

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

JUNE 21, 2004

The State Building Commission Executive Sub-committee met this day at 9:00 a.m. in Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration
John Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, Department of Finance and Administration
Larry Kirk, Department of Finance and Administration
Charles Harrison, Comptroller's Office
Charles Garrett, Department of Finance and Administration
Gloria Rittenberry, Department of Finance and Administration
Jurgen Bailey, Department of Finance and Administration
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Dennis Raffield, THEC
Pat Haas, Bond Finance
George Brummett, Department of Finance and Administration
Annette Crutchfield, Legislative Budget Office
Jerry Preston, Tennessee Board of Regents
Keith Robinson, Tennessee Board of Regents
Carl Manka, Tennessee Board of Regents
Karen Hale, Comptroller's Office
John Gregory, Tennessee Wildlife Resources Agency
Cliff Steger, Department of Finance and Administration
Jim Dixey, Department of Finance and Administration

David Edmunds, Department of Finance and Administration
Nancy Blevins, Department of Finance and Administration
Carol Smith, Department of Transportation
Mike Phillips, Department of Transportation
Francis Guess, African American Museum
Spruell Driver, African American Museum
Keel Hunt, African American Museum
George Criss, University of Tennessee
Alvin Payne, University of Tennessee
Richard Kennedy, Parsons Brinckerhoff
Grace Nahm, Parsons Brinckerhoff
Jerry Adams, Department of Finance and Administration
Todd Thomas, Department of Finance and Administration

Comptroller Morgan called the meeting to order at 9:10 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

DEPARTMENT OF FINANCE & ADMINISTRATION

DISCUSSION ITEM

Discussion regarding a long-term DISPOSAL by LEASE with an Option to Purchase on a site located on the north side of the Bicentennial Mall with WIAVER of ADVERTISEMENT and APPRAISALS as required by T.C A. 12-2-112 and 12-2-115.

Description: Davidson County – 2.6 +/- Acres - North Side of Bicentennial Mall, Nashville, TN - Trans. No. 04-06-007 (LW)

Purpose: Disposal by Lease to establish the Museum of African American History, Art and Culture.

Grantee: African American History Foundation of Nashville, Inc.

Comment: The Foundation is requesting a long-term lease with an option to purchase at a nominal consideration at the end of the lease period.

SSC Report: 6-14-04. Jurgen Bailey introduced Mr. Francis Guess, Foundation Vice Chairman, and Mr. Spruell Driver, Foundation Attorney. Mr. Guess provided a history of the project and summarized the request. Mr. Guess stated the project has support at the federal and state level. He said that a task force had been established in order to determine a venue for the project and that the Jefferson Street site has been designated the proper site. Mike Fitts, State Architect, stated the Bicentennial Mall development is for educational and cultural activities and that the museum project is a fitting solution according to all interested supporters.

Mr. Guess stated that funding for the project could be some type of bonded debt service with an endowment as repayment. He stated that Dr. T. B. Boyd, Chairman, is a major supporter of the project. Discussion ensued regarding the term of the lease and the option to purchase. Mr. Guess stated that ownership is a big concern of Dr. Boyd's. Mr. Driver recommended an option to purchase at the end of the lease term subject to the terms and covenants of the lease.

The motion was made regarding the lease term as follows:

- 1) Design of the project to have final approval of the State Architect
- 2) Thirty (30) year term with the Option to Extend for (1) additional 30) year period with a 5-year construction period
- 3) Property will revert if it ceases to be used for the stated purpose
- 4) Property will revert if construction has not begun within 5-years.
- 5) The Foundation's option to purchase at the end of the lease term subject to the terms and covenants of the lease.

Department of Finance and Administration – continued:

Staff stated its support for the project and referred to request to Sub-committee with recommendation.

SC Action: 6-21-04. Comptroller John Morgan called the meeting to order and recognized Francis Guess and Commissioner Lavendar. Mr. Francis Guess requested the Sub-committee consider the motion made by staff. He summarized the project. He stated the project will be an economic development vehicle for the community. Charles Garrett, Finance and Administration, stated the transaction would be a disposal by lease. He stated the items in the motion made by staff would be finalized and brought back next month for final approval. Mr. Garrett requested conceptual approval. Sub-committee approved the request for conceptual approval with the lease agreement to be brought back for final approval.

UNIVERSITY OF TENNESSEE

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a request for a revision in funding from \$14,500,000.00 to \$16,700,000.00 (\$2,200,000.00 increase) of a project for **Student Housing** at the University of Tennessee at Martin, and authorization to award a contract to Allen Searcy Builder Contractor in the amount of \$13,718,000.00 based on bids received June 9, 2004.

Revised Estimated Project Cost: \$16,700,000.00
SBC Project No. 540/011-03-03

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL of the following EXCHANGE of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description: **Shelby County – University of Tennessee at Memphis (Gailor Clinic), Land and Improvement, for Land Only (University’s Molecular Sciences Building) – Trans. No. 04-05-016 (GM)**

Purpose: Exchange of property between the University of Tennessee and Shelby County in order to get the ownership of the properties in the hands of the users and for the benefit of all parties.

Estimated Sale Price: Exchange

Grantee: Shelby County

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction and recognized Alvin Payne for further information. Mr. Payne stated the County will demolish the Gailor Clinic facility. He stated the Clinic has been vacant for approximately 15 years and that both parties are agreeable to the exchange. Staff referred to Subcommittee with recommendation.

SC Action: 6-21-04. Alvin Payne, University of Tennessee, summarized the transaction. He stated the Gailor Clinic is vacant and has deteriorated and the County will demolish the structure. Subcommittee approved the transaction as requested. Final action.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112.

Description: Campbell County – 0.40 +/- Acres – Royal Blue Wildlife Management Area – Trans. No. 04-05-011 (CH)

Purpose: Disposal by Lease to provide access easement and cell tower site on the WMA. An improved cellular network to rural parts of Campbell and Scott Counties will help local citizens. The proposed tower site will not impact the WMA.

Term: Five (5) Years with Four 5-Year Renewals

Consideration: Fair Market Value

Lessee: Cingular Wireless

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction. He stated the proposed Grantee has offered \$6,000.00 per year in rent. John Gregory stated that improvements to the tower have been made that will eliminate major impact to migratory birds. Staff raised concern regarding commercializing a wildlife management area that the agency is obligated to protect. Staff referred to Subcommittee for discussion.

SC Action: 6-21-04. Charles Garrett summarized the transaction. John Gregory advised that if the tower were placed on adjoining private property the proposed Lessee would still need access across State property. He stated the tower that will be constructed will have no guy wires that will eliminate major impact to migratory birds. Subcommittee approved the request to lease at fair market value. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Jefferson County – 0.45 +/- Acres and Improvement – Between Old SR34 and New SR34, New Market, TN – Trans. No. 04-05-017 (BM)**

Purpose: Disposal by Lease of SR34 right-of-way for use by the City of New Market, Police Facility

Term: Fifteen (15) Years with 90-day cancellation and a reversion clause should the facility cease to be used for a public purpose

Consideration: \$1.00

Lessee: City of New Market, TN

Comment: The City will be responsible for all repairs, improvements and maintenance of the property as long as used by the City for public purpose.

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction. He advised that prior approval was for a disposal in fee at fair market value and that the property appraised at \$25,000.00 in February 2004. He stated that the City of New Market stated it could not afford the property at the appraised value. After further review, Staff referred to Sub-committee for discussion for approval to lease to the City for \$1.00 as requested or to sell to the City at Less than Fair Market Value as originally estimated.

SC Action: 6-21-04. Charles Garrett summarized the transaction. Subcommittee approved the request to lease to the City of New Market with \$1.00 annual consideration. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and one (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description: **Shelby County – 0.45 +/- Acres – Corner of Sam Cooper Boulevard and Glanker Road, Memphis, TN – Trans. No. 04-05-008 (BM)**

Purpose: Disposal in Fee of surplus right-of-way to an adjoining property owner for assemblage purposes.

Original Cost to State:

Date of Original Conveyance: 1971

Grantor Unto State: Various Owners

Estimated Sale Price: Fair Market Value

Estimated Value: \$35,400.00

Grantee: Vallie Bobo

Comment: The proposed Grantee, Ms. Bobo, is not the only adjoining property owner. The one other owner was contact and has written a letter stating no interest in purchasing the subject property.

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction. He stated the property was originally acquired for the I-40 project that was never completed. Staff referred to Sub-committee with recommendation.

SC Action: 6-21-04. Charles Garrett summarized the transaction. He advised that the property has potential of commercial value. Sub-committee approved the transaction as requested. Final action.

DEPARTMENT OF FINANCE & ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the WAIVER of the Real Estate Management Fee and REIMBURSEMENT from the General Fund as recommended by the Commissioner of Finance and Administration.

- SSC Report: 6-14-04. Jurgen Bailey summarized the request to Waive the Real Estate Management Fee of \$50,000 from the Hassell Charitable Foundation. He stated the State acquired the Bear Trace Golf Course property in Wayne County with bond money. He stated the real estate management fee could not be included since the property was acquired with bond funds. Therefore, approval to waive the fee, with reimbursement from the General Fund, is requested as recommended by the Commissioner of Finance and Administration. Staff referred to Sub-committee with recommendation.
- SC Action: 6-21-04. Charles Garrett summarized the request. Subcommittee approved the request as recommended. Final action.

DEPARTMENT OF FINANCE AND ADMINISTRATION

WAR MEMORIAL PLAZA, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in the source of funding on a project for **Exterior Upgrades** at the War Memorial Plaza, Nashville, Tennessee.

Estimated Project Cost: \$9,050,000.00
SBC Project No. 529/045-01-02

STATEWIDE

- 1) State Architect Mike Fitts presented a request for approval of Delivery Order #1 and acknowledgment of the source of funding for **Energy Savings Performance Contracting** at the James K. Polk Building, with design and construction provided by Siemens Building Technologies, Inc. Mr. Fitts stated that this Delivery Order covered energy conservation measures coupled with much needed deferred maintenance items for the James K. Polk Center, a building that had the highest priority of need of FRF facilities. Comptroller Morgan explained that the original intent of ESPC was for short term projects to pay for themselves, and that a 15.7 year payback was longer than expected. Mr. Fitts explained that agency needs for improved operations and reducing deferred maintenance was the primary driver for the scope of this project and that quick payback lighting work was included to shorten the payback of the total project to 10.6 years. Comptroller Morgan explained that a good payback range would be 5-7 years. He added that care needs to be taken that this is not used as a way to do construction work and to get out of bidding projects. He said he didn't doubt that it needed to be done, but wanted to caution about using this process with a contractor. Mr. Fitts responded that we will be very careful and detailed with future requests for approval. Secretary of State Darnell asked if we will continue to allocate sufficient funds for maintenance such that the Department gets to keep the savings, and was told that these projects were funded by the Facilities Revolving Fund and any savings would go back into FRF's budget. Mr. Fitts said that we are building in a sophisticated monitoring system to tell us what is really happening and we will get a lot of information to measure the true savings for this project for future reference. After further discussion, the request was approved as presented.

Estimated Delivery Order #1, Phase 1 Cost: \$4,000,000.00
SBC Project No. 529/001-01-03

- 2) Mr. Fitts began a discussion regarding the award of the **Management Assistance** contract. He stated that the Building Commission had approved an award to the best evaluated proposer, Parsons Brinckerhoff. However, the Department of Commerce & Insurance and their legal staff had opined that the State could not legally make the award because Parsons Brinckerhoff was not a licensed contractor. Mr. Fitts explained that the SBC had referred the matter to the Subcommittee, with authority to act, and asked that staff get with Commerce & Insurance and discuss their position and possible resolution. He said they met with the Assistant Commissioner and their legal council who, after lengthy discussions, remained firm in their posture in their original interpretation of the law, that a contractor's license was required for the proposers on this RFP.

Mr. Fitts explained that there were two issues being supported by the opinions of the legal council for Commerce and Insurance. The first is the opinion that a contractor's license is required. He said their opinion is supported primarily around the definition of "construction management" or a "construction manager". Mr. Fitts said that he defined a construction manager as one who is responsible and liable for the execution of the work, and C & I did not agree, thereby precluding an award to Parsons Brinckerhoff, who is not licensed. Basically, he said, the opinion was that the award could not be made to any of the proposers under the law. Mr. Fitts added that the Attorney General staff had looked at the issues and agreed that there was a support for both positions. He stated the second issue centered around the ability of any of the proposers to legally propose on this work should it be placed out for bid again based upon the statutory language. He stated that waiving the statutory prohibition was, in the opinion of C&I, discretionary with the Contractor's Licensing Board.

Comptroller Morgan stated that nobody met the bid requirements and, therefore, they need to go back out. Commissioner Goetz asked if there was a way the language of the RFP could be reconstructed to not require a license. Mr. Fitts replied they had presented that issue to C&I and they stated that, for the services we wanted, a license is required regardless of how phrased. Secretary of State Darnell mentioned that, unless we go to the Attorney General for an official opinion and prevail, it will be difficult to go forward. Mr. Fitts said they may want to ask for Attorney General opinion as this is going to have a ripple effect across Tennessee. Comptroller Morgan said that a six month extension with Heery makes sense. He said that it appeared to him that the State failed in its interpretation of the requirement for licensure and these folks should not be punished for being misled and they should allow us to go back out and the original proposers have the ability to rebid.

Treasurer Sims made a motion to extend the Heery contract for six months under its original terms, ask the Contractors Licensing Board to approve the original proposers to rebid the work, if properly licensed, and authorize a rebid of the work. He added that if it takes more than six months they could bring the issue back to the Subcommittee for action. After discussion, the motion was approved without objection.

SBC Project No. 529/000-09-03

DESIGNER SELECTIONS

Approved the following designer selections as referred to the Subcommittee, with authority to act.

- 1) **Tennessee Historical Commission**
(Architectural Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 160/000-01-04
Designer: **FOWLKES & ASSOCIATES ARCHITECTS**

- 2) **Tennessee Rehabilitation Center**
("G" Building Reroof / Exterior Repair)
Estimated Project Cost: \$275,000.00
SBC Project No. 442/006-01-04
Designer: **RICHARD C. RINKS**

- 3) **Labor & Workforce Career Center – Murfreesboro**
(New Construction)
Estimated Project Cost: \$3,925,000.00
SBC Project No. 300/000-01-04
Designer: **GOBBELL HAYS PARTNERS**
- 4) **National Guard Armory – Lawrenceburg**
(HVAC Replacement)
Estimated Project Cost: \$180,000.00
SBC Project No. 361/049-01-04
Designer: **I.C. THOMASSON ASSOCIATES**
- 5) **National Guard Armory – Camden**
(HVAC Replacement)
Estimated Project Cost: \$140,000.00
SBC Project No. 361/008-01-04
Designer: **NJC, INC.**
- 6) **National Guard Armory – Crossville**
(HVAC, Electrical & Plumbing Upgrade)
Estimated Project Cost: \$280,000.00
SBC Project No. 361/017-01-04
Designer: **WEST WELCH REED**
- 7) **Military Department**
(Civil/Structural Consultant)
Estimated Project Cost: \$30,000.00
SBC Project No. 361/000-01-04
Designer: **HART FREELAND ROBERTS**
- 8) **Military Department**
(Mechanical/Electrical Consultant)
Estimated Project Cost: \$50,000.00
SBC Project No. 361/000-02-04
Designer: **LOCKWOOD GREENE**
- 9) **Military Department**
(Environmental Consultant)
Estimated Project Cost: \$30,000.00
SBC Project No. 361/000-03-04
Designer: **EDGE GROUP**
- 10) **Rock Island State Park**
(Sewer Plant Upgrade)
Estimated Project Cost: \$885,000.00
SBC Project No. 126/087-01-04
Designer: **LITTLEJOHN ENGINEERING**
- 11) **Henry Horton State Park**
(Upgrades to Skeet & Trap Range)
Estimated Project Cost: \$620,000.00
SBC Project No. 126/051-01-04
Designer: **LARRY WOODS & ASSOCIATES**

- 12) **Reelfoot Lake State Park**
(Inn Upgrade)
Estimated Project Cost: \$860,000.00
SBC Project No. 126/084-01-04
Designer: **ARCHITECTURE, INC.**

- 13) **Warriors Path State Park**
(Swimming Pool Upgrade)
Estimated Project Cost: \$1,220,000.00
SBC Project No. 126/096-01-04
Designer: **PLANNING ASSOCIATES, INC.**

- 14) **Henry Horton State Park**
(Golf Course Irrigation system Upgrade)
Estimated Project Cost: \$1,480,000.00
SBC Project No. 126/051-02-04
Designer: **LITTLEJOHN ENGINEERING**

- 15) **Paris Landing State Park**
(Marina Upgrade Phase 2)
Estimated Project Cost: \$1,775,000.00
SBC Project No. 126/075-01-04
Designer: **MAFFETT STAMPS**

- 16) **Fort Pillow State Park**
(Picnic Shelter Replacement)
Estimated Project Cost: \$136,510.00
SBC Project No. 126/038-01-04
Designer: **ARCHITECTURE, INC.**

- 17) **Department of Environment and Conservation**
(Engineering Consultant)
Estimated Project Cost: \$75,000.00
SBC Project No. 126/000-01-04
Designer: **STANTEC CONSULTING**

- 18) **Department of Environment and Conservation**
(Architectural Consultant)
Estimated Project Cost: \$75,000.00
SBC Project No. 126/000-02-04
Designer: **LARRY WOODS & ASSOCIATES**

- 19) **West Tennessee School for the Deaf**
(Recreation & Therapy Building)
Estimated Project Cost: \$1,840,000.00
SBC Project No. 168/009-01-04
Designer: **ARCHIMANIA, INC.**

- 20) **Tennessee School for the Deaf**
(Fire Code Upgrade, Phase 1)
Estimated Project Cost: \$830,000.00
SBC Project No. 168/007-02-04
Designer: **GRIEVE & ASSOCIATES**

- 21) **Tennessee School for the Deaf**
(Campuswide Reroof & Repair)
Estimated Project Cost: \$380,000.00
SBC Project No. 168/007-03-04
Designer: **UPLAND DESIGN GROUP**

- 22) **Tennessee School for the Deaf**
(Fire Alarm System Replacement)
Estimated Project Cost: \$310,000.00
SBC Project No. 168/007-04-04
Designer: **LAMAR DUNN & ASSOCIATES**

- 23) **Department of Education**
(East Tennessee Consultant)
Estimated Project Cost: \$20,000.00
SBC Project No. 162/000-01-04
Designer: **GRIEVE & ASSOCIATES**

- 24) **Department of Education**
(Middle & West Tennessee Consultant)
Estimated Project Cost: \$10,000.00
SBC Project No. 162/000-02-04
Designer: **NJC, INC.**

- 25) **Dyersburg State Community College**
(Fully Plan Tipton County Center Addition)
Estimated Project Cost: \$5,252,000.00
Estimated Planning Cost: \$ 222,000.00
SBC Project No. 166/017-01-04
Designer: **FLEMING ASSOCIATES ARCHITECTS**

- 26) **Southwest Tennessee Community College**
(Fully Plan New/Replacement Campus)
Estimated Project Cost: \$13,370,000.00
Estimated Planning Cost: \$ 520,000.00
SBC Project No. 166/033-01-04
Designer: **FLEMING ASSOCIATES ARCHITECTS / HAIZLIP FIRM, A JOINT VENTURE**

- 27) **Northeast State Technical Community College**
(New Humanities Building)
Estimated Project Cost: \$14,850,000.00
SBC Project No. 166/038-01-04
Designer: **COMMUNITY TECTONICS / KEN ROSS ARCHITECTS, A JOINT VENTURE**

- 28) **University of Memphis**
(CFC Chillers Replacement – Part 2)
Estimated Project Cost: \$1,800,000.00
SBC Project No. 166/000-02-01
Designer: **SHAPLEY DESIGNS**

- 29) **Middle Tennessee State University**
(Accessibility Adaptations)
Estimated Project Cost: \$1,155,455.00
SBC Project No. 166/009-09-99
Designer: **MCFARLIN HUITT PANVINI**

- 30) **Tennessee State University**
(Accessibility Adaptations)
Estimated Project Cost: \$548,043.00
SBC Project No. 166/001-01-99
Designer: **HASTINGS ARCHITECTURE ASSOCIATES**

- 31) **Columbia State Community College**
(Accessibility Adaptations)
Estimated Project Cost: \$115,210.00
SBC Project No. 166/015-01-99
Designer: **ADKISSON HARRISON ASSOCIATES**

- 32) **Nashville State Community College**
(Accessibility Adaptations)
Estimated Project Cost: \$53,442.00
SBC Project No. 166/034-04-99
Designer: **MOODY NOLAN, LTD.**

- 33) **Volunteer State Community College**
(Accessibility Adaptations)
Estimated Project Cost: \$58,699.00
SBC Project No. 166/025-01-99
Designer: **ADKISSON HARRISON ASSOCIATES**

- 34) **Middle Tennessee State University**
(Several Buildings System Replacements)
Estimated Project Cost: \$1,395,000.00
SBC Project No. 166/009-05-02
Designer: **PETERSON ASSOCIATES**

- 35) **Middle Tennessee State University**
(Fully Plan Underground Electrical Update)
Estimated Project Cost: \$7,210,000.00
Estimated Planning Cost \$ 280,000.00
SBC Project No. 166/009-04-04
Designer: **R. W. BECK**

- 36) **Tennessee Technological University**
(Central Cooling Deficiency Correction)
Estimated Project Cost: \$2,450,000.00
SBC Project No. 166/011-02-04
Designer: **I.C. THOMASSON ASSOCIATES**

- 37) **Cleveland State Community College**
(HVAC Equipment and Controls Update)
Estimated Project Cost: \$1,030,000.00
SBC Project No. 166/013-01-04
Designer: **MEP ENGINEERING**

- 38) **Dyersburg State Community College**
(Chemistry Laboratory Update)
Estimated Project Cost: \$1,070,000.00
SBC Project No. 166/017-02-04
Designer: **MCGEHEE NICHOLSON BURKE**

- 39) **Tennessee Technology Center in Jackson**
(Lexington Campus HVAC Update)
Estimated Project Cost: \$1,200,000.00
SBC Project No. 166/058-01-04
Designer: **OGCB, INC.**
- 40) **Austin Peay State University**
(Armory Demolition and Memorial Health Renovation)
Estimated Project Cost: \$1,320,000.00
SBC Project No. 166/003-02-04
Designer: **RUFUS JOHNSON & ASSOCIATES**
- 41) **East Tennessee State University**
(Electrical Upgrade – Part 2)
Estimated Project Cost: \$1,470,000.00
SBC Project No. 166/005-02-04
Designer: **WEST WELCH REED**
- 42) **East Tennessee State University**
(College of Medicine Building #2 Electrical Repairs)
Estimated Project Cost: \$590,000.00
SBC Project No. 166/005-03-04
Designer: **VREELAND ENGINEERS**
- 43) **East Tennessee State University**
(Steam and Water System Update)
Estimated Project Cost: \$1,570,000.00
SBC Project No. 166/005-04-04
Designer: **MEP ENGINEERING**
- 44) **East Tennessee State University**
(Several Buildings Roof Replacements)
Estimated Project Cost: \$1,080,000.00
SBC Project No. 166/005-05-04
Designer: **KAATZ BINKLEY JONES MORRIS**
- 45) **Middle Tennessee State University**
(Bragg Mass Comm Bldg Roof Replacement)
Estimated Project Cost: \$750,000.00
SBC Project No. 166/009-05-04
Designer: **HASTINGS ARCHITECTURE ASSOCIATES**
- 46) **Middle Tennessee State University**
(Ezell & Abernathy Safety & Code Corrections)
Estimated Project Cost: \$800,000.00
SBC Project No. 166/009-06-04
Designer: **ADKISSON HARRISON ASSOCIATES**
- 47) **Tennessee State University**
(Power Plant Mechanical Update)
Estimated Project Cost: \$3,110,000.00
SBC Project No. 166/001-02-04
Designer: **SMITH SECKMAN REID**

- 48) **Tennessee Technological University**
(Bruner Hall Electrical Update)
Estimated Project Cost: \$1,640,000.00
SBC Project No. 166/011-03-04
Designer: **VREELAND ENGINEERS**

- 49) **University of Memphis**
(Fume Hood Replacements)
Estimated Project Cost: \$4,560,000.00
SBC Project No. 166/007-03-04
Designer: **ALLEN & HOSHALL**

- 50) **University of Memphis**
(Several Buildings Roof Repair/Replacement)
Estimated Project Cost: \$3,680,000.00
SBC Project No. 166/007-04-04
Designer: **FISHER & ARNOLD, INC.**

- 51) **Chattanooga State Technical Community College**
(Boiler Replacement)
Estimated Project Cost: \$180,000.00
SBC Project No. 166/012-01-04
Designer: **MEP ENGINEERING**

- 52) **Chattanooga State Technical Community College**
(Omniplex Asbestos Abatement)
Estimated Project Cost: \$100,000.00
SBC Project No. 166/012-02-04
Designer: **CAMPBELL & ASSOCIATES**

- 53) **Chattanooga State Technical Community College**
(Sidewalks and Roadways Repair)
Estimated Project Cost: \$460,000.00
SBC Project No. 166/012-03-04
Designer: **DAVID BARLEW ARCHITECTS**

- 54) **Jackson State Community College**
(Gymnasium HVAC Update)
Estimated Project Cost: \$330,000.00
SBC Project No. 166/019-01-04
Designer: **OGCB, INC.**

- 55) **Jackson State Community College**
(Nursing Area Moisture Interdiction)
Estimated Project Cost: \$130,000.00
SBC Project No. 166/019-02-04
Designer: **HART FREELAND ROBERTS**

- 56) **Nashville State Technical Community College**
(“A” Building Lab Update)
Estimated Project Cost: \$390,000.00
SBC Project No. 166/034-02-04
Designer: **SMITH SECKMAN REID**

- 57) **Northeast State Technical Community College**
(HVAC Updates)
Estimated Project Cost: \$220,000.00
SBC Project No. 166/038-02-04
Designer: **WEST WELCH REED**

- 58) **Pellissippi State Technical Community College**
(Central Plant Repairs)
Estimated Project Cost: \$260,000.00
SBC Project No. 166/032-02-04
Designer: **WEST WELCH REED**

- 59) **Pellissippi State Technical Community College**
(Goins Admin Building Reroof)
Estimated Project Cost: \$400,000.00
SBC Project No. 166/032-03-04
Designer: **ROSS / FOWLER**

- 60) **Roane State Community College**
(Gym and Library Roof Repair)
Estimated Project Cost: \$360,000.00
SBC Project No. 166/027-03-04
Designer: **KAATZ BINKLEY JONES MORRIS**

- 61) **Southwest Tennessee Community College**
(Farris Complex Fire Safety Corrections)
Estimated Project Cost: \$240,000.00
SBC Project No. 166/033-02-04
Designer: **OGCB, INC.**

- 62) **Volunteer State Community College**
(Caudill & Warf Roof & Skylight Replacement)
Estimated Project Cost: \$670,000.00
SBC Project No. 166/025-04-04
Designer: **MCFARLIN HUITT PANVINI**

- 63) **Tennessee Technology Center at Chattanooga**
(Welding & Cosmetology Ventilation Corrections)
Estimated Project Cost: \$230,000.00
SBC Project No. 166/012-04-04
Designer: **CAMPBELL & ASSOCIATES**

- 64) **Tennessee Technology Center at Chattanooga**
(Sequatchie Valley HVAC Replacement)
Estimated Project Cost: \$170,000.00
SBC Project No. 166/012-05-04
Designer: **MEP ENGINEERING**

- 65) **Tennessee Technology Center at Elizabethton**
(Roof Replacement)
Estimated Project Cost: \$150,000.00
SBC Project No. 166/052-01-04
Designer: **KEN ROSS ARCHITECTS**

- 66) **Tennessee Technology Center at Memphis**
(Structural, Exterior & Door Repair & Replacement)
Estimated Project Cost: \$210,000.00
SBC Project No. 166/070-01-04
Designer: **ATKINS BUCHNER PRICE**
- 67) **Tennessee Technology Center at Nashville**
(Structural and Exterior Repair)
Estimated Project Cost: \$380,000.00
SBC Project No. 166/064-01-04
Designer: **STREET DIXON RICK**
- 68) **Tennessee Technology Center at Newbern**
(Roof Replacement)
Estimated Project Cost: \$370,000.00
SBC Project No. 166/076-01-04
Designer: **CLARK DIXON ARCHITECTS**
- 69) **Tennessee Technology Center at Paris**
(Heat System Replacement)
Estimated Project Cost: \$100,000.00
SBC Project No. 166/079-01-04
Designer: **I.C. THOMASSON ASSOCIATES**
- 70) **Tennessee Technology Center at Shelbyville**
(Roof, Structural and Interior Repairs/Replacements)
Estimated Project Cost: \$520,000.00
SBC Project No. 166/086-01-04
Designer: **HART FREELAND ROBERTS**
- 71) **Tennessee Technology Centers at Elizabethton & Morristown**
(HVAC Updates)
Estimated Project Cost: \$120,000.00
SBC Project No. 166/000-02-04
Designer: **LAMAR DUNN & ASSOCIATES**
- 72) **Tennessee Technology Centers at Pulaski & Shelbyville**
(HVAC Updates)
Estimated Project Cost: \$120,000.00
SBC Project No. 166/000-03-04
Designer: **KURZYNSKE & ASSOCIATES**
- 73) **East Tennessee State University**
(New Dormitory)
Estimated Project Cost: \$18,200,000.00
SBC Project No. 166/005-06-04
Designer: **FISHER & ASSOCIATES / MCCARTY HOLSAPLE MCCARTY, A JOINT VENTURE**
- 74) **Volunteer State Community College**
(Livingston Center Addition and Renovation)
Estimated Project Cost: \$4,750,000.00
SBC Project No. 166/025-05-04
Designer: **HASTINGS ARCHITECTURE ASSOCIATES**

- 75) **Northeast State Technical Community College**
(Landscape Master Plan)
Estimated Project Cost: \$20,000.00
SBC Project No. 166/038-03-04
Designer: **MICHAEL VERSEN**

- 76) **Tennessee Board of Regents**
(North Middle Architect Consultant)
SBC Project No. 166/000-04-04
Designer: **LYLE COOK MARTIN ARCHITECTS**

- 77) **Tennessee Board of Regents**
(East Engineer Consultant)
SBC Project No. 166/000-04-04
Designer: **LAMAR DUNN & ASSOCIATES**

- 78) **Tennessee Board of Regents**
(East Architect Consultant)
SBC Project No. 166/000-04-04
Designer: **KEN ROSS ARCHITECTS**

- 79) **Tennessee Board of Regents**
(Middle Architect Consultant)
SBC Project No. 166/000-04-04
Designer: **HART FREELAND ROBERTS**

- 80) **Tennessee Board of Regents**
(Middle Engineer Consultant)
SBC Project No. 166/000-04-04
Designer: **I.C. THOMASSON ASSOCIATES**

- 81) **Tennessee Board of Regents**
(Southeast Engineer Consultant)
SBC Project No. 166/000-04-04
Designer: **WRIGHT ASSOCIATES TECHNICAL SERVICES, INC.**

- 82) **Tennessee Board of Regents**
(Codes Consultant)
SBC Project No. 166/000-04-04
Designer: **WAMSLEY & ASSOCIATES**

- 83) **Tennessee Board of Regents**
(Environmental Consultant)
SBC Project No. 166/000-04-04
Designer: **TERRACON, INC.**

- 84) **Tennessee Board of Regents**
(East Middle Architect Consultant)
SBC Project No. 166/000-04-04
Designer: **COMMUNITY TECTONICS**

- 85) **Tennessee Board of Regents**
(West Engineer Consultant)
SBC Project No. 166/000-04-04
Designer: **ELLER OAKLEY CHESTER RIKE**

- 86) **Tennessee Board of Regents**
(West Architect Consultant)
SBC Project No. 166/000-04-04
Designer: **FLEMING ASSOCIATES ARCHITECTS**
- 87) **University of Tennessee Chattanooga**
(Grote Hall Improvements)
Estimated Project Cost: \$4,250,000.00
SBC Project No. 540/005-02-04
Designer: **ARTECH**
- 88) **University of Tennessee Chattanooga**
(Elevator and Fire Protection Systems Upgrade)
Estimated Project Cost: \$1,900,000.00
SBC Project No. 540/005-03-04
Designer: **PLANNING ASSOCIATES**
- 89) **University of Tennessee Chattanooga**
(Metro Building Upgrade)
Estimated Project Cost: \$2,350,000.00
SBC Project No. 540/005-04-04
Designer: **CHARLES KING ARCHITECTS**
- 90) **University of Tennessee Chattanooga**
(Campus Landscaping)
Estimated Project Cost: \$1,400,000.00
SBC Project No. 540/005-05-04
Designer: **ROSS / FOWLER**
- 91) **University of Tennessee Chattanooga**
(Athletic Training Facility)
Estimated Project Cost: \$2,000,000.00
SBC Project No. 540/005-06-04
Designer: **TWH ARCHITECTS**
- 92) **University of Tennessee Knoxville**
(Elevator Upgrades, Phases 1 & 2)
Estimated Project Cost: \$3,700,000.00
SBC Project No. 540/009-07-04
Designer: **WEEKS AMBROSE MCDONALD**
- 93) **University of Tennessee Knoxville**
(Greenhouse Improvements)
Estimated Project Cost: \$3,000,000.00
SBC Project No. 540/009-08-04
Designer: **COCKRILL DESIGN & PLANNING**
- 94) **University of Tennessee Knoxville**
(Steam Plant Equipment Improvements, Ph. 2)
Estimated Project Cost: \$900,000.00
SBC Project No. 540/009-09-04
Designer: **I.C. THOMASSON ASSOCIATES**

- 95) **University of Tennessee Knoxville**
(Masonry Repairs)
Estimated Project Cost: \$1,750,000.00
SBC Project No. 540/009-10-04
Designer: **LOCKWOOD GREENE**
- 96) **University of Tennessee Knoxville**
(Cherokee Animal Facility Upgrade)
Estimated Project Cost: \$1,110,000.00
SBC Project No. 540/009-11-04
Designer: **DESIGN INNOVATIONS ARCHITECTS**
- 97) **University of Tennessee Knoxville**
(Roof Replacements)
Estimated Project Cost: \$900,000.00
SBC Project No. 540/009-12-04
Designer: **GRIEVE & ASSOCIATES**
- 98) **University of Tennessee Knoxville**
(Chiller Replacement Phase 6)
Estimated Project Cost: \$2,200,000.00
SBC Project No. 540/009-13-04
Designer: **BARGE WAGGONER SUMNER CANNON**
- 99) **University of Tennessee Knoxville**
(Humanities Complex HVAC Upgrade)
Estimated Project Cost: \$2,650,000.00
SBC Project No. 540/009-14-04
Designer: **I.C. THOMASSON ASSOCIATES**
- 100) **University of Tennessee Knoxville**
(Plant Science Building 1935 Improvements)
Estimated Project Cost: \$1,250,000.00
SBC Project No. 540/009-15-04
Designer: **STUDIO A DESIGN**
- 101) **University of Tennessee Knoxville**
(Riverbank Stabilization Phase 1)
Estimated Project Cost: \$500,000.00
SBC Project No. 540/009-16-04
Designer: **MACTECH**
- 102) **University of Tennessee Knoxville**
(University Center Plaza Replacement)
Estimated Project Cost: \$300,000.00
SBC Project No. 540/009-17-04
Designer: **ROBERT C. FRENCH, ARCHITECT**
- 103) **University of Tennessee Knoxville**
(Business Incubator Building)
Estimated Project Cost: \$2,650,000.00
SBC Project No. 540/009-18-04
Designer: **BARGE WAGGONER SUMNER CANNON**

- 104) **University of Tennessee Knoxville**
(Clement Hall Renovation)
Estimated Project Cost: \$6,520,000.00
SBC Project No. 540/009-20-04
Designer: **LOCKWOOD GREENE**
- 105) **University of Tennessee Knoxville**
(Lindsay Nelson Baseball Stadium Renovation & Addition)
Estimated Project Cost: \$6,000,000.00
SBC Project No. 540/009-23-04
Designer: **LINDSAY & MAPLES ARCHITECTS**
- 106) **University of Tennessee Knoxville**
(Hess Hall Renovation)
Estimated Project Cost: \$10,740,000.00
SBC Project No. 540/009-03-04
Designer: **LEWIS GROUP ARCHITECTS**
- 107) **University of Tennessee Martin**
(Roof Replacement)
Estimated Project Cost: \$1,400,000.00
SBC Project No. 540/011-02-04
Designer: **TLM ASSOCIATES**
- 108) **University of Tennessee Martin**
(Humanities Building HVAC Upgrade)
Estimated Project Cost: \$1,600,000.00
SBC Project No. 540/011-03-04
Designer: **ELLERS OAKLEY CHESTER RIKE**
- 109) **University of Tennessee Martin**
(Business Admin Bldg Upgrade)
Estimated Project Cost: \$950,000.00
SBC Project No. 540/011-04-04
Designer: **BARHAM / CAIN / MYNATT, INC.**
- 110) **University of Tennessee Martin**
(Johnson EPS Building Lab Upgrade)
Estimated Project Cost: \$850,000.00
SBC Project No. 540/011-05-04
Designer: **HORRELL GROUP ARCHITECTS**
- 111) **University of Tennessee Martin**
(Elam Center Renovation)
Estimated Project Cost: \$2,600,000.00
SBC Project No. 540/011-06-04
Designer: **LYLE COOK MARTIN ARCHITECTS**
- 112) **University of Tennessee Memphis**
(Pharmacy Building)
Estimated Project Cost: \$42,800,000.00
SBC Project No. 540/013-03-04
Designer: **EVANS TAYLOR FOSTER CHILDRESS / TRO, A JOINT VENTURE**

- 113) **University of Tennessee Memphis**
(Coleman Building Chiller Replacement)
Estimated Project Cost: \$2,000,000.00
SBC Project No. 540/013-04-04
Designer: **OGCB, INC.**
- 114) **University of Tennessee Memphis**
(Elevator and Fire Protection Upgrades)
Estimated Project Cost: \$2,450,000.00
SBC Project No. 540/013-05-04
Designer: **HORRELL GROUP ARCHITECTS**
- 115) **University of Tennessee Memphis**
(Boling and Molecular Science Chiller Replacement)
Estimated Project Cost: \$1,700,000.00
SBC Project No. 540/013-06-04
Designer: **THE PICKERING FIRM**
- 116) **University of Tennessee Memphis**
(Masonry Repairs)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 540/013-07-04
Designer: **THE PICKERING FIRM**
- 117) **University of Tennessee Space Institute**
(Roof Replacement and Electrical Improvements)
Estimated Project Cost: \$240,000.00
SBC Project No. 540/020-02-04
Designer: **PLANNING ASSOCIATES**
- 118) **University of Tennessee Institute of Agriculture**
(Nashville Center Improvements)
Estimated Project Cost: \$325,000.00
SBC Project No. 540/001-02-04
Designer: **FOWLKES & ASSOCIATES ARCHITECTS**
- 119) **University of Tennessee Institute of Agriculture**
(Architectural Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/001-01-04
Designer: **ROBERT C. FRENCH, ARCHITECT**
- 120) **University of Tennessee Institute of Agriculture**
(Mechanical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/001-01-04
Designer: **APPLIED ENGINEERS**
- 121) **University of Tennessee Chattanooga**
(Architectural Consultant)
Estimated Project Cost: \$35,000.00
SBC Project No. 540/005-01-04
Designer: **FRANKLIN ASSOCIATES ARCHITECTS**

- 122) **University of Tennessee Chattanooga**
(Electrical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-01-04
Designer: **MEP ENGINEERING**
- 123) **University of Tennessee Chattanooga**
(Mechanical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-01-04
Designer: **BASARRATE & ASSOCIATES**
- 124) **University of Tennessee Chattanooga**
(Structural Consultant)
Estimated Project Cost: 25,000.00
SBC Project No. 540/005-01-04
Designer: **MARCH-ADAMS**
- 125) **University of Tennessee Chattanooga**
(Environmental Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-01-04
Designer: **MACTECH**
- 126) **University of Tennessee Chattanooga**
(Landscape Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/005-01-04
Designer: **ROSS / FOWLER**
- 127) **University of Tennessee Knoxville**
(Architectural Consultant)
Estimated Project Cost: \$80,000.00
SBC Project No. 540/009-06-04
Designer: **MICHAEL BRADY, INC.**
- 128) **University of Tennessee Knoxville**
(Electrical Consultant)
Estimated Project Cost: \$80,000.00
SBC Project No. 540/009-06-04
Designer: **WEST WELCH REED**
- 129) **University of Tennessee Knoxville**
(Mechanical Consultant)
Estimated Project Cost: \$40,000.00
SBC Project No. 540/009-06-04
Designer: **APPLIED ENGINEERS**
- 130) **University of Tennessee Knoxville**
(Structural Consultant)
Estimated Project Cost: \$60,000.00
SBC Project No. 540/009-06-04
Designer: **ROSS BRYAN ASSOCIATES**

- 131) **University of Tennessee Knoxville**
(Environmental Consultant)
Estimated Project Cost: \$40,000.00
SBC Project No. 540/009-06-04
Designer: **S & ME**
- 132) **University of Tennessee Martin**
(Architectural Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/011-01-04
Designer: **LYLE COOK MARTIN ARCHITECTS**
- 133) **University of Tennessee Martin**
(Electrical/Mechanical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/011-01-04
Designer: **BARHAM / CAIN / MYNATT**
- 134) **University of Tennessee Memphis**
(Electrical Consultant)
Estimated Project Cost: \$50,000.00
SBC Project No. 540/013-02-04
Designer: **OGCB, INC.**
- 135) **University of Tennessee Memphis**
(Mechanical Consultant)
Estimated Project Cost: \$65,000.00
SBC Project No. 540/013-02-04
Designer: **THE PICKERING FIRMS**
- 136) **University of Tennessee Memphis**
(Structural Consultant)
Estimated Project Cost: \$20,000.00
SBC Project No. 540/013-02-04
Designer: **BURR & COLE CONSULTING**
- 137) **University of Tennessee Memphis**
(Environmental Consultant)
Estimated Project Cost: \$35,000.00
SBC Project No. 540/013-02-04
Designer: **THE PICKERING FIRM**
- 138) **University of Tennessee Space Institute**
(Mechanical Consultant)
Estimated Project Cost: \$25,000.00
SBC Project No. 540/020-01-04
Designer: **BASARRATE & ASSOCIATES**
- 139) **New Consolidated Training Facility**
(Feasibility Study)
Estimated Project Cost: \$100,000.00
SBC Project No. 529/000-03-04
Designer: **EVERTON OGLESBY ARCHITECTS**

- 140) **Tennessee State Museum**
(Interior Damage Repairs)
Estimated Project Cost: \$1,300,000.00
SBC Project No. 529/075-01-04
Designer: **MOODY NOLAN**
- 141) **Bicentennial Mall State Park**
(Maintenance Upgrade)
Estimated Project Cost: \$500,000.00
SBC Project No. 126/124-01-04
Designer: **TUCK HINTON ARCHITECTS**
- 142) **Ellington Agricultural Center**
(Utilities Upgrade)
Estimated Project Cost: \$1,175,000.00
SBC Project No. 100/000-02-04
Designer: **BARGE WAGGONER SUMNER CANNON**
- 143) **Old Main Prison Site**
(Building Demolition)
Estimated Project Cost: \$500,000.00
SBC Project No. 529/000-04-04
Designer: **QUANTUM ENVIRONMENTAL**
- 144) **Arlington Developmental Center**
(Baker Building Fire Dampers)
Estimated Project Cost: \$380,000.00
SBC Project No. 344/017-01-04
Designer: **ALLEN & HOSHALL**
- 145) **Arlington Developmental Center**
(A&I Boiler Gas Burners)
Estimated Project Cost: \$234,000.00
SBC Project No. 344/017-02-04
Designer: **ELLERS OAKLEY CHESTER RIKE**
- 146) **Arlington Developmental Center**
(Facility Survey)
Estimated Project Cost: \$35,000.00
SBC Project No. 344/017-03-04
Designer: **MMH HALL ARCHITECTS**
- 147) **Greene Valley Developmental Center**
(Boiler Replacement)
Estimated Project Cost: \$165,000.00
SBC Project No. 344/007-01-04
Designer: **VAUGHN & MELTON**
- 148) **Foster Avenue Office Complex**
(McCord Hall Mechanical Upgrade)
Estimated Project Cost: \$250,000.00
SBC Project No. 529/021-01-04
Designer: **SMITH SECKMAN REID**

- 149) **TBI Regional Consolidated Facility – Knoxville**
(Consultant – Feasibility/Programming Services)
Estimated Project Cost: \$20,000.00
SBC Project No. 500/003-01-04
Designer: **MCCLAREN WILSON LAWRIE**
- 150) **Capital Projects Management**
(Middle MPE Engineering Consultant)
SBC Project No. 529/000-04-03
Designer: **SSOE, INC.**
- 151) **Capital Projects Management**
(Middle MPE Engineering Consultant)
SBC Project No. 529/000-04-03
Designer: **TLC ENGINEERING**
- 152) **Capital Projects Management**
(West Architect Consultant)
SBC Project No. 529/000-04-03
Designer: **KEITH KAYS**
- 153) **Capital Projects Management**
(ADA Consultant)
SBC Project No. 529/000-04-03
Designer: **LARRY WOODS & ASSOCIATES**
- 154) **Capital Projects Management**
(West MPE Engineering Consultant)
SBC Project No. 529/000-04-03
Designer: **THE PICKERING FIRM**
- 155) **Capital Projects Management**
(West Architect Consultant)
SBC Project No. 529/000-04-03
Designer: **SELF TUCKER ARCHITECTS**
- 156) **Capital Projects Management**
(Roofing Consultant)
SBC Project No. 529/000-04-03
Designer: **RICHARD C. RINKS**

STATE BUILDING COMMISSION

EXECUTIVE SUBCOMMITTEE MEETING MINUTES

- 1) Approved the Minutes of the Executive Subcommittee meeting held on May 27, 2004.

* * * * *

Following approval of the Consent Agenda, the meeting adjourned at 9:55 a.m.

CONSENT AGENDA

Approved the following real property transactions that had been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **Department of Military – Greene County**
Transaction: Disposal by Easement with Right-of-Entry
Provision: Waiver of Advertisement and Appraisals
- B. Agency: **Department of Military – Scott County**
Transaction: Disposal by Easement with Right-of-Entry
Provision: Waiver of Advertisement and Appraisals
- C. Agency: **Department of Revenue – Orange County, California**
Transaction: Lease Agreement
- D. Agency: **Environment & Conservation – Maury County**
Transaction: Lease Agreement
- E. Agency: **TN Wildlife Resources Agency – Maury County**
Transaction: Acquisition in Fee
- F. Agency: **TN Wildlife Resources Agency – Union County**
Transaction: Acquisition by Easement
- G. Agency: **Department of Transportation – Greene County**
Transaction: Disposal by Easement with Right-of-Entry
Provision: Waiver of Advertisement
- H. Agency: **Department of Transportation – Sevier County**
Transaction: Disposal in Fee
Provision: Waiver of Advertisement
- I. Agency: **Department of Transportation – Washington County**
Transaction: Disposal in Fee
Provision: Waiver of Advertisement
- J. Agency: **Department of Transportation – Washington County**
Transaction: Disposal in Fee
Provision: Waiver of Advertisement
- K. Agency: **Department of Transportation – Wilson County**
Transaction: Disposal in Fee
Provision: Waiver of Advertisement and Appraisals
- L. Agency: **TN Board of Regents – Rutherford County**
Transaction: Lease Agreement
- M. Agency: **TN Board of Regents – Rutherford County**
Transaction: Lease Agreement
- N. Agency: **University of Tennessee – Weakley County**
Transaction: Demolition of Residential Structure and Out Building

DEPARTMENT OF MILITARY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS, and APPROVAL of RIGHT-OF-ENTRY, as required by TCA 4-15-102 and 12-2-112.

Description: **Greene County – Easements – National Guard armory, Hal Henard Road, Greeneville, TN – Trans. No. 04-05-003 (CH)**

Purpose: Disposal by Easement for drainage, slope and temporary construction for Highway widening project by the TN Department of Transportation.

Estimated Sale Price: Grant – Mutual and Public Benefit

Grantee: Town of Greeneville

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction and advised there is no negative impact to the armory. Staff referred to Sub-committee for consent agenda.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

DEPARTMENT OF MILITARY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS with APPROVAL of RIGHT-OF-ENTRY as required by TCA 4-15-102 and 12-2-112.

Description: **Scott County – 30 x30 Easement with Ingress and Egress – National Guard armory, Oneida, TN – Trans. No. 04-05-004 (CH)**

Purpose: Disposal by Easement for a proposed sanitary sewer pump station.

Estimated Sale Price: Grant – Mutual and Public Benefit

Grantee: Scott County Public Works

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction and advised there is no negative impact to the armory. He stated the County has received a grant from the TN Industrial Infrastructure Program for the project. Staff referred to Sub-committee for consent agenda.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

DEPARTMENT OF REVENUE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Orange County, California – 180 Newport Center Drive, Newport Beach, California – Trans. No. 04-02-918 (JS)

Purpose: To provide office and related space for the West Coast Audit Division

Term: October 1, 2004 thru September 30, 2014 (10 yrs.)

Proposed Amount: 1,588 Square Feet
Avg. Annual Contract Rent
Incl. Utility & Janitorial Cost: \$48,593.00 @ \$30.60/sf
Avg. Annual Effective Cost: \$48,593.00 @ \$30.60/sf

Current Amount: 1,588 Square Feet
Annual Contract Rent
Incl. Utility & Janitorial Cost: \$42,876.00 @ \$27.00/sf
Total Annual Effective Cost: \$42,876.00 @ \$27.00/sf

Type: New Lease – Advertisement – Lowest Proposal from (1) Prosper

Lessor: IRES #22 Limited, a California Limited Partnership, Current Lessor

Comment: The proposed lease provides for no cancellation during the first 5-years of the lease term except for cause and/or lack of funding and 180 days notice thereafter.

SSC Report: 6-14-04. Bob King summarized the transaction. Staff asked the rate reflects reasonable competition in the area and Mr. King stated he believed it did. John Lamar, agency representative, stated that this unit generates over \$1 Million to the State in sales and franchise/excise taxes from companies doing business in the State of Tennessee. He stated this unit also covers a good portion of the West Coast. Staff requested a market study of similar space.

Staff referred to consent agenda subject to market study information being provided.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Maury County – 2484 and 2486-C Park Plus Drive, Columbia, TN – Trans. No. 03-09-908 (RS)

Purpose: To provide office and related space for the Columbia Environmental Assistance Center.

Term: July 1, 2004 thru June 30, 2014 (10 yrs.)

Proposed Amount: 13,364 Square Feet
Annual Contract Rent
Incl. Utility & Janitorial Cost: \$99,999.00 @\$7.48/sf
Total Annual Effective Cost: \$99,999.00 @\$7.48/sf

Current Amount: 13,364 Square Feet
Annual Contract Rent
Incl. Utility & Janitorial Cost: \$108,774.00 @\$8.14/sf
Total Annual Effective Cost: \$108,774.00 @\$8.14/sf

Type: New Lease – Advertisement – Only Proposal

FRF Rate: \$13.50 Per Square Foot

Purchase Option: Yes – Years 1 thru 10

Lessor: Richard Thompson, Current Lessor

Comment: Proposed lease provides (1) the Lessor will perform repairs, upgrades and tenant alterations at no additional cost to the State, (2) no cancellation during the first five years except for cause and/or lack of funding and 180 days notice thereafter, and (3) the State's Option to Purchase.

SSC Report: 6-14-04. Bob King summarized the transaction. He stated the Lessor will perform requested improvements. Staff referred to Sub-committee for consent agenda.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

TENNESSEE WILDLIFE RESOURCE AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Maury County – 90.02 +/- Acres (2 Tracts) – Yanahli Wildlife Management Area, Duck River – Trans. No. 04-05-009 (CH)**

Purpose: Acquisition in Fee for protection of a freshwater mussel habitat and riparian protection to this portion of the Duck River in Maury County

Source of Funding: \$253,850.00 - Federal Grant Funds
\$ 85,617.00 – State Funds (Watchable Wildlife Fund)

Estimated Cost: Fair Market Value

Estimated Value: \$253,850.00

Owner(s): The Nature Conservancy

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction. He stated the agency has received federal funds toward the purchase of the property. John Gregory stated the project did not come forward for conceptual approval and apologized. He stated the Commission has approved the project. Staff referred to Sub-committee for consent agenda subject to purchase at fair market value but not to exceed the cost to The Nature Conservancy.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and ACQUIRE a PERMANENT ACCESS EASEMENT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Union County – 1.0 +/- Acres – Norris Lake – Trans. No. 04-05-010 (CH)**

Purpose: Acquisition by Permanent Easement to provide a boat ramp for access to Norris Lake by boaters and fishermen.

Source of Funding: License Fees

Estimated Cost: Fair Market Value

Estimated Value: \$2,000.00

Owner(s): J. B. Stiner

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPROVAL of a RIGHT-OF-ENTRY as required by TCA 4-15-102 and 12-2-112.

Description: **Greene County – 0.24 +/- Acres – Intersection of SR34 and Old Erwin Highway, Greeneville, TN – Trans. No. 04-05-005 (BM)**

Purpose: Disposal of a Perpetual Easement to the only adjoining property owner for assemblage purposes.

Estimated Sale Price: Fair Market Value

Grantee: Stewart Taylor

Comment: Agency has only a perpetual easement on the subject property.

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Sevier County – 3.31 +/- Acres – Intersection of South King Branch Road and Sassafras Trail, Sevierville, TN – Trans. No. 04-05-012 (BM)**

Purpose: Disposal in Fee of surplus right-of-way to the county for a sewage collection, treatment and re-use system demonstration project.

Original Cost to State: \$4,252.00

Date of Original Conveyance: 1952

Grantor Unto State: Brackins Heirs

Estimated Sale Price: Fair Market Value

Estimated Value: \$25,000.00

Grantee: Sevier County

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction. He advised that Sevier County has received a grant from the TN Department of Agriculture for the project to serve the residents along the road. Staff referred to Sub-committee for consent agenda.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Washington County – 0.204 +/- Acres – SR381, Johnson City, TN – Trans. No. 04-05-006 (BM)**

Purpose: Disposal in Fee of surplus right-of-way for assemblage purposes.

Original Cost to State: \$140,000 – 2.175 Acres

Date of Original Conveyance: 1993

Grantor Unto State: Manjit K. Dhaliwal, et al

Estimated Sale Price: Fair Market Value

Estimated Value: \$25,000.00

Grantee: J. M. Cox, Jr., John W. Speropulos, Tracy Fleenor, and Hunters Lake, a TN General Partnership

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction. Referred to Sub-committee for consent agenda.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description: **Washington County – 0.263 +/- Acres – SR381, Johnson City, TN – Trans. No. 04-05-007 (BM)**

Purpose: Disposal in Fee of surplus right-of-way to the adjoining property owner for assemblage purposes.

Original Cost to State: \$215,900.00 – 4.311 Acres

Date of Original Conveyance: 1993

Grantor Unto State: Hoover Hobbs, et al

Estimated Sale Price: Fair Market Value

Estimated Value: \$25,000.00

Grantee: Sandra Hobbs

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction. Referred to Sub-committee for consent agenda.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description: Wilson County – 0.577 +/- Acres – Mt. Juliet, TN – Trans. No. 04-05-014 (BM)

Purpose: Disposal in Fee of property acquired by the City of Mt. Juliet in the name of the State of Tennessee for construction of a by-pass project. The project was never constructed.

Original Cost to State: None – Acquired by the City of Mt. Juliet

Date of Original Conveyance: 2000

Grantor Unto State: Various Owners

Estimated Sale Price: None

Grantee: City of Mt. Juliet, TN

SSC Report: 6-14-04. Jurgen Bailey summarized the transaction. Referred to Sub-committee for consent agenda.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

TENNESSEE BOARD OF REGENTS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Rutherford County – 615 Memorial Boulevard, Murfreesboro, TN – Trans. No. 04-06-901

Purpose: To provide space for the TN Small Business Development Center of Middle Tennessee State University (MTSU) College of Business for administrative and academic support.

Term: July 1, 2004 thru June 30, 2007 (3 yrs.)

Proposed Amount: 5,134 Square Feet
Annual Contract Rent
Incl. Utility & Janitorial Cost: \$41,724.00 @\$8.13/sf
Total Annual Effective Cost: \$41,724.00 @\$8.13/sf

Current Amount: 4,293 Square Feet
Annual Contract Rent
Incl. Utility & Janitorial Cost: \$42,831.88 @\$9.97/sf
Total Annual Effective Cost: \$42,831.88 @\$9.97/sf

Type: New Lease – Advertisement – Lowest of (3) Proposals from (3) Proposers

Lessor: First Bank

SSC Report: 6-14-04. Bob King introduced the transaction and deferred to Jerry Preston for a summary of the transaction. Jerry Preston advised that the Center is currently housed in the TBR central office and will relocate to Murfreesboro to more effectively accomplish the mission. He stated the program is fully funded with federal funds. Mr. Preston advised that the Proposed Lessor is also providing the remainder of the space (1,657 square feet) at no additional cost for a total of 5,134 rentable square feet. Based upon the additional space being provided, Mr. Preston requests approval to locate the newly established Center of Organizational and Human Resource Effectiveness (COHRE) program into this space.

Dennis Raffield, THEC, stated THEC supports the two requests. He stated that MTSU is proposing to provide funding for the program over a 5- year period to give the Center time to develop a dependable stream of grant and fees revenue to become self-sufficient. He stated although THEC is supportive of the program, support in future years will be dependent upon an annual review of reports submitted by MTSU regarding its expenditures during the previous 12-month period. Staff referred to Sub-committee for consent agenda.

SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

TENNESSEE BOARD OF REGENTS

LEASE ITEM

Review of a request for APPROVAL to CONSOLIDATE Operations of the Tennessee Small Business Development Center program and the newly established Center of Organizational and Human Resource Effectiveness (COHRE) Program at Middle Tennessee State University (MTSU).

SSC Report: 6-14-04. Jerry Preston advised that an advertisement for the Tennessee Small Business Development Center program (TSBDC) resulted in a proposed lease between First Bank and the State at 615 Memorial Boulevard in Murfreesboro, TN, for 3,500 rentable square feet. Mr. Preston advised that the Proposed Lessor is also providing the remainder of the space (1,657 square feet) at no additional cost for a total of 5,134 rentable square feet. Based upon the additional space being provided, Mr. Preston requests approval to locate the newly established Center of Organizational and Human Resource Effectiveness (COHRE) program into this space.

Dennis Raffield, THEC, stated THEC supports the two requests. He stated that MTSU is proposing to provide funding for the program over a 5- year period to give the Center time to develop a dependable stream of grant and fees revenue to become self-sufficient. He stated although THEC is supportive of the program, support in future years will be dependent upon an annual review of reports submitted by MTSU regarding its expenditures during the previous 12-month period.

Staff referred to Sub-committee for consent agenda.


SC Action: 6-21-04. Sub-committed approved the transaction as requested. Final action.

UNIVERSITY OF TENNESSEE

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a project to **Demolish Residential Structure and Out Building** at 738 University Street at the University of Tennessee at Martin, subject to concurrence by the Tennessee Historical Commission.

Estimated Project Cost: \$15,000.00
SBC Project No. 540/011-07-04

Approved by: 
M. D. Goetz, Jr., Commissioner
Department of Finance and Administration