commissioner of Finance & Administration Bryson participated in person.

At a roll call vote all members voted aye and approved the use of electronic communication.

CONSENT AGENDA

At a roll call vote all members voted aye and approved the following items which had been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **University of Memphis**  
Transaction: Disposal – Lease (Space)  
Provision(s): Waiver of advertisement
  
- B. Agency: **Tennessee Board of Regents / Walters State Community College**  
Transaction: Acquisition – Fee (Gift)  
Provision(s): n/a
  
- C. Agency: **Tennessee Board of Regents / TCAT Elizabethton**  
Transaction: Disposal – Gift  
Provision(s): n/a
  
- D. Agency: **University of Tennessee Health Science Center**  
Transaction: Acquisition – Lease (Space)  
Provision(s): Waiver of advertisement
  
- E. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a

UNIVERSITY OF TENNESSEE

**Acquisition – Lease (Space)**

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

**Transaction Description:**       Transaction No. 2023-05-001

• **Proposed Lease**

- **Location:**                   University of Tennessee-Health Science Center (UTHSC)  
Knox County – 8700 Hopemont Way, Knoxville, TN
- **Landlord:**                   Corporate Quarters, Inc.
- **Term:**                        August 1, 2023 – July 31 2024
- **Area / Costs:**             Up to 10 two-bedroom units  
\$3,507.50/month per 2-bedroom unit including utilities, \$420,900/year

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

• **Procurement Method:**   Negotiated

**Comment:**                        These apartments will be used by medical students on clinical rotations with UTHSC’s College of Medicine–Knoxville. The ability to provide a limited amount of housing for students is considered a highly significant and a valuable recruiting tool in attracting students to the UTHSC with the long-range benefit of students considering Knoxville for their residency.

A \$100 cleaning fee will be assessed each time a medical student rotates out and a new one arrives.

**Previous Action:**               05/22/2023        Approved waiver of advertisement

**Minutes:**                         07/25/2023        Commissioner Bryson asked if the revenue from the program would cover the expenses for this lease. Mr. Austin Oakes replied “yes”.

At a roll call vote all members voted aye and approved a lease.

TENNESSEE STATE UNIVERSITY

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 332.77-23.4285

● **Proposed Lease**

- **Location:** Tennessee State University - Nashville  
Davidson County – 3500 John A. Merritt Blvd, Nashville, TN
- **Landlord:** Sai Hotel LLC d/b/a Best Western Plus/Residency Executive, 2401 Brick Church Pike, Nashville, TN 37207
- **Term:** August 19, 2023, to May 5, 2024
- **Area / Costs:** 159 hotel rooms

	\$/room	Estimated Total Cost
Cost per room	\$113.00/night	\$4,671,424.00

- **Source of Funding:** Plant Funds (Aux-Housing)
- **Procurement Method:** Negotiated

**Comment:**

The requested rooms are needed to provide housing for undergraduate students for the Fall 2023-Spring 2024 semesters. TSU is expecting approximately 4,329 residential students for the Fall semester. TSU currently has 3,663 available beds on campus and 227 beds adjacent to campus (existing leases with House of God (163) and Jefferson Flats (64)). The additional 259 beds available at Best Western Plus/Residency Executive (100 rooms-double, 59 rooms- single) will help TSU close the housing gap. If necessary, some of these rooms will be used to meet social distancing and quarantine requirements.

TSU Students will have access to the hotel public spaces and amenities, including parking and laundry facilities. Best Western Plus/Residency Executive 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 our students for the semester is as follows:  
Single occupancy rooms = \$3,500 per semester  
Double occupancy rooms = \$3,400 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 term shall allow for early termination for convenience with thirty days' notice. TSU shall have the right to terminate this lease, without added costs, should housing demand decrease.

**Minutes:**

Secretary Hargett stated that the Tennessee State School Bond Authority approved this contingent on having a certification of funds letter drafted by the Attorney General and signed by President Glover and made the motion the same for this meeting.

Comptroller Mumpower stated that he will abstain from the vote. He stated that based on the financials that he has seen it is not apparent to him that there is money available.

At a roll call Comptroller Mumpower abstained from the vote and Commissioner Bryson and Secretary Hargett voted aye and approved a lease contingent on having a certification of funds letter drafted by the Attorney General and signed by President Glover.

TENNESSEE STATE UNIVERSITY

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 332.77-23.4286

● **Proposed Lease**

- **Location:** Tennessee State University - Nashville  
Davidson County – 3500 John A. Merritt Blvd, Nashville, TN
- **Landlord:** Shri Ganesha, L.L.C. d/b/a Red Roof Inn Nashville – Music City, 2407 Brick Church Pike, Nashville, TN 37207
- **Term:** August 19, 2023, to May 5, 2024
- **Area / Costs:** 110 hotel rooms

	\$/room	Estimated Total
Cost per room	\$90.00/night	\$2,564,100.00

- **Source of Funding:** Plant Funds (Aux-Housing)
- **Procurement Method:** Negotiated

**Comment:** The requested rooms are needed to provide housing for undergraduate students for the Fall 2023-Spring 2024 semesters. TSU is expecting approximately 4,329 residential students for the Fall semester. TSU currently has 3,663 available beds on campus and 227 beds adjacent to campus (existing leases with House of God (163) and Jefferson Flats (64)). The additional 180 beds available at Red Roof Inn (70 rooms-double; 40 rooms single) will help TSU close the housing gap. If necessary, some of these rooms will be used to meet social distancing and quarantine requirements.

TSU Students will have access to the hotel public spaces and amenities, including parking and laundry facilities. Red Roof 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 our students for the semester is as follows:  
Single occupancy rooms = \$3,400 per semester  
Double occupancy rooms = \$3,300 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 term shall allow for early termination for convenience with thirty days' notice. TSU shall have the right to terminate this lease, without added costs, should housing demand decrease.

**Minutes:** Secretary Hargett stated that the Tennessee State School Bond Authority approved this contingent on having a certification of funds letter drafted by the Attorney General and signed by President Glover and made the motion the same for this meeting.

Comptroller Mumpower stated that he will abstain from the vote. He stated that based on the financials that he has seen it is not apparent to him that there is money available.

At a roll call Comptroller Mumpower abstained from the vote and Commissioner Bryson and Secretary Hargett voted aye and approved a lease contingent on having a certification of funds letter drafted by the Attorney General and signed by President Glover.

TENNESSEE STATE UNIVERSITY

**Acquisition - Lease Amendment**

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

**Transaction Description:** Transaction No. 332.77-24.4408

● **Proposed Amendment**

- **Term:** May 27, 1997, until 120 days after the earlier of (a) the last NFL Game played during the 2028 NFL season, or (b) the Substantial Completion of the New Titans Domed Stadium
- **Area / Costs:** Use of the Titans' Stadium with increased parking and marketing rights; No annual rent and game day operational expenses are reduced to revenue related expenses only

● **Current Lease**

- **Location:** Titans Stadium  
Davidson County - 1 Titans Way, Nashville, TN 37213
- **Landlord:** The Sports Authority of the Metropolitan Government of Nashville and Davidson County
- **Term:** From the time the stadium was substantially complete, as defined by the development agreement until the last day of the 30th full Lease Year (~2028)
- **Area / Costs:** Stadium and Parking;  
\$131,522 Annual base rent and game day operational expenses
- **Source of Funding:** Plant Funds (Aux-Athletics) (A)
- **Procurement Method:** Negotiated

**Comment:** The lease amendment alters the term of the 1997 lease to allow for TSU's transition to hosting TSU home football games and other events at the to-be-built stadium and requires the Landlord to provide 2,000 parking spaces for TSU until the termination of the 1997 lease. Cumberland Stadium, LP, the current stadium management company, is required to pay TSU's base rent payment and game day expenses during the remaining term of the lease. Game day expenses include field set up, security, janitorial services and supplies, utilities, broadcasting, and communication (Wi-Fi) expenses. The payment will be made directly to the Sports Authority of the Metropolitan Government of Nashville and Davidson County on behalf of TSU.

Under the amended lease, Tennessee State University's operating costs are reduced to revenue related expenses only. TSU will pay parking, tickets, event merchandise, and food and beverage concessions expenses only, less any revenue derived from the same. Actual costs and revenue will fluctuate depending on game day attendance and sales.

This amendment also clarifies the notice period for scheduling purposes, expands TSU's merchandise opportunities in the Nissan Stadium, and incorporates TSU's rights under the new stadium lease agreement into the amendment as to certain provisions which may become immediately operable.

**Previous Action:** 05/19/1997 SBC Approved a lease

**Minutes:** 07/25/2023 ESC Vice President Douglas Allen introduced Mr. Laurence Pendleton to present this item.

Commissioner Bryson stated that this looks very beneficial to TSU and is very excited about this. Commissioner Bryson thanked the Tennessee Titans for their partnership with TSU. Mr. Pendleton



recognized Ms. Ginette Brown, an attorney with TSU, who worked extensively on this lease. Commissioner Bryson congratulated Ms. Brown.

Mr. Allen stated that they are greatly appreciative of the work the Commission does on behalf of the State of Tennessee. He also stated that they are very thankful for the work that President Glover was able to do on this lease with the Titans. He knows it was several months in the works. This not only benefits TSU but it also benefits the Titans and the State of Tennessee, so it is a win-win for everyone.

At a roll call vote all members voted aye and approved a lease.

TENNESSEE STATE UNIVERSITY

**Acquisition – Lease (Space)**

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

**Transaction Description:**       Transaction No. 332.77-24.4407

● **Proposed Lease**

- **Location:**                   New Titans Stadium, Davidson County – Address TBD, Nashville, TN 37213
- **Landlord:**                 Tennessee Stadium, LLC
- **Term:**                     30-years; starting when the stadium is substantially complete and coterminous with lease agreement between the Sports Authority of the Metropolitan Government of Nashville and Davidson County and Tennessee Stadium, LLC.
- **Area / Costs:**           Titans’ Stadium, event facilities, and all associated Parking; Revenue related expenses

● **Current Lease**

- **Location:**                 Nissan Stadium, Davidson County - 1 Titans Way, Nashville, TN 37213
- **Landlord:**                 The Sports Authority of the Metropolitan Government of Nashville and Davidson County
- **Term:**                     May 27, 1997, until 120 days after the earlier of (a) the last NFL Game played during the 2028 NFL season, or (b) the Substantial Completion of the New Titans Stadium
- **Area / Costs:**           Use of the Titans’ Stadium with parking and marketing rights  
No annual rent; Game Day operational expenses for revenue related expenses only

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

● **Procurement Method:**   Negotiated

**Comment:**                       This lease will allow for TSU’s hosting of TSU home football games and other events at the to-be-built stadium. The new lease sets forth the terms and conditions for TSU to host its home football games at the to-be-built stadium, including provisions for scheduling, parking, advertising, ticket sales, promotion, and expenses.

The TSU-Titans lease term is subject to the lease term of the Sports Authority of the Metropolitan Government of Nashville and Davidson County and Tennessee Stadium, LLC, the management company for the Titans in the new stadium and this lease will commence with the date the new stadium is sufficiently complete. The proposed TSU-Titans lease agreement will terminate on the date of expiration, or earlier termination, of the Titans Stadium Lease.

TSU will not pay base rent or game related operational expenses at the stadium, such as: field set up, security, janitorial services and supplies, utilities, broadcasting, and communication (Wi-Fi) expenses under the proposed lease. TSU will pay revenue related expenses such as: parking, ticket sales, event merchandise, and food and beverage concessions will be paid by revenue derived from sales. Actual costs and revenue will fluctuate depending on game day attendance and sales.

**Minutes:**                       07/25/2023   ESC   Vice President Douglas Allen introduced Mr. Laurence Pendleton to present this item.

Commissioner Bryson stated that this looks very beneficial to TSU and is very excited about this. Commissioner Bryson thanked the Tennessee Titans for their partnership with TSU. Mr. Pendleton

recognized Ms. Ginette Brown, an attorney with TSU, who worked extensively on this lease. Commissioner Bryson congratulated Ms. Brown.

Mr. Allen stated that they are greatly appreciative of the work the Commission does on behalf of the State of Tennessee. He also stated that they are very thankful for the work that President Glover was able to do on this lease with the Titans. He knows it was several months in the works. This not only benefits TSU but it also benefits the Titans and the State of Tennessee, so it is a win-win for everyone.

At a roll call vote all members voted aye and approved a lease.

DEPARTMENT OF FINANCE & ADMINISTRATION

Tennessee Titans Stadium, Nashville, Davidson County, Tennessee

**Requested Action:**        **Approval of agreements**

**Project Title:**            New Titans Stadium and Site Improvements

**Project Description:**    Authorization for the Department of Finance and Administration to distribute \$500 million into a Construction Funds Trust to be used towards the construction of a new, enclosed sports stadium, including demolishing the existing Nissan Stadium, site improvements, and all required related work. Funds are to be distributed and utilized in accordance with the State Funding Agreement and the Construction Funds Trust Agreement.

**SBC Number:**            529/095-01-2023

**Total Project Budget:**   \$500,000,000.00

**Source of Funding:**    \$500,000,000.00        22/23    GO Bonds-CapImp        (A)

**Comment:**                This is a FY 22/23 **line-item** in the capital budget and has been determined to be for a public purpose for a covered stadium. There are two agreements included in this transaction and they include the State Funding Agreement and the Construction Funds Trust Agreement.

The State Funding Agreement establishes the timing and other terms relative to the State's contribution of \$500,000,000 to be used towards the construction of a new, enclosed stadium in Nashville. The funds will be deposited in a construction trust and combined with the proceeds of bonds issued by the Metro Nashville Sports Authority and funds provided by an NFL-affiliated entity (Tennessee Stadium, LLC or "StadCo"). The funds in the construction trust will be used for stadium design, construction, and related work.

The Construction Funds Trust Agreement engages a Construction Monitor and a Construction Funds Trustee to ensure proper maintenance of and distribution of the funds to be deposited in the Trust. Before they are fully expended, the State's funds will be segregated from the funds deposited by the Metro Sports Authority and StadCo. Once all of the funds deposited by the State and the Metro Nashville Sports Authority have been disbursed, StadCo will fund the remainder of the stadium construction. In the unlikely event a portion of the State's contribution is not utilized for construction, the remaining amount will be returned to the State.

**Previous Action:**        06/08/2023    SBC    Referred to ESC with authority to act

**Minutes:**                 07/25/2023    ESC    At a roll call vote all members voted aye and approved the agreements.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Fee**

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

**Transaction Description:**                     Transaction No. 23-05-003

- **Location:**                                     Hamblen County – 60.0 +/- acres – 2735 Mountain Road, Whitesburg, TN
- **Owner(s):**                                    Mark A. Dunaway, Marcella H. Dunaway
- **Estimated Purchase Price:**           Fair Market Value
- **Source of Funding:**                     23/24 State Lands Acquisition Fund (A)
- **Third Party**                                 TennGreen Land Conservancy (TGLC)

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

This property will create a new state natural area and protect documented populations of Tennessee Trillium, which is currently an unprotected species and only known to be located in Tennessee.

This property is currently owned by Mark A. Dunaway and Marcella Dunaway but due to time sensitivity, will be acquired by TGLC prior to this acquisition. The home and two acres of this property will be disposed of after the State’s acquisition. A facility condition report has been provided and reviewed by TDEC.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	11/10/2019
Purchase Price:	\$275,000.00
Property Assessor’s Value:	\$311,100.00
Square Footage Improvements:	1344 sq ft

**Minutes:**   07/25/2023   ESC   Since no one from TDEC was present at the meeting, Commissioner Bryson asked if DGS Deputy Commissioner John Hull was willing to present the item and Mr. Hull agreed.

At a roll call vote all members voted aye and approved acquisition in fee and utilizing third party.

DEPARTMENT OF GENERAL SERVICES

**Acquisition - Lease (Space)**

**Requested Action:**                   **Approval to waive advertisement**

**Transaction Description:**       Transaction No: 22-02-901

● **Proposed Lease**

- **Location:**                   Davidson County – 5216 Hickory Hollow Parkway, Nashville, TN
- **Landlord:**                   E3 Partners GP
- **Term:**                         3 years

● **Current Lease**

- **Location:**                   Davidson County – 5216 Hickory Hollow Parkway, Nashville, TN
- **Landlord:**                   E3 Partners GP
- **Term:**                         11 months (January 1, 2016 – November 30, 2016) (Holdover)
- **Area / Costs:**               8,901 Square Feet

Average Annual Contract Rent	\$117,162.80	\$14.36/sf
Estimated Utilities Cost	15,576.75	1.75/sf
Estimated Janitorial Cost	9,791.10	1.10/sf
Total Average Annual Effective Contract Rent	\$142,530.65	\$16.01/sf

- **Source of Funding:**       FRF
- **Procurement Method:**   Waiver of Advertisement
- **FRF Rate:**                   \$26.50

**Comment:**                         This lease will provide office space for Department of Safety & Homeland Security.

Approval to waive advertisement is requested for the continuity of business operations at the current location. This lease will provide time for the construction of a new build-to-suit. A long-term lease agreement was signed in March 2019.

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

**Minutes:**                         07/25/2023   ESC   At a roll call vote all members voted aye and approved waiving advertisement.

DEPARTMENT OF GENERAL SERVICES

**Acquisition - Lease**

**Requested Action:**                   **Approval to waive advertisement**

**Transaction Description:**       Transaction No. 21-04-914

• **Proposed Lease**

- **Location:**                   Shelby County – 8383 Wolf Lake Drive, Bartlett, TN
- **Landlord:**                 Pedigo-Bartlett Properties, L.P. a Tennessee Limited Partnership
- **Term:**                       10 years with two 1-year renewal options

• **Current Lease**

- **Location:**                   Shelby County – 8383 Wolf Lake Drive, Bartlett, TN
- **Landlord:**                 Pedigo-Bartlett Properties, L.P. a Tennessee Limited Partnership.
- **Term:**                       16 years (January 1, 2010 – December 31, 2025)

○ **Area / Costs:**             16,000 Square Feet

○ <b>Current:</b>	Annual Contract Rent:	\$288,000.00	\$18.00/sf
	Estimated Annual Utility Cost:	28,000.00	1.75/sf
	Estimated Annual Janitorial Cost:	<u>17,600.00</u>	<u>1.10/sf</u>
	Total Annual Effective Cost:	\$333,600.00	\$20.85/sf

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

**Comment:**                       This lease will provide office/warehouse/lab space for Department of Environment & Conservation field office. This location is a special use facility per SBC policy 14.01 due to the unique features required.

Approval to waive advertisement is requested for the continuity of business operations. This lease would be the long-term procurement based on procurement information received from the agency.

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

**Minutes:**                       07/25/2023   ESC   At a roll call vote all members voted aye and approved waiving advertisement.

STATE BUILDING COMMISSION

**Minutes of Executive Subcommittee Meeting**

- 1) At a roll call vote all members voted aye and approved the Minutes of the Executive Subcommittee meeting held on June 20, 2023.

**Report of Items Approved by Office of the State Architect**

**Initial and Revised Approvals of Capital Projects**

- Reported the following eleven capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** Tennessee Board of Regents / Jackson State Community College  
**Location:** Jackson, Tennessee  
**Project Title:** Multiple Building Roofing  
**Project Description:** Replace roof and drainage systems of multiple buildings. Project includes all related work.  
**SBC Project No.** 166/019-01-2023  
**Total Project Budget:** \$895,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/10/2023
  - 2) **State Procurement Agency:** Tennessee Board of Regents / Jackson State Community College  
**Location:** Jackson, Tennessee  
**Project Title:** Multiple Building HVAC Updates  
**Project Description:** Replace 15 rooftop HVAC units on multiple buildings, one 300-ton chiller, associated equipment and controls, and all related work.  
**SBC Project No.** 166/019-02-2023  
**Total Project Budget:** \$915,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/10/2023
  - 3) **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College  
**Location:** Gallatin, Tennessee  
**Project Title:** Cookeville Higher Education Center (CHEC) Science Lab Updates  
**Project Description:** Update the Science Lab at the Don Sundquist Building at the CHEC, including ADA-accessible counters, finish upgrades, new bases, and laboratory grade countertops; addition of a second door, repair of the flooring; and all related work.  
**SBC Project No.** 166/025-02-2023  
**Total Project Budget:** \$950,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/10/2023



- 4) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Jacksboro, Tennessee  
**Project Title:** Door and Window Replacements  
**Project Description:** Replace windows and doors.  
**SBC Project No.** 166/056-01-2020  
**Total Project Budget:** \$590,000.00  
**Source of Funding:** \$140,000.00 20/21 CurrFunds-CapMaint (MP) (A)  
\$450,000.00 23/24 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in project budget and funding (increased by \$450,000.00)  
**Approval Date:** 07/10/2023
- 5) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Livingston, Tennessee  
**Project Title:** Parking Lot and Drainage Improvements  
**Project Description:** Upgrade existing parking, including resurfacing and re-striping; curbs, drainage, sidewalks, and lighting improvements; construction of additional parking; update storm water drainage system; and all related work.  
**SBC Project No.** 166/062-02-2023  
**Total Project Budget:** \$837,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/10/2023
- 6) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Pulaski, Tennessee  
**Project Title:** Lighting, HVAC, and Plumbing Updates  
**Project Description:** Replace two rooftop HVAC units, replace lighting with LED fixtures, plumbing updates, and all related work.  
**SBC Project No.** 166/080-01-2023  
**Total Project Budget:** \$845,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Approval:** Approved project utilizing a previously selected designer (Goodwyn Mills Cawood, LLC)  
**Approval Date:** 07/10/2023
- 7) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Pulaski, Tennessee  
**Project Title:** Exterior Door and Window Replacements  
**Project Description:** Replace exterior doors, windows, and all related work.  
**SBC Project No.** 166/080-02-2023  
**Total Project Budget:** \$125,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Approval:** Approved project utilizing a previously selected designer (Goodwyn Mills Cawood, LLC)  
**Approval Date:** 07/10/2023

- 8) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Pulaski, Tennessee  
**Project Title:** East and West Shop and Breezeway Roof  
**Project Description:** Replace roof on the east and west shop wings of the breezeway and all related work.  
**SBC Project No.** 166/080-03-2023  
**Total Project Budget:** \$832,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Approval:** Approved project utilizing a previously selected designer (Goodwyn Mills Cawood, LLC)  
**Approval Date:** 07/10/2023
- 9) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Crump, Tennessee  
**Project Title:** Plumbing and Life Safety Updates  
**Project Description:** Replace failing sewage system and all related work at the Main Campus.  
**SBC Project No.** 166/084-02-2023  
**Total Project Budget:** \$800,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/10/2023
- 10) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Crump, Tennessee  
**Project Title:** Fire and Security Installation  
**Project Description:** Install a fire alarm system, emergency notification system, and security system, including secure access and video surveillance for the entire campus. Project includes all related work.  
**SBC Project No.** 166/084-03-2023  
**Total Project Budget:** \$345,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/10/2023
- 11) **State Procurement Agency:** STREAM / Tennessee Historical Commission  
**Location:** Statewide, Tennessee  
**Project Title:** Castalian Springs State Historic Site Planning Study  
**Project Description:** Comprehensive study to formulate implementation strategies for maintenance and improvements related to the multiple historic sites in the area.  
**SBC Project No.** 160/000-01-2023  
**Total Project Budget:** \$200,000.00  
**Source of Funding:** 23/24 CurrFunds-CapImp (A)  
**Approval:** Approved project and to select a consultant  
**Approval Date:** 07/05/2023

### Approvals of Revisions to Existing Capital Projects

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Intellectual & Developmental Disabilities  
**Location:** Nashville, Tennessee  
**Project Title:** MTRO One Cannon Building Elevator Upgrades  
**Project Description:** Elevator upgrades in the One Cannon Building and all required related work.  
**SBC Project No.** 346/003-01-2020  
**Total Project Budget:** \$480,000.00  
**Source of Funding:** 20/21 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved a revision in funding (moved from Administration & Miscellaneous to Contingency)  
**Approval Date:** 07/06/2023

### Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Campus Consultants  
**Project Description:** Professional service consultants for Architecture, MEP Engineering, Civil Engineering, Structural Engineering, ADA, Environmental and Building Envelope. Funding will be allocated from appropriate sources for specific services.  
**SBC Project No.** 364/000-01-2018  
**Total Project Budget:** \$825,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding (increased by \$325,000.00)  
**Approval Date:** 07/10/2023

### Report Item

- Reported a change for Transaction No 23-03-907 for Disposal – Lease (Space) for Volunteer State Community College that was approved at the 04/24/2023 ESC meeting. The correct Transaction No. is 23-05-009.

## 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*:

- State Procurement Agency:** STREAM / Department of Military  
**Location:** Lavinia, Tennessee  
**Project Title:** VTS Milan Water Supply Infrastructure Improvements  
**SBC Project No.** 368/031-01-2023  
**Total Project Budget:** \$570,000.00  
**Current Project Funding:** \$ 45,188.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Designer:** TLM Associates, Inc.  
**Approval Date:** 07/05/2023

- 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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| <ol style="list-style-type: none"><li><b>University of Tennessee Institute of Agriculture</b><br/>(CVM Building Envelope Repairs)<br/>Total Project Budget: \$3,610,000.00<br/>SBC Project No. 540/001-17-2023<br/>Designer: <b>Community Tectonics Architects, Inc.</b></li><li><b>University of Tennessee – Southern</b><br/>(Building Envelope Repair)<br/>Total Project Budget: \$2,000,000.00<br/>SBC Project No. 540/006-04-2023<br/>Designer: <b>Gresham Smith</b></li><li><b>University of Tennessee – Knoxville</b><br/>(Second Creek Repair and Storm Sewer Replacement)<br/>Total Project Budget: \$2,880,000.00<br/>SBC Project No. 540/009-09-2023<br/>Designer: <b>Orchard, Hiltz &amp; McCliment, Inc.</b></li><li><b>University of Tennessee – Knoxville</b><br/>(Steam Plant Improvements)<br/>Total Project Budget: \$3,600,000.00<br/>SBC Project No. 540/009-10-2023<br/>Designer: <b>I.C. Thomasson Associates, Inc.</b></li><li><b>University of Tennessee – Knoxville</b><br/>(Intramural Fields Renovation)<br/>Total Project Budget: \$5,000,000.00<br/>SBC Project No. 540/009-11-2023<br/>Designer: <b>The Lewis Group Architects, Inc.</b></li></ol> | <ol style="list-style-type: none"><li><b>University of Tennessee – Martin</b><br/>(Elam Center Exterior Wall Repairs)<br/>Total Project Budget: \$4,000,000.00<br/>SBC Project No. 540/011-04-2023<br/>Designer: <b>TLM Associates, Inc.</b></li><li><b>University of Tennessee Health Science Center</b><br/>(General Education Building (GEB) Systems Upgrades)<br/>Total Project Budget: \$7,480,000.00<br/>SBC Project No. 540/013-04-2023<br/>Designer: <b>OGCB, Inc.</b></li><li><b>Tennessee State University</b><br/>(Agriculture Food &amp; Animal Science Facility)<br/>Total Project Budget: \$32,250,000.00<br/>SBC Project No. 166/001-02-2023<br/>Designer: <b>Kline Swinney Associates</b></li><li><b>Chattanooga State Community College</b><br/>(Central Plant Modernization Phase 1)<br/>Total Project Budget: \$1,075,000.00<br/>SBC Project No. 166/012-01-2023<br/>Designer: <b>March Adams &amp; Associates, Inc.</b></li><li><b>TCAT Chattanooga</b><br/>(New Academic Building)<br/>Total Project Budget: \$15,000,000.00<br/>SBC Project No. 166/012-03-2023<br/>Designer: <b>Artech Design Group, Inc.</b></li></ol> |
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- 11) **TCAT Chattanooga**  
(Rhea County Facility)  
Total Project Budget: \$20,000,000.00  
SBC Project No. 166/012-04-2023  
Designer: **Derthick, Henley & Wilkerson Architects, PLLC**
- 12) **Cleveland State Community College**  
(Library Modernization)  
Total Project Budget: \$1,050,000.00  
SBC Project No. 166/013-01-2023  
Designer: **Franklin Associates Architects, Inc.**
- 13) **Dyersburg State Community College**  
(Campus Paving & Resurfacing)  
Total Project Budget: \$1,125,000.00  
SBC Project No. 166/017-01-2023  
Designer: **Burr & Cole Consulting Engineers, Inc.**
- 14) **Motlow State Community College**  
(Backup Power & Utilities Upgrades, Phase 1)  
Total Project Budget: \$1,050,000.00  
SBC Project No. 166/021-02-2023  
Designer: **Henderson Engineers, Inc.**
- 15) **Walter State Community College**  
(Building System Upgrades)  
Total Project Budget: \$1,465,000.00  
SBC Project No. 166/023-01-2023  
Designer: **West Welch Reed Engineers, Inc.**
- 16) **Volunteer State Community College**  
(Domestic Water Improvements Phase 1)  
Total Project Budget: \$1,250,000.00  
SBC Project No. 166/025-01-2023  
Designer: **C.T. Consultants, Inc.**
- 17) **TCAT Covington**  
(Covington Replacement Campus)  
Total Project Budget: \$58,750,000.00  
SBC Project No. 166/042-01-2023  
Designer: **Braganza Associates, P.C.**
- 18) **TCAT Crossville**  
(New Academic Building & Truck Driving Facility)  
Total Project Budget: \$14,750,000.00  
SBC Project No. 166/044-01-2023  
Designer: **Upland Design Group, Inc.**
- 19) **TCAT Crossville**  
(Bledsoe County Facility)  
Total Project Budget: \$10,500,000.00  
SBC Project No. 166/044-02-2023  
Designer: **Hefferlin + Kronenberg Architects, PLLC**
- 20) **TCAT Dickson**  
(New Diesel Building & Technical & Dental Building)  
Total Project Budget: \$42,625,000.00  
SBC Project No. 166/046-02-2023  
Designer: **Johnson Johnson Crabtree Architects, P.C.**
- 21) **TCAT Dickson**  
(Dickson County Higher Education Center)  
Total Project Budget: \$35,000,000.00  
SBC Project No. 166/046-03-2023  
Designer: **Anecdote, PLC**
- 22) **TCAT Hartsville**  
(New Admin & Academic Bldg & New Technical Bldg)  
Total Project Budget: \$38,750,000.00  
SBC Project No. 166/050-01-2023  
Designer: **The Orcutt/Winslow LLLP**
- 23) **TCAT Elizabethton**  
(Carter County Higher Education Center)  
Total Project Budget: \$40,000,000.00  
SBC Project No. 166/052-01-2023  
Designer: **Thompson & Litton Inc.**
- 24) **TCAT Hohenwald**  
(Welding & Auto Additions)  
Total Project Budget: \$6,750,000.00  
SBC Project No. 166/054-01-2023  
Designer: **Hurst-Rosche, Inc.**

- 25) **TCAT Jacksboro**  
 (New Admin/Healthcare, Shop & Transportation Bldgs)  
 Total Project Budget: \$55,500,000.00  
 SBC Project No. 166/056-01-2023  
 Designer: **MBI Companies, Inc.**
- 26) **TCAT Jackson**  
 (Jackson Regional Workforce Training Center)  
 Total Project Budget: \$34,600,000.00  
 SBC Project No. 166/058-01-2023  
 Designer: **A2H, Inc.**
- 27) **TCAT Jackson**  
 (Lexington Replacement Campus)  
 Total Project Budget: \$29,750,000.00  
 SBC Project No. 166/058-02-2023  
 Designer: **Allen & Hoshall, Inc.**
- 28) **TCAT Jackson**  
 (New Truck Driving Building & Renovations)  
 Total Project Budget: \$7,800,000.00  
 SBC Project No. 166/058-03-2023  
 Designer: **Urban Arch Associates, P.C.**
- 29) **TCAT Knoxville**  
 (Knoxville Replacement Campus)  
 Total Project Budget: \$77,000,000.00  
 SBC Project No. 166/060-01-2023  
 Designer: **Barber McMurry Architects LLC**
- 30) **TCAT Livingston**  
 (New Academic & Administration Building)  
 Total Project Budget: \$17,000,000.00  
 SBC Project No. 166/062-01-2023  
 Designer: **Tinker Ma, LLC**
- 31) **TCAT Nashville**  
 (New Academic Building & Aviation Replacement Campus)  
 Total Project Budget: \$67,750,000.00  
 SBC Project No. 166/064-01-2023  
 Designer: **Johnson Johnson Crabtree Architects, P.C.**
- 32) **TCAT McKenzie**  
 (New Academic & Administration Building)  
 Total Project Budget: \$11,400,000.00  
 SBC Project No. 166/066-01-2023  
 Designer: **Haizlip Studio, PLLC**
- 33) **TCAT McMinnville**  
 (McMinnville Replacement Campus)  
 Total Project Budget: \$46,000,000.00  
 SBC Project No. 166/068-01-2023  
 Designer: **Bauer Askew Architecture, PLLC**
- 34) **TCAT McMinnville**  
 (Coffee County Facility)  
 Total Project Budget: \$25,000,000.00  
 SBC Project No. 166/068-02-2023  
 Designer: **Goodwyn Mills Cawood, LLC**
- 35) **TCAT Memphis**  
 (Building & Elevator Upgrades)  
 Total Project Budget: \$1,787,000.00  
 SBC Project No. 166/070-01-2023  
 Designer: **Canup Engineering, Inc.**
- 36) **TCAT Memphis**  
 (Memphis Replacement Campus)  
 Total Project Budget: \$89,000,000.00  
 SBC Project No. 166/070-02-2023  
 Designer: **Fleming/Associates/Architects, P.C.**
- 37) **TCAT Morristown**  
 (Buildings 102 and 103 Updates)  
 Total Project Budget: \$2,573,000.00  
 SBC Project No. 166/072-01-2023  
 Designer: **The Architecture Collaborative, LLC**
- 38) **TCAT Newbern**  
 (New Academic Building & Additions)  
 Total Project Budget: \$10,500,000.00  
 SBC Project No. 166/076-01-2023  
 Designer: **Haizlip Studio, PLLC**
- 39) **TCAT Oneida**  
 (New Automotive & Collision Repair Building)  
 Total Project Budget: \$9,250,000.00  
 SBC Project No. 166/078-01-2023  
 Designer: **Cope Associates, Inc.**

- 40) **TCAT Paris**  
(Paris Replacement Campus)  
Total Project Budget: \$58,000,000.00  
SBC Project No. 166/079-01-2023  
Designer: **LCMA, LLC dba Lyle-Cook-Martin Architects**
- 41) **TCAT Ripley**  
(Academic Building & Renovations)  
Total Project Budget: \$13,500,000.00  
SBC Project No. 166/082-01-2023  
Designer: **ANF Architects, Inc.**
- 42) **TCAT Crump**  
(New Farm Operations Building & Addition)  
Total Project Budget: \$15,500,000.00  
SBC Project No. 166/084-01-2023  
Designer: **Urban Arch Associates, P.C.**
- 43) **Tennessee Technological University**  
(Campus Consultant - Architecture)  
SPA requests 2 selections  
Total Project Budget: \$1,250,000.00  
SBC Project No. 364/000-01-2023  
Designer: **Upland Design Group, Inc.**  
Designer: **Community Tectonics Architects, Inc.**
- 44) **Tennessee Technological University**  
(Campus Consultant - ADA)  
Total Project Budget: \$1,250,000.00  
SBC Project No. 364/000-01-2023  
Designer: **The Architect Workshop, PLLC**
- 45) **Tennessee Technological University**  
(Campus Consultant – Building Envelope)  
Total Project Budget: \$1,250,000.00  
SBC Project No. 364/000-01-2023  
Designer: **Richard C. Rinks & Associates, Inc.**
- 46) **Tennessee Technological University**  
(Campus Consultant – Civil Engineer)  
Total Project Budget: \$1,250,000.00  
SBC Project No. 364/000-01-2023  
Designer: **Whittenburg Land Surveying, LLC dba Civil Engineering and Surveying, LLC**
- 47) **Tennessee Technological University**  
(Campus Consultant – Environmental)  
Total Project Budget: \$1,250,000.00  
SBC Project No. 364/000-01-2023  
Designer: **Terracon Consultants, Inc.**
- 48) **Tennessee Technological University**  
(Campus Consultant – Landscape Architecture)  
Total Project Budget: \$1,250,000.00  
SBC Project No. 364/000-01-2023  
Designer: **Studio Topography, LLC**
- 49) **Tennessee Technological University**  
(Campus Consultant – MEP Engineering)  
SPA requests 2 selections  
Total Project Budget: \$1,250,000.00  
SBC Project No. 364/000-01-2023  
Designer: **Maffett Loftis Engineering, LLC**  
Designer: **CMTA, Inc.**
- 50) **Tennessee Technological University**  
(Campus Consultant – Structural Engineer)  
Total Project Budget: \$1,250,000.00  
SBC Project No. 364/000-01-2023  
Designer: **Rodney L. Wilson Consulting, PLLC**
- 51) **Middle Tennessee State University**  
(Aerospace Campus)  
Total Project Budget: \$62,200,000.00  
SBC Project No. 366/009-04-2023  
Designer: **TMPartners, PLLC**
- 52) **East Tennessee State University**  
(Multiple Buildings HVAC Repairs)  
Total Project Budget: \$3,800,000.00  
SBC Project No. 369/005-03-2023  
Designer: **Facility Systems Consultants, Inc.**
- 53) **East Tennessee State University**  
(Safety Lighting and Fire Alarm System Phase I)  
Total Project Budget: \$1,600,000.00  
SBC Project No. 369/005-04-2023  
Designer: **Vreeland Engineers, Inc.**

- 54) **East Tennessee State University**  
(Millennium Center Chiller Replacement)  
Total Project Budget: \$1,500,000.00  
SBC Project No. 369/005-05-2023  
Designer: **Facility Systems Consultants, LLC**
- 55) **Natchez Trace State Park**  
(Cub Lake Lodge Renovations)  
Total Project Budget: \$6,160,000.00  
SBC Project No. 126/057-01-2023  
Designer: **Wier Boerner Allin Architecture, PLLC**
- 56) **Norris Dam State Park**  
(Water Tank)  
Total Project Budget: \$3,790,000.00  
SBC Project No. 126/063-01-2023  
Designer: **McGill Associates, P.A., Inc.**
- 57) **Panther Creek State Park**  
(Recreation Center)  
Total Project Budget: \$12,590,000.00  
SBC Project No. 126/072-01-2023  
Designer: **Reedy & Sykes Architecture & Design**
- 58) **Tims Ford State Park**  
(Cabin Renovations)  
Total Project Budget: \$14,670,000.00  
SBC Project No. 126/092-01-2023  
Designer: **HFR, Inc.**
- 59) **Long Hunter State Park**  
(Maintenance Facility & Site Upgrades)  
Total Project Budget: \$18,600,000.00  
SBC Project No. 126/115-01-2023  
Designer: **ProjX, LLC**
- 60) **Debra K. Johnson Rehabilitation Center**  
(Site Improvements)  
Total Project Budget: \$6,100,000.00  
SBC Project No. 142/009-03-2023  
Designer: **Ardurra Group, Inc.**
- 61) **Northwest Correctional Complex**  
(Annex Site Improvements)  
Total Project Budget: \$8,040,000.00  
SBC Project No. 142/016-01-2023  
Designer: **AECOM Technical Services, Inc.**
- 62) **Riverbend Maximum Security Institution**  
(Food Service Upgrades)  
Total Project Budget: \$11,140,000.00  
SBC Project No. 142/020-01-2023  
Designer: **Kline Swinney Associates**
- 63) **West Tennessee State Penitentiary**  
(Electronic Security Systems Refresh)  
Total Project Budget: \$4,500,000.00  
SBC Project No. 142/022-01-2023  
Designer: **Dewberry Engineers, Inc.**
- 64) **John S. Wilder Youth Development Center**  
(Electronic Security Improvements)  
Total Project Budget: \$7,000,000.00  
SBC Project No. 144/011-01-2023  
Designer: **R&N Systems Design, LLC**
- 65) **John S. Wilder Youth Development Center**  
(Electrical System Upgrades)  
Total Project Budget: \$10,000,000.00  
SBC Project No. 144/011-02-2023  
Designer: **Building Systems Group Engineering, LLC**
- 66) **Sabine Hill State Historic Site**  
(New Visitor Center & Site Improvements)  
Total Project Budget: \$2,710,000.00  
SBC Project No. 160/006-01-2023  
Designer: **Reedy & Sykes Architecture & Design**
- 67) **Cookeville Readiness Center**  
(HVAC & Facility Update)  
Total Project Budget: \$2,120,000.00  
SBC Project No. 361/015-01-2023  
Designer: **Engineering Services Group, Inc.**
- 68) **Dickson Readiness Center**  
(Re-roof & Facility Update)  
Total Project Budget: \$1,220,000.00  
SBC Project No. 361/021-01-2023  
Designer: **Design House 1411, LLC**
- 69) **Nashville Airport – Berry Field**  
(Building 721 Systems Updates)  
Total Project Budget: \$1,830,000.00  
SBC Project No. 361/067-02-2023  
Designer: **I.C. Thomasson Associates, Inc.**



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| <p>70) <b>Nashville Joint Forces Headquarters</b><br/> (Campus Renovation)<br/> Total Project Budget: \$4,810,000.00<br/> SBC Project No. 361/067-04-2023<br/> Designer: <b>Design House 1411, LLC</b></p>   | <p>74) <b>William R. Snodgrass Tennessee Tower</b><br/> (Office Space Consolidation – BECF &amp; CC)<br/> Total Project Budget: \$2,600,000.00<br/> SBC Project No. 529/079-02-2023<br/> Designer: <b>BHDG Architects, Inc.</b></p>   |
| <p>71) <b>Union City Readiness Center</b><br/> (Re-roof &amp; Facility Update)<br/> Total Project Budget: \$1,580,000.00<br/> SBC Project No. 361/095-01-2023<br/> Designer: <b>Evans Taylor Foster Childress Architects, P.C.</b></p>                             | <p>75) <b>310 Great Circle</b><br/> (310 Great Circle Roof &amp; Mechanical Replacement)<br/> Total Project Budget: \$9,690,000.00<br/> SBC Project No. 529/096-01-2023<br/> Designer: <b>American Structurepoint, Inc.</b></p>   |
| <p>72) <b>Mid Cumberland Regional Health Office</b><br/> (MCRHO Interior Renovations, Elevator Replacement, and Generator Upgrades)<br/> Total Project Budget: \$17,700,000.00<br/> SBC Project No. 408/002-01-2023<br/> Designer: <b>HMK Architects, PLLC</b></p> | <p>76) <b>Tennessee Fire Service &amp; Codes Enforcement Academy</b><br/> (TN Fire Training Academy Fire Alarm System Upgrades)<br/> Total Project Budget: \$1,580,000.00<br/> SBC Project No. 700/001-01-2023<br/> Designer: <b>Oliver Little Gipson Engineering, Inc.</b></p> |
| <p>73) <b>Andrew Jackson State Office Building</b><br/> (Cabling Isolation)<br/> Total Project Budget: \$4,400,000.00<br/> SBC Project No. 529/073-01-2023<br/> Designer: <b>Smith Seckman Reid, Inc.</b></p>  |   |

At a roll call vote all members vote aye and approved the designer selections.

**Other Business**

There being no further business, the meeting adjourned at 9:25 a.m.

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UNIVERSITY OF MEMPHIS**Disposal – Lease (Space)****Requested Action:** Approval of lease with waiver of advertisement**Transaction Description:** Transaction No. 23-07-009● **Proposed Lease**

- **Location:** University of Memphis - Elma Roane Fieldhouse  
495 Zach Curlin Street, Memphis Tennessee 38152
- **Tenant:** Baptist Memorial Hospital - Collierville
- **Term:** Five (5) years with option for one additional renewal three (3) year term
- **Area / Costs:** 988 sq. ft. / \$24,000.00 per year (\$24.29 / sf)

● **Source of Funding:** Lessee● **Procurement Method:** Negotiated

**Comment:** The University of Memphis has been licensing the premises to Baptist Memorial Hospital – Collierville as a rehabilitation facility for several years and the parties wish to move forward with a lease instead. The leased premises consist of a Rehab Area of 452 sq. ft.; a General Physical Therapy Treatment Area of 432 sq. ft. including Pool Area; and one office of 104 sq. ft, for a total of 988 sq. ft.

The University of Memphis Department of Athletics provides comprehensive medical care for its student-athletes. Due to the intense time demands placed on student-athletes including class, study hall, practice, travel, and community service it is important that they have convenient access to care. This is especially true for physical therapy and other rehabilitative services, due to the frequency and duration of such care. For these reasons, athletics departments are commonly able to provide these services on site. Baptist is able and willing to provide these vital services. Through the collaborative efforts of Baptist staff and Memphis Athletics full-time sports medicine staff, Memphis student-athletes can return to activity as safely and quickly as possible.

**Minutes:** 07/25/2023 ESC Approved lease with waiver of advertisement

TENNESSEE BOARD OF REGENTS

**Acquisition – Fee (Gift)**

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

**Transaction Description:**              Transaction No. 23-06-004

- **Location:**                              Walters State Community College (WSCC)  
    Claiborne County – 0.63+/- acres (2 tracts) – Beech Street, Tazwell, TN
- **Owner(s):**                              Walters State Community College Foundation
- **Estimated Purchase Price:**      Gift
- **Source of Funding:**                Plant Funds    (Non-Aux) (REM Fees) (A)

**Comment:**                                      WSCC purchased the Claiborne Campus in April 2022 from the WSCC Foundation. These two parcels were erroneously omitted from that purchase. The parcels provide separation from the residential neighbors and will ensure minimal traffic on a small city street to the campus parking lot. This property is in the **WSCC’s 2021 Master Plan**.

Date of Last Transfer:                      July 01, 2015  
 Purchase Price:                              \$0.00  
 Property Assessor’s Value:              \$31,400.00 (2 parcels)  
 Square Footage Improvements:        0.00

**Minutes:**                                      07/25/2023    ESC    Approved acquisition in fee

TENNESSEE BOARD OF REGENTS**Disposal – Gift****Requested Action:**                   **Approval of disposal**

**Transaction Description:**       Transaction No. 23-06-007

- **Location:**                       TCAT-Elizabethton  
Carter County – 7.7+/- acres – 1500 Arney Street, Elizabethton, TN
- **Grantee**                           Carter County
- **Estimated Sale Price:**       Gift

**Comment:**                       TCAT Elizabethton is constructing a new Carter County Higher Education Center on 22.85 +/- acres gifted to the TCAT by Carter County. Carter County will relocate some services to this location in the existing structures, saving TBR the expense of demolishing the buildings. This property was gifted to TCAT Elizabethton by the City of Elizabethton and state funds were not used to build any structures after the property was transferred.

Date of Last Transfer:               May 13, 1996  
 Previous Owner:                      State of Tennessee  
 Original Cost to State:              \$0.00  
 Square Footage Improvements:    31,017

**Minutes:**                         07/25/2023   ESC   Approved disposal

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of waiver of advertisement**Transaction Description:** Transaction No. 2023-07-001● **Proposed Lease**

- **Location:** University of Tennessee – Health Science Center (UTHSC)  
Davidson County, 301 S. Perimeter Park Drive, Suite 202, Nashville, TN
- **Landlord:** 3LS Properties, Inc.
- **Term:** Up to 5 years (co-terminus with current adjacent lease)
- **Area / Costs:** Approx 5,000 Square Feet

● **Source of Funding:** Plant Funds (Non-Aux) (A)● **Procurement Method:** Negotiated● **FRF Rate:** \$21.00

**Comment:** In 2018, (UTHSC) entered into a 5-year lease agreement with this landlord at this location to establish a middle Tennessee presence for the College of Pharmacy. The 2018 lease has been extended from its initial 2023 termination date through November 30, 2028.

This second lease is for an additional approx. 5,000 sq. ft. in Suite 202 of the same facility that will provide additional classroom, faculty, and student study space for the UTHSC College of Pharmacy, and will be co-terminus with the Suite 220 lease. This lease is expected to have terms like the existing lease and allow for termination for convenience with 120 days' notice, with payment of any unamortized Tenant Improvement Allowance. Rent increases 3% annually. This proposed lease opportunity is unique and is in the best interest of the University in terms of adjacency with the existing space, continuity of business operations, and ample parking.

**Minutes:** 07/25/2023 ESC Approved waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:**        Transaction No. 22-08-901

● **Proposed Lease**

- **Location:**                            Cumberland County – 32 Daniel Drive, Crossville, TN
- **Landlord:**                            Wrenetta Braun and Dale Braun
- **Term:**                                    8 years
- **Area / Costs:**                        4,900 Square Feet

Annual Contract Rent	\$75,999.00	\$15.51/sf
Estimated Utilities Cost	8,575.00	1.75/sf
Estimated Janitorial Cost	5,390.00	1.10/sf
<b>Total Annual Effective Cost</b>	<b>\$89,964.00</b>	<b>\$18.36/sf</b>

● **Current Lease**

- **Location:**                            Cumberland County – 32 Daniel Drive, Crossville, TN
- **Landlord:**                            Wrenetta Braun and Dale Braun
- **Term:**                                    3 years (May 1, 2021 – April 30, 2024)
- **Area / Costs:**                        4,900 Square Feet

Annual Contract Rent	\$49,500.00	\$10.10/sf
Estimated Utilities Cost	8,575.00	1.75/sf
Estimated Janitorial Cost	5,390.00	1.10/sf
<b>Total Annual Effective Cost</b>	<b>\$63,465.00</b>	<b>\$12.95/sf</b>

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

**Comment:**                                This lease will provide office space for Department of Human Services. One proposal was received and evaluated. The proposed location is a renovate to suit with incumbent Landlord. The lease is estimated to commence on or before January 2025.

The tenant may terminate this lease for convenience at any time after the 36<sup>th</sup> month of the lease term with 90 days written notice to the Landlord.

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

**Minutes:**                                    07/25/2023    ESC    Approved lease

Approved:



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