

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
August 23, 2021

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The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room I of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Eley called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

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

ORGANIZATION

- Tennessee Board of Regents
- Department of General Services
- State Building Commission

PRESENTER

Dick Tracy  
Jennifer Murphy  
Ann McGauran

## CONSENT AGENDA

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

- A. Agency: **East Tennessee State University**  
Transaction: Disposal – Fee  
Provision(s): n/a
  
- B. Agency: **University of Tennessee – Knoxville**  
Transaction: Acquisition – Lease (Space)  
Provision(s): Waiver of advertisement
  
- C. Agency: **University of Tennessee Institute of Agriculture**  
Project Title: College of Vet Medicine Bldg & Cherokee Lab Improvements  
SBC Project No: 540/001-03-2018  
Requested Action: Approval of a revision in project budget and funding in order to award a contract
  
- D. Agency: **Tennessee Board of Regents / TCAT Knoxville**  
Transaction: Disposal – Fee and Easement (Public Use)  
Provision(s): Waiver of advertisement and appraisals
  
- E. Agency: **Department of Mental Health & Substance Abuse Services**  
Transaction: Disposal – Lease (Space)  
Provision(s): Waiver of advertisement and appraisals
  
- F. Agency: **Department of General Services**  
Transaction: Disposal – Fee  
Provision(s): Waiver of one appraisal
  
- G. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): Waive advertisement
  
- H. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): Waive advertisement
  
- I. Agency: **Department of General Services**  
Transaction: Acquisition – Lease  
Provision(s): n/a

TENNESSEE BOARD OF REGENTS

**Acquisition – Fee (Purchase)**

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

**Transaction Description:**           Transaction No. 21-07-004

- **Location:**                           TCAT-Morristown  
  Hamblen – 3.80+/- acres – 312 Calvary Drive, Morristown, TN
- **Owner(s):**                           Trustees of the Calvary Baptist Church
- **Estimated Purchase Price:**   Fair Market Value
- **Source of Funding:**             21/22 CurrFunds-CapImp (A)

**Comment:**                           This is a portion of a FY 21/22 **line-item** in the capital budget. Funding for this acquisition was included as a part of the TCAT Facilities Revitalization & Capacity Initiative.

This acquisition will immediately provide parking and will provide a location for TCAT-Morristown to build a diesel training facility and add motorcycle, small engine, ATV, and marine repair programs. This property is not in TCAT-Morristown’s 2016 Master Plan Update, but the need for the programs was recognized in the 2016 Master Plan Update. This is the largest piece of property next to TCAT-Morristown’s main campus.

There is an existing truck terminal on the property that will be demolished once plans and funds are secured for the program expansions.

Date of Last Transfer:	January 26, 1996
Purchase Price:	\$0.00
Property Assessor’s Value:	\$453,100
Square Footage Improvements:	9,480

**Minutes:**                           08/23/2021   Mr. Tracy stated that TBR has received approval from THEC of a masterplan update and a letter of support from the Morristown Mayor. Secretary Hargett recognized that Senator Sutherland was very supportive of this acquisition.

The Subcommittee approved a disposal in fee with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

**Acquisition – Lease (Space)**

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

**Transaction Description:**       Transaction No. 20-01-038

● **Proposed Lease**

- **Location:**                   Northeast State Community College  
971 N. Hangar Road, Blountville, TN
- **Landlord:**                   Tri-Cities Airport Authority
- **Term:**                        20 years
- **Area / Costs:**            13,382 Square Feet

Average Annual Contract Rent	\$62,425.50	\$4.66/sf
Estimated Annual Utility Cost	\$23,418.50	\$1.75/sf
Estimated Annual Janitorial Cost	\$14,720.20	\$1.10/sf
Total Annual Effective Cost	\$100,564.20	\$7.51/sf

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

**Comment:**                        NeSCC is seeking FAA certification to become an FAA Part 147 Aviation Maintenance Technology school. The hangar has adequate space to accommodate the equipment needed for the class, and the landlord will renovate it to meet NeSCC's needs. The State is contributing \$620,000 from an Appalachian Regional Commission grant towards the costs of renovating the hangar for use by NeSCC. This rent has been reduced to reflect this contribution. In the event NeSCC terminates the lease for cause or as a result of destruction of the hangar, NeSCC will receive reimbursement of the unamortized portion of the renovation contribution after the first year.

Because of the Appalachian Regional Commission grant, there are limited opportunities for each party to terminate the lease for convenience.

**Minutes:**                         08/23/2021    Approved lease

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:** Transaction No. 20-06-901

● **Proposed Lease**

- **Location:** Sevier County – 1216 Graduate Drive, Sevierville, TN
- **Landlord:** Steven D. Layman
- **Term:** 10 years with one 5-year renewal option
- **Area / Costs:** 4,740 Square Feet

Annual Contract Rent	\$84,609.00	\$17.85/sf
Estimated Utilities Cost	8,295.00	1.75/sf
Estimated Janitorial Cost	5,214.00	1.10/sf
Total Annual Effective Cost	\$98,118.00	\$20.70/sf

● **Bridge Lease**

- **Location:** Sevier County – 1216 Graduate Drive, Sevierville, TN
- **Landlord:** Steven D. Layman
- **Term:** 1 year (December 1, 2021 – November 30, 2022)
- **Area / Costs:** 4,740 Square Feet

Annual Contract Rent	\$71,100.00	\$15.00/sf
Estimated Utilities Cost	8,295.00	1.75/sf
Estimated Janitorial Cost	5,214.00	1.10/sf
Total Annual Effective Cost	\$84,609.00	\$17.85/sf

● **Current Lease**

- **Location:** Sevier County – 1216 Graduate Drive, Sevierville, TN
- **Landlord:** Steven D. Layman
- **Term:** 10 years (December 1, 2011 to November 30, 2021)
- **Area / Costs:** 4,740 Square Feet

Annual Contract Rent	\$71,100.00	\$15.00/sf
Estimated Utilities Cost	6,636.00	1.40/sf
Estimated Janitorial Cost	5,214.00	1.10/sf
Total Annual Effective Cost	\$82,950.00	\$17.50/sf

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

● **Procurement Method:** LPR on template

● **FRF Rate:** \$18.00

**Comment:** This lease will provide office space for the Department of Labor and Workforce Development career center. One proposal was received and evaluated. The proposed location is a renovate to suit for the State. The lease is estimated to commence December 2022 based on the renovation needed.

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

The bridge amendment will bridge the gap in time between the expiration date of the current lease and the proposed lease. It is in the best interest of the State to allow continuity of

operations at this location until the new lease is ready for occupancy. Advertising is not required for the bridge lease pursuant to SBC Policy.

**Minutes:**

08/23/2021 Approved lease and bridge lease

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:**       Transaction No. 19-03-918

• **Proposed Lease**

- **Location:**                   Wilson County – 217 East High St., Ste. A & B, Lebanon, TN
- **Landlord:**                   Marks Group, LP
- **Term:**                         10 years with five 1-year renewal options
- **Area / Costs:**             11,754 Square Feet

Annual Contract Rent	\$232,141.50	\$19.75/sf
Estimated Utility Cost	20,569.50	1.75/sf
Estimated Janitorial Cost	12,929.40	1.10/sf
Total Annual Effective Cost	\$265,640.40	\$22.60/sf

• **Current Lease**

- **Location:**                   Wilson County – 217 East High St., Ste. A & B, Lebanon, TN
- **Landlord:**                   Marks Group, LP
- **Term:**                         13 years (January 1, 2010 – December 31, 2022)
- **Area / Costs:**             13,250 Square Feet

Annual Contract Rent	\$143,640.00	\$10.84/sf
Estimated Utilities Cost	18,550.00	1.40/sf
Estimated Janitorial Cost	14,575.00	1.10/sf
Total Annual Effective Cost	\$176,765.00	\$13.34/sf

- **Source of Funding:**       FRF Operating Funds
- **Procurement Method:**   LPR on template
- **FRF Rate:**                   \$18.00

**Comment:**                       This lease will provide office space for Department of Children's Services. Three (3) proposals from two (2) proposers were received and evaluated. Alternative Workplace Solutions will be implemented at this location. The proposed location will be renovated to meet the State's needs. The lease is estimated to commence April 2023.

Rent adjusts in the renewal option, if exercised, to \$20.15/sf in year 11; \$20.55/sf in year 12, \$20.96/sf in year 13; \$21.38/sf in year 14; and \$21.81/sf in year 15.

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

The CBRE, Inc. broker commission is \$31,919.46 for the 10-year base term, if the renewal options are exercised the commission will be \$48,862.69.

**Minutes:**                       08/23/2021                   Secretary Hargett asked about the impact of the flooding over the weekend in Humphreys County. Assistant Commissioner Murphy stated that DGS has two leases in the county. These leases for DCS and DHS were both a severe amount of water and mud damage from the flooding resulting in the loss of all the interior building assets. She stated that the services provided at both of these locations are critical, particularly at a

time like this. DGS is working with the agencies to find new temporary locations in addition to working on permanent space solutions. Secretary Hargett asked if a citizen had a need right now, would they go to a neighboring county for those services. Assistant Commissioner Murphy answered yes and shared that both agencies have Continuity of Operations plans to address these types of emergency situations. DHS is considering Dickson County and DCS is still working through their options.

The Subcommittee approved the lease.



## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on July 22, 2021.

### Report of Items Submitted to the ESC

- 1) Reported receipt of Status Update Reports from the State Procurement Agencies in accordance with SBC Policy & Procedures Item 2.03.

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

#### Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee – Martin  
**Location:** Martin, Tennessee  
**Project Title:** Football Tailgate Site  
**Project Description:** This project will form a tailgating area at the north end zone of the Hardy Graham Stadium. Project includes all related work.  
**SBC Project No.** 540/011-08-2021  
**Total Project Budget:** \$79,000.00  
**Source of Funding:** Plant Funds (Aux-Athletics) (A)  
**Approval:** Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction  
**Approval Date:** 08/23/2021
- Reported the following capital projects with total project cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Middleton, Tennessee  
**Project Title:** Lone Oaks 4-H Center Hunter Education  
**Project Description:** This project will provide for various improvements at the center for the buildings and site. Work will include site lighting and landscaping as well as building exterior and interior finishes.  
**SBC Project No.** 540/001-05-2021  
**Total Project Budget:** \$130,000.00  
**Source of Funding:** Grant (TWRA) (O)  
**Approval:** Approved project utilizing Campus Consultant for design and System Procurement for construction  
**Approval Date:** 08/02/2021

- 2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Parking Lot Repairs and Improvements (21/22)  
**Project Description:** Repairs and improvements for parking lots across campus including restriping, reworked entries, regrading, repaving, improved landscaping, and revisions necessary for compliance with stormwater regulations.
- SBC Project No.** 540/009-25-2021  
**Total Project Budget:** \$500,000.00  
**Source of Funding:** Plant Funds (Aux-Parking) (A)  
**Approval:** Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction  
**Approval Date:** 07/30/2021
- 3) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Hodges Library Rooms Renovation  
**Project Description:** This project will reconfigure and refresh rooms in Hodges Library. This work will touch various building components and building systems and improve existing.
- SBC Project No.** 540/009-26-2021  
**Total Project Budget:** \$300,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and to select a designer and utilizing Campus Resources and System Procurement for construction  
**Approval Date:** 07/30/2021
- 4) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Goodwill Manor and Harned Hall Exterior Renovations  
**Project Description:** Renovate building exterior components at Goodwill Manor and Harned Hall, including all related work. Scope of work includes repairs and replacement of flooring, windows, doors, wood trim and architectural features, gratings and addressing water infiltration at exterior surfaces.
- SBC Project No.** 166/001-01-2021  
**Total Project Budget:** \$400,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/26/2021
- 5) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Upgrades to Gentry Center  
**Project Description:** Combine 2<sup>nd</sup> floor Cardio Pulmonary Unit (CPU) Lab and classroom into one large CPU Lab. Renovate two supply rooms into a new restroom and Body Composition Lab. Includes related finishes and MEP changes.
- SBC Project No.** 166/001-10-2019  
**Total Project Budget:** \$400,000.00  
**Source of Funding:** Federal Funds (Title III Grant) (F)  
**Approval:** Approved a revision in project budget and funding (added \$150,000 to budget to increase MACC and designer fee)  
**Approval Date:** 07/30/2021

- 6) **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College  
**Location:** Chattanooga, Tennessee  
**Project Title:** Warehouse Roof Replacement  
**Project Description:** Remove and replace the flashing and roof on the warehouse to include insulation and decking if needed, and all related work.  
**SBC Project No.** 166/012-02-2021  
**Total Project Budget:** \$280,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/26/2021
- 7) **State Procurement Agency:** Tennessee Board of Regents / Nashville State Community College  
**Location:** Nashville, Tennessee  
**Project Title:** Emergency Chiller Replacement  
**Project Description:** Replace a non-functioning chiller at the Southeast campus. Work includes related piping and electrical requirements.  
**SBC Project No.** 166/034-02-2021  
**Total Project Budget:** \$425,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project utilizing the agency consultant for design  
**Approval Date:** 08/03/2021
- 8) **State Procurement Agency:** Tennessee Board of Regents / Northeast State Community College  
**Location:** Blountville, Tennessee  
**Project Title:** Powers and Maintenance Roof Replacements  
**Project Description:** Replace roofs on the Powers Math & Science Building and the Maintenance Building, including coping and all related work.  
**SBC Project No.** 166/038-01-2021  
**Total Project Budget:** \$410,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/28/2021
- 9) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology  
**Location:** Hartsville, Tennessee  
**Project Title:** Safety and Security Updates  
**Project Description:** Provide greater security and increase safety for students, staff, and visitors. Increased security for the campus will be produced by adding surveillance; united mass notification; lockdown; advanced detection and alarm; and access control systems.  
**SBC Project No.** 166/050-01-2021  
**Total Project Budget:** \$450,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/30/2021

- 10) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology  
**Location:** Elizabethton, Tennessee  
**Project Title:** Arney Street Building 2 Updates  
**Project Description:** Replace roof, windows, doors, and fire alarm system in building 2 and all related work.  
**SBC Project No.** 166/052-01-2021  
**Total Project Budget:** \$110,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/30/2021
- 11) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology  
**Location:** Knoxville, Tennessee  
**Project Title:** Interior Updates  
**Project Description:** Update the interior of Buildings A, B, and C including repairing and replacing floor coverings, repairing and painting walls and replacing ceiling tiles, doors, and windows.  
**SBC Project No.** 166/060-01-2021  
**Total Project Budget:** \$260,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/26/2021
- 12) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology  
**Location:** Crump, Tennessee  
**Project Title:** Building 2 Welding Technology Renovation  
**Project Description:** Renovate the existing Welding Technology Program area for the Farming Operations Technology Program.  
**SBC Project No.** 166/084-01-2021  
**Total Project Budget:** \$290,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/26/2021
- 13) **State Procurement Agency:** STREAM / Department of Transportation  
**Location:** LaFollette, Tennessee  
**Project Title:** New Campbell County Brine Operations Buildings  
**Project Description:** Demolish the current structures used for brine operations, construct a new operations building and storage shed, and all required related work.  
**SBC Project No.** 241/010-07-2021  
**Total Project Budget:** \$350,000.00  
**Source of Funding:** 21/22 TDOT Plant Construction Funds (A)  
**Approval:** Approved project utilizing Agency Resources and Central Procurement Office contracts for construction  
**Approval Date:** 07/27/2021

- 14) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Sparta, Tennessee  
**Project Title:** Sparta Readiness Center Structural Repairs  
**Project Description:** Replace masonry walls and roofing system; installation of expansion and control joints; installation of an underground collection system; and all required related work.
- SBC Project No.** 361/087-01-2021  
**Total Project Budget:** \$170,000.00  
**Source of Funding:** \$ 85,000.00 Federal Funds (NGB) (F)  
\$ 85,000.00 21/22 CurrFunds-CapMaint (MP) (A)
- Approval:** Approved project and to select a designer  
**Approval Date:** 08/03/2021

### Approvals of Revisions to Existing Capital Projects

- Reported the following approvals 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:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Student Recreational Facilities Improvements  
**Project Description:** This project will provide modifications and renovations of the outdoor pool area and plaza including deck repair, reconstruction of the Aquatic Center outdoor pool, upgrades to and enclosure of the pool filtration system, and furnishings, finishes, and equipment. The Student Recreation Facility doors and turnstiles will also be replaced.

**SBC Project No.** 540/009-14-2019  
**Total Project Budget:** \$5,500,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in funding (increased designer fee)  
**Approval Date:** 08/09/2021
  - 2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Walters Life Science Improvements  
**Project Description:** This project will provide lead and asbestos abatement; decontamination of labs; removal of fume hoods, lab cabinetry, ceilings and lab equipment; repairing floors, walls and ceilings; replacing light fixtures, flooring, doors, and finishes; painting; minor electrical and mechanical improvements; and install sound acoustic panels.

**SBC Project No.** 540/009-15-2019  
**Total Project Budget:** \$900,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in funding (increased the MACC)  
**Approval Date:** 08/09/2021

## Approvals of Acquisitions and Disposals of State Property

- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Transaction Description:** Transaction No. 21-04-011  
**Location:** Henry Horton State Park (HHSP)  
Marshall County – 20' wide permanent water line easement and 10' wide temporary construction easement – 4209 Nashville Hwy, Chapel Hill, TN  
**Grantee:** Marshall County Board of Public Utilities (MCBPU)  
**Estimated Sale Price:** Mutual Benefit  
**Source of Funding:** MCBPU (REM fees) (O)  
**Approval:** Approved disposal by easement with waiver of advertisement and appraisals  
**Approval Date:** 08/05/2021

## Designer Selections

- Reported the following designer selections for capital projects as delegated to the State Architect in accordance with Items 2.04(A)(1) and 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Walters Renovation – Cinema Studies  
**SBC Project No.** 540/009-20-2021  
**Total Project Budget:** \$500,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Designer:** The Architecture Collaborative, LLC  
**Approval Date:** 07/30/2021
  - 2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Hodges Library Rooms Renovation  
**SBC Project No.** 540/009-26-2021  
**Total Project Budget:** \$300,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Designer:** Randolph Architecture, LLC  
**Approval Date:** 08/04/2021
  - 3) **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College  
**Location:** Chattanooga, Tennessee  
**Project Title:** Warehouse Roof Replacement  
**SBC Project No.** 166/012-02-2021  
**Total Project Budget:** \$280,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Designer:** Derthick, Henley & Wilkerson, Architects, PLLC  
**Approval Date:** 08/04/2021

- 4) **State Procurement Agency:** Tennessee Board of Regents / Northeast State Community College  
**Location:** Blountville, Tennessee  
**Project Title:** Powers and Maintenance Roof Replacements  
**SBC Project No.** 166/038-01-2021  
**Total Project Budget:** \$410,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (MP) (A)  
**Designer:** McGahey Associates, Architects  
**Approval Date:** 08/04/2021
  
- 5) **State Procurement Agency:** Tennessee Board of Regents / TCAT Elizabethton  
**Location:** Elizabethton, Tennessee  
**Project Title:** Arney Street Building 2 Updates  
**SBC Project No.** 166/052-01-2021  
**Total Project Budget:** \$110,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Designer:** Reedy & Sykes Architecture and Design  
**Approval Date:** 08/06/2021
  
- 6) **State Procurement Agency:** Tennessee Board of Regents / TCAT McKenzie  
**Location:** McKenzie, Tennessee  
**Project Title:** Plumbing Repairs  
**SBC Project No.** 166/066-01-2021  
**Total Project Budget:** \$300,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Designer:** HNA Engineering, PLLC  
**Approval Date:** 08/04/2021
  
- 7) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology  
**Location:** Memphis, Tennessee  
**Project Title:** Security Updates  
**SBC Project No.** 166/070-01-2021  
**Total Project Budget:** \$170,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (R)  
**Designer:** HNA Engineering, PLLC  
**Approval Date:** 08/04/2021
  
- 8) **State Procurement Agency:** Tennessee Board of Regents / TCAT Crump  
**Location:** Crump, Tennessee  
**Project Title:** Building 2 Welding Technology Renovation  
**SBC Project No.** 166/084-01-2021  
**Total Project Budget:** \$290,000.00  
**Source of Funding:** 21/22 CurrFunds-CapMaint (A)  
**Designer:** Braganza Associates, P.C.  
**Approval Date:** 08/04/2021

- 9) **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Foundation Hall Engineering Lab Upgrade  
**SBC Project No.** 364/011-02-2021  
**Total Project Budget:** \$490,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Designer:** Maffett Loftis Engineering, LLC  
**Approval Date:** 07/29/2021
- 10) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Russellville, Tennessee  
**Project Title:** Russellville Readiness Center Plumbing Repair  
**SBC Project No.** 361/063-01-2021  
**Total Project Budget:** \$430,000.00  
**Source of Funding:** \$215,000.00 Federal Funds (NGB) (F)  
\$215,000.00 21/22 CurrFunds-CapMaint (A)  
**Designer:** Shaw & Shanks Architects, P.C.  
**Approval Date:** 07/29/2021
- 11) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Nashville, Tennessee  
**Project Title:** JFHQ United States Property and Fiscal Office Facility Update and  
Parking Repairs  
**SBC Project No.** 361/067-01-2021  
**Total Project Budget:** \$375,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Designer:** Mayo Architecture  
**Approval Date:** 07/29/2021
- 12) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Nashville, Tennessee  
**Project Title:** Nashville JFHQ Emergency Generator  
**SBC Project No.** 361/067-02-2021  
**Total Project Budget:** \$450,000.00  
**Source of Funding:** \$337,500.00 Federal Funds (NGB) (F)  
\$112,500.00 21/22 CurrFunds-CapMaint (A)  
**Designer:** Oliver Little Gipson Engineering, Inc.  
**Approval Date:** 07/29/2021
- 13) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Tullahoma, Tennessee  
**Project Title:** Tullahoma Readiness Center Roof Flashing Repair  
**SBC Project No.** 361/093-02-2021  
**Total Project Budget:** \$300,000.00  
**Source of Funding:** \$225,000.00 Federal Funds (NGB) (F)  
\$ 75,000.00 21/22 CurrFunds-CapMaint (A)  
**Designer:** JPD Consulting, LLC  
**Approval Date:** 07/29/2021



- Reported a designer name change from “Gobbell Hays Partners” to “GHP, Inc.” on all State projects.

## **Designer Selections**

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.

- |   |   |
|---|---|
| <p>1) <b>University of Tennessee Institute of Agriculture</b><br/>(CRC/MAST, BESS, &amp; JARTU Improvements)<br/>Total Project Budget: \$7,120,000.00<br/>SBC Project No. 540/001-04-2021<br/>Designer: <b>Barge Design Solutions, Inc.</b></p> | <p>7) <b>University of Tennessee – Martin</b><br/>(EPS Building Systems Upgrades)<br/>Total Project Budget: \$9,870,000.00<br/>SBC Project No. 540/011-07-2021<br/>Designer: <b>Pickering Firm, Inc.</b></p>                                    |
| <p>2) <b>University of Tennessee – Chattanooga</b><br/>(Multiple Buildings Elevator Upgrades)<br/>Total Project Budget: \$2,330,000.00<br/>SBC Project No. 540/005-08-2021<br/>Designer: <b>Tinker Ma, Inc.</b></p>                             | <p>8) <b>University of Tennessee Health Science Center</b><br/>(Audiology and Speech Pathology)<br/>Total Project Budget: \$10,400,000.00<br/>SBC Project No. 540/013-06-2021<br/>Designer: <b>Lindsay and Maples Architects, Inc.</b></p>      |
| <p>3) <b>University of Tennessee – Chattanooga</b><br/>(Multiple Buildings Envelope Repairs)<br/>Total Project Budget: \$4,480,000.00<br/>SBC Project No. 540/005-09-2021<br/>Designer: <b>Franklin Associates, Architects, Inc.</b></p>        | <p>9) <b>Columbia State Community College</b><br/>(Accessibility and Security Upgrades)<br/>Total Project Budget: \$950,000.00<br/>SBC Project No. 166/015-01-2021<br/>Designer: <b>Hurst-Rosche, Inc.</b></p>                                  |
| <p>4) <b>University of Tennessee – Knoxville</b><br/>(Multiple Buildings HVAC Improvements)<br/>Total Project Budget: \$4,000,000.00<br/>SBC Project No. 540/009-22-2021<br/>Designer: <b>I.C. Thomasson Associates, Inc.</b></p>               | <p>10) <b>Motlow State Community College</b><br/>(Marcum Roof Replacement &amp; Exterior Repairs)<br/>Total Project Budget: \$1,220,000.00<br/>SBC Project No. 166/021-01-2021<br/>Designer: <b>Hefferlin + Kronenberg Architects, PLLC</b></p> |
| <p>5) <b>University of Tennessee – Knoxville</b><br/>(Andy Holt Tower Renovations)<br/>Total Project Budget: \$1,350,000.00<br/>SBC Project No. 540/009-23-2021<br/>Designer: <b>Brewer, Ingram &amp; Fuller Architects, Inc.</b></p>           | <p>11) <b>Tennessee Technological University</b><br/>(Derryberry Hall Upgrades)<br/>Total Project Budget: \$10,400,000.00<br/>SBC Project No. 364/011-05-2021<br/>Designer: <b>Gilbert McLaughlin Casella Architects</b></p>                    |
| <p>6) <b>University of Tennessee – Knoxville</b><br/>(Dabney/Buehler Lab Renovations)<br/>Total Project Budget: \$1,300,000.00<br/>SBC Project No. 540/009-24-2021<br/>Designer: <b>Community Tectonics Architects, Inc.</b></p>                | <p>12) <b>Tennessee Technological University</b><br/>(Campuswide Building Controls Upgrades, Phase 1)<br/>Total Project Budget: \$2,150,000.00<br/>SBC Project No. 364/011-06-2021<br/>Designer: <b>Maffett Loftis Engineering, LLC</b></p>     |

- 13) **Tennessee Technological University**  
(Chiller Addition)  
Total Project Budget: \$2,047,500.00  
SBC Project No. 364/011-07-2021  
Designer: **Maffett Loftis Engineering, LLC**
- 14) **Middle Tennessee State University**  
(Applied Engineering Building)  
Total Project Budget: \$54,900,000.00  
SBC Project No. 366/009-09-2021  
Designer: **HFR, Inc. (dba Wold I HFR Design)**
- 15) **East Tennessee State University**  
(Brown Hall & Shelbridge Repairs & Upgrades)  
Total Project Budget: \$3,000,000.00  
SBC Project No. 369/005-02-2021  
Designer: **Reedy & Sykes Architecture and Design**
- 16) **East Tennessee State University**  
(Multiple Buildings Exterior Replacements)  
Total Project Budget: \$2,414,000.00  
SBC Project No. 369/005-03-2021  
**Thompson & Litton, Inc.**
- 17) **East Tennessee State University**  
(Academic Building)  
Total Project Budget: \$51,794,000.00  
SBC Project No. 369/005-07-2021  
Designer: **Clark Nexsen, Inc.**
- 18) **Austin Peay State University**  
(Dunn Center HVAC Renovation & Electrical Modernization)  
Total Project Budget: \$3,295,000.00  
SBC Project No. 373/003-04-2020  
Designer: **TLC Engineering Solutions, Inc.**
- 19) **Austin Peay State University**  
(Health Professions Building)  
Total Project Budget: \$71,887,500.00  
SBC Project No. 373/003-01-2021  
Designer: **Hastings Architecture, LLC**
- 20) **Austin Peay State University**  
(Sundquist Science Complex Exhaust System Controls)  
Total Project Budget: \$1,500,000.00  
SBC Project No. 373/003-02-2021  
Designer: **HNA Engineering, PLLC**
- 21) **Austin Peay State University**  
(Sundquist Science Roof Complex Roof Replacement)  
Total Project Budget: \$3,200,000.00  
SBC Project No. 373/003-03-2021  
Designer: **Lyle Cook Martin Architects**
- 22) **Chickasaw State Forest**  
(Piney Creek Culvert Replacement)  
Total Project Budget: \$1,160,000.00  
SBC Project No. 100/010-01-2021  
Designer: **TLM & Associates, Inc.**
- 23) **Cove Lake State Park**  
(Waterline Replacement)  
Total Project Budget: \$1,830,000.00  
SBC Project No. 126/027-01-2021  
Designer: **McGill Associates, P.A., Inc.**
- 24) **Turney Center Industrial Complex**  
(Electronics Upgrades)  
Total Project Budget: \$4,800,000.00  
SBC Project No. 142/005-01-2021  
Designer: **Smith Seckman Reid, Inc.**
- 25) **Bledsoe County Correctional Complex**  
(Site 1 Security Electronics Upgrades)  
Total Project Budget: \$3,800,000.00  
SBC Project No. 142/013-01-2021  
Designer: **R&N Systems Design, LLC**
- 26) **Northeast County Correctional Complex**  
(Housing Units BAS/Smoke Evacuation Replacement)  
Total Project Budget: \$7,900,000.00  
SBC Project No. 142/024-01-2021  
Designer: **GHP, Inc.**
- 27) **Rock Castle State Historic Site**  
(New Event Center & Site Improvements)  
Total Project Budget: \$7,260,000.00  
SBC Project No. 160/001-01-2021  
Designer: **Tuck Hinton Architects, PLC**

28) **Sparta Rock House State Historic Site**  
(Building Repairs)  
Total Project Budget: \$620,000.00  
SBC Project No. 160/013-01-2021  
Designer: **Sparkman & Associates Architects, Inc.**

29) **Tipton-Haynes State Historic Site**  
(Building and Site Repairs)  
Total Project Budget: \$2,450,000.00  
SBC Project No. 160/014-01-2021  
Designer: **Reedy & Sykes Architecture and Design**

30) **Alvin C. York Institute**  
(Mechanical Essential Maintenance)  
Total Project Budget: \$1,310,000.00  
SBC Project No. 168/001-01-2021  
Designer: **Engineering Services Group, Inc.**

31) **Tennessee School for the Blind**  
(Mechanical and Electrical System Upgrades)  
Total Project Budget: \$4,310,000.00  
SBC Project No. 168/005-01-2021  
Designer: **Oliver Little Gipson Engineering, Inc.**

32) **West Tennessee School for the Deaf**  
(Essential Maintenance)  
Total Project Budget: \$5,800,000.00  
SBC Project No. 168/009-01-2021  
Designer: **TLM & Associates, Inc.**

33) **Moccasin Bend Mental Health Institute**  
(Electrical Repairs)  
Total Project Budget: \$5,260,000.00  
SBC Project No. 344/009-01-2021  
Designer: **March Adams & Associates, Inc.**

34) **Western Mental Health**  
(Kitchen Repairs)  
Total Project Budget: \$930,000.00  
SBC Project No. 344/015-01-2021  
Designer: **Allen & Hoshall, Inc.**

35) **Middle Tennessee Regional Office**  
(Essential Maintenance)  
Total Project Budget: \$3,400,000.00  
SBC Project No. 346/003-02-2021  
Designer: **M. Shanks Architects**

36) **Multi-Agency Law Enforcement Training Academy**  
(Site Infrastructure)  
Total Project Budget: \$370,920,000.00  
SBC Project No. 529/017-01-2021  
Designer: **AECOM Technical Services, Inc.**

### Other Business

There being no further business, the meeting adjourned at 11:14 a.m.

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EAST TENNESSEE STATE UNIVERSITY**Disposal – Fee****Requested Action:**           **Approval of disposal in fee**

**Transaction Description:**   Transaction No. 20-04-007

- **Location:**                   Johnson City Community Theatre (JCCT)  
Washington County - 0.344+/- acres - 600 East Maple Street, Johnson City, TN
- **Sale Price:**                 \$10,080.00

**Comment:**                   ETSU has leased this property to JCCT for 53 years and there are no other interested parties. The appraisal of this property made assumptions that the building met current accessibility and life safety codes. An independent evaluation of the property by Facility Systems Consultants, LLC identified several areas that need to be corrected to address both accessibility and life safety codes. Based on the estimates provided in the independent evaluation, ETSU believes the costs required to address the issues exceed the value of the property. ETSU therefore determine that the appropriate sale price be determined based on the diligence of the appraisal and the facility condition evaluation. JCCT will be paying all the closing costs.

Date of Last Transfer:           11/20/1953  
 Previous Owner:                 Upper East Tennessee Workshop for the Blind, Inc.  
 Original Cost to State:         \$15,000.00

**Previous Action:**           07/24/1989   Approved lease  
                                   02/22/2021   Approved disposal in fee with waiver of advertisement and one appraisal

**Minutes:**                    08/23/2021   Approved disposal in fee

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of waiver of advertisement**Transaction Description:** Transaction No. 2021-08-001● **Proposed Lease**

- **Location:** University of Tennessee – Knoxville (UTK)  
Knox County – approximately 3,000 sf - UT Research Park, Knoxville, TN
- **Landlord:** Ortho Tennessee
- **Term:** Up to 5 years with one (1) five (5) year option to extend
- **Source of Funding:** Grants and existing appropriations
- **Procurement Method:** Negotiated
- **FRF Rate:** \$18.00/sf (for reference only)

**Comment:**

UTK's VOIs Healthcare Innovation LAB (VOILA!) brings UT faculty, staff, and students together across multiple disciplines (e.g. biomedical engineering, kinesiology, nursing, vet medicine, and many others) to develop solutions to the most vexing healthcare challenges of our times. Faculty, staff and students engaged in *VOILA!-Ortho*, a new VOILA! program focused on innovations in orthopaedics, will work hand-in-hand with OrthoTennessee physicians and other healthcare professionals to develop solutions to real-world orthopaedic challenges in the surgical suite, in hospital and ambulatory care processes, and in patient recovery and rehabilitation.

OrthoTennessee is building a new 90,000 SF ambulatory care facility at the UT Research Park at Cherokee Farm. The Orthopaedics Institute, as it is known, will include nine surgical suites, a clinic and multiple physicians' offices and is scheduled to be ready for occupancy by the spring of 2022. UTK proposes to lease 3,000 SF in The Orthopaedics Institute for *VOILA!-Ortho* to maximize the opportunity for collaboration among OrthoTennessee physicians and healthcare professionals and UT faculty, staff and students working on translational research and hands-on learning projects. This strategy is consistent with best practices in translational research and innovation, in which the co-location of academic innovation teams and practitioners yields the best possible outcomes.

**Minutes:** 08/23/2021 Approved waiver of advertisement

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

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

**Project Title:** College of Vet Medicine Bldg & Cherokee Lab Improvements

**Project Description:** This project will provide for improvements to the Veterinary Medical Center. Windows, skylights, portions of the HVAC and lighting systems will be replaced. Emergency power, caging, freezers and coolers will also be replaced. Work at the Cherokee Lab Animal Facility includes replacing the existing air handler, gas-fired boiler and water heater and chilled water recirculating pumps.

**SBC Number:** 540/001-03-2018

**Total Project Budget:** \$7,700,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$6,700,000.00	\$0.00	\$6,700,000.00	18/19	CurrFunds-CapMaint(MP)	(A)
	0.00	6,142.83	6,142.83	06/07	CurrFunds-CapMaint	(R)
	0.00	60,677.11	60,677.11	2007	GOBonds-CapMaint	(R)
	0.00	59,728.22	59,728.22	07/08	CurrFunds-CapMaint	(R)
	0.00	12,359.29	12,359.29	2009	GOBonds-CapMaint	(R)
	0.00	143,234.25	143,234.25	10/11	CurrFunds-CapMaint	(R)
	0.00	50,000.00	50,000.00	11/12	CurrFunds-CapMaint	(R)
	0.00	65,842.62	65,842.62	2012	GOBonds-CapMaint	(R)
	0.00	602,015.68	602,015.68	12/13	CurrFunds-CapMaint	(R)

**Original Project Budget:** **\$6,700,000.00**

**Change in Funding:** **\$1,000,000.00**

**Revised Project Budget:** **\$7,700,000.00**

**Comment:** One bid was received on July 15, 2021. An increase in funding is needed to award a contract to Merit Construction, Inc. for the base bid only. There will be no additional designer fees. The increase is primarily due to the current market conditions impacting mechanical and electrical equipment.

**Previous Action:**

07/12/2018	SBC	Approved project and to select a designer
08/20/2018	ESC	Approved designer selection (Smee + Busby Architects)
08/12/2021	SBC	Referred to ESC with authority to act

**Minutes:** 08/23/2021 ESC Approved a revision in project budget and funding in order to award a contract

TENNESSEE BOARD OF REGENTS**Disposal – Fee and Easement (Public Use)**

**Requested Action:**                   **Approval of disposal by fee and by easement with waiver of advertisement and appraisals**

**Transaction Description:**       Transaction No. 21-07-009

- **Location:**                       TCAT-Knoxville (TCATK)  
Knox County – 63 sf fee disposal, 142± sf permanent easement and a 554± sf temporary construction easement – 3451 Dance Avenue, Knoxville, TN
- **Grantee**                             City of Knoxville
- **Estimated Sales Price:**       Fair Market Value
- **Source of Funding:**           City of Knoxville (O)

**Comment:**                           The City of Knoxville is seeking to acquire a small corner of TCATK's campus and an easement over the portion of the property along Liberty Street in connection with as sidewalk project. This property has been determined to be surplus to TCATK's needs and will not adversely affect TCATK. Because of the benefit the sidewalk will provide to the property and its limited impact, waiver of appraisals is requested with Fair Market Value being determined by qualified State employees.

Date of Last Transfer:	September 20, 2012
Original Cost to State:	\$50,000 (larger parcel)
Property Assessor's Value:	\$20,700 (larger parcel)
Square Footage Improvements:	N/A

**Minutes:**                           08/23/2021   Approved disposal by fee and by easement with waiver of advertisement and appraisals

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES

**Disposal – Lease (Space)**

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

**Transaction Description:**   Transaction No. 21-04-004

- **Location:**           Pine Breeze Building - Moccasin Bend  
Hamilton County - 100 Moccasin Bend Road, Chattanooga, TN
- **Tenant:**             THE NEXTDOOR, INC.
- **Term:**                March 1, 2021 through June 30, 2026
- **Area / Costs:**       Building containing 21,600 square feet, plus associated parking and use of drives  
\$1.00/year

**Comment:**                   This is a new lease with The NEXTDOOR, a 501(C)(3) non-profit agency. The State previously entered into a five (5) year lease with The NEXTDOOR plus a one (1) year extension, which expired in February 2021. The new lease will allow for the continuation of the mutually beneficial partnership between The NEXTDOOR, the Department of Corrections, and the Department of Mental Health and Substance Abuse Services (MHSAS); providing behavioral health, job, and life skills to currently incarcerated women as they prepare to re-enter society.

The NEXTDOOR will be responsible for utility, maintenance and repair costs of the building during the term of the lease.

The proceeds will be deposited into the Mental Health Trust Fund Pursuant to TCA §12-2-117.

**Minutes:**                    08/23/2021        Approved disposal by lease with waiver of advertisement and appraisals



DEPARTMENT OF GENERAL SERVICES

**Disposal – Fee**

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

**Transaction Description:** Transaction No. 21-05-014

- **Location:** RS Gass  
Davidson County - 0.61 +/- acres - 0 Hart Lane, Nashville, TN
- **Estimated Sale Price:** Fair Market Value

**Comment:** This property has been determined to be surplus to the Department’s needs. It is a small, triangular shaped parcel that was obtained as part of a larger acquisition in 1941. Hart Lane separates this parcel from the overall RS Gass complex.

Proceeds will be deposited into the Facility Revolving Funds (FRF) as authorized by Tennessee Code Annotated Title 9, Chapter 4, Part 9

Date of Last Transfer: April 15, 1941  
 Previous Owner: Grand Lodge F & A.M.  
 Original Cost to State: \$125,000 (Larger Tract)  
 Square Footage Improvements: N/A

**Minutes:** 08/23/2021 Approved disposal in fee with waiver of one appraisal

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of waiver of advertisement**Transaction Description:** Transaction No. 21-06-910● **Proposed Lease**

- **Location:** Montgomery County – 1850 Business Park Drive, Suite 122B, Clarksville, TN
- **Landlord:** Westchase Series 4, a series of Westchase Partners, L.L.C.
- **Term:** Approximately 3 years

● **Current Lease**

- **Location:** Montgomery County – 1850 Business Park Drive, Suite 122B, Clarksville, TN
- **Landlord:** Westchase Series 4, a series of Westchase Partners, L.L.C.
- **Term:** 10 years (January 1, 2005 – December 31, 2014) Holdover
- **Area / Costs:** 13,500 Square Feet

Annual Contract Rent	\$189,540.00	\$14.04/sf
Estimated Utilities Cost	18,900.00	1.40/sf
Estimated Janitorial Cost	14,850.00	1.10/sf
Total Annual Effective Contract Rent	\$223,290.00	\$16.54/sf

- **Source of Funding:** FRF Operating Funds
- **FRF Rate:** \$18.00

**Comment:** This lease will provide office space for Department of Human Services for a Family Assistance Service Center (call center).

Approval to waive of advertisement is requested for the continuity of business operations while the long-term lease is procured. This short-term lease is expected to be presented to ESC next month.

The long-term consolidated procurement is currently in the market phase; and will be presented to ESC pursuant to applicable SBC policy at a future date. STREAM and the agency are confident a new procurement can be awarded prior to expiration of the short-term lease.

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:** 08/23/2021 Approved waiver of advertisement

DEPARTMENT OF GENERAL SERVICES**Acquisition - Lease (Space)****Requested Action:** Approval of waiver of advertisement**Transaction Description:** Transaction No: 20-07-915● **Proposed Lease**

- **Location:** Williamson Co. – 1810 Columbia Avenue, Suite A, Franklin, TN
- **Landlord:** Rolling Hills Community Church
- **Term:** Approximately 5 years

● **Current Lease**

- **Location:** Williamson Co. – 1810 Columbia Avenue, Suite A, Franklin, TN
- **Landlord:** Rolling Hills Community Church
- **Term:** 13 years (January 1, 2009 – December 31, 2021)
- **Area / Costs:** 10,076 Square Feet

Annual Contract Rent	\$284,094.70	\$28.20/sf
Estimated Utilities Cost	17,633.00	1.75/sf
Estimated Janitorial Cost	11,083.00	1.10/sf
Total Annual Effective Contract Rent	\$312,810.70	\$31.05/sf

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

- **FRF Rate:** \$18.00

**Comment:** This lease will provide office space for Department of Children's Services.

Approved to waive of advertisement is requested for the continuity of business operations while the long-term lease is procured. This lease is expected to be presented to ESC next month.

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:** 08/23/2021 Approved waiver of advertisement

DEPARTMENT OF GENERAL SERVICES**Acquisition - Lease****Requested Action:** Approval of a lease agreement**Transaction Description:** Transaction No: 21-06-900● **Proposed Lease**

- **Location:** Shelby County – 61 South Second Street, Memphis, TN
- **Landlord:** One Commerce Square Memphis Realty LP
- **Term:** 7 years 10 months (December 1, 2021 – September 30, 2029)
- **Area / Costs:** 44 Parking spaces
 

First Year Annual Contract Rent	\$108,570.36	\$205.63 per space
Average Annual Contract Rent	\$114,843.50	\$217.51 per space

● **Current License**

- **Location:** Shelby County – 61 South Second Street, Memphis, TN
- **Landlord:** One Commerce Square Memphis Realty LP
- **Term:** 6 months (June 1, 2021 – November 30, 2021)
- **Area / Costs:** 44 Parking spaces
 

Contract Rent (6 months)	\$53,681.34	\$203.34 per space
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- **Source of Funding:** FRF Operating Funds

**Comment:** This lease would provide parking for state employees located in the One Commerce Square Office leased location. The office space lease expires September 30, 2029; and includes two 5-year renewal options.

The state currently houses approximately 400 state employees at this location from various agencies including the departments of Children's Services, Correction, Health, Human Services, and Labor and Workforce Development as well as the Alcoholic Beverage Commission, Attorney General, Human Rights Commission, Strategic Technology Solutions, Comptroller of the Treasury and the Tennessee Commission on Children and Youth.

Based on 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.

**Previous Report:** 04/19/2021 Approved waiving advertisement**Minutes:** 08/23/2021 Approved lease

Approved:



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