

AGENDA

STATE BUILDING COMMISSION

Executive Subcommittee

Cordell Hull State Office Building

House Hearing Room I

July 22, 2021

Immediately following the State Building Commission
but no earlier than 11:30 a.m.

- Consent Agenda Listing 2
- Tennessee Wildlife Resources Agency 3
- Department of General Services 5
- State Building Commission 11
- Consent Agenda Items 15

Pursuant to T.C.A. §8-44-108, meetings may be conducted permitting participation of electronic or other means of communication.

CONSENT AGENDA

Approval of the following items which have been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **Tennessee Technological University**
Transaction: Disposal – Fee
Provision(s): Waiver of appraisals

- B. Agency: **University of Tennessee – Martin**
Transaction: Disposal – Lease (Space)
Provision(s): Waiver of advertisement and appraisals

- C. Agency: **Tennessee Board of Regents – Pellissippi State Community College**
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

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

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

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

- G. Agency: **Department of General Services**
Transaction: Disposal – Fee
Provision(s): Waiver of one appraisal

- H. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): Waive advertisement

- I. Agency: **Department of General Services**
Transaction: Acquisition – Lease Amendment
Provision(s): Waiver of advertisement

- J. Agency: **Department of General Services**
Transaction: Acquisition – Lease Amendment
Provision(s): Waiver of advertisement

- K. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

- L. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Fee

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

Transaction Description: Transaction No. 20-05-003
• **Location:** Cummings Cove WMA
 Hamilton & Marion County - 1,100.11 +/- acres - Old Whiteside Road, Whiteside, TN
• **Estimated Sale Price:** Fair Market Value

Comment: TWRA acquired this tract, which later became known as Cummings Cove WMA, in 2003 using Forest Legacy Program grant funds. The management of Cummings Cove WMA has since put undue burden on TWRA due to considerable off-highway vehicle trespassing; resulting in severe destruction of wildlife habitats on the property. Conservation was the intent when Forest Legacy Program funding was used to purchase this property and development as an OHV (Off Highway Vehicle) recreation area is contrary to this purpose.

This property has been determined to be surplus to the Agency's needs as TWRA, in conjunction with the Forest Legacy Program, have determined that disposal of this tract is essential in order to reallocate the Forest Legacy Program grant funds to the acquisition of a replacement tract with superior conservation value. As a result of this disposal, there will no longer be a Cummings Cove WMA.

A separate ESC action has been submitted for the acquisition of the replacement tract which will ultimately be funded by the proceeds of this disposal.

Date of Last Transfer:	December 30, 2002
Previous Owner:	AETNA Investments, LLC
Original Cost to State:	\$1,000,000.00
Square Footage Improvements:	N/A

Previous Action: 07/17/2002 ESC Approval of acquisition in fee

SSC Report: 07/12/2021 ESC Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Third Party)

Requested Action: **Approval of acquisition in fee and to utilize third party with waiver of advertisement and one appraisal**

Transaction Description: Transaction No. 20-05-002

- **Location:** Bear Hollow Mountain WMA (BHMWMA)
Franklin County – 1,154± acres – 0 Rowe Gap Road, Belvidere, TN
- **Owner(s):** Neil Corum
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Federal Funds (U.S. Forest Service Legacy Grant) (F)
The Conservation Fund (TCF) (O)
- **Third Party:** TCF (O)

Comment: This acquisition was previously approved using Federal Funds (Pittman Robertson) and TCF providing a discounted price to satisfy the required 25% match as the source of funding. TWRA now desires to acquire this property using a general grant from the Forest Legacy Program and TCF providing a discounted price to meet the required 25% match.

This property is contiguous with BHMWMA and will be an important addition to BHMWMA, providing habitat connectivity, wildlife conservation and public recreation. A third party is being used because of the need to close more quickly than would be possible under the State process and to take advantage of a discounted purchase price. No additional third-party costs are requested as a part of this transaction.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: July 11, 2002
Purchase Price: \$0 (Inter family transfer)
Property Assessor's Value: \$1,770,100.00 (larger tract)
Square Footage Improvements: N/A

Previous Action: 10/19/2020 Approved acquisition in fee and to utilize third party with waiver of advertisement and one appraisal

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 19-04-905

• **Proposed Lease**

- **Location:** Dickson County – 114 West Christi Dr., Dickson, TN
- **Landlord:** Kimberly Diane Alley
- **Term:** 10 years
- **Area / Costs:** 6,663 Square Feet

First Year Annual Contract Rent	\$126,597.00	\$19.00/sf
Average Annual Contract Rent	126,850.19	19.04/sf
Estimated Utility Cost	11,660.25	1.75/sf
Estimated Janitorial Cost	7,329.30	1.10/sf
Total Average Annual Effective Cost	\$145,839.74	\$21.89/sf

• **Current Lease**

- **Location:** Dickson County – 114 West Christi Dr., Dickson, TN
- **Landlord:** Kimberly Diane Alley
- **Term:** 14 years (January 1, 2009 – December 31, 2022)
- **Area / Costs:** 5,959 Square Feet

Annual Contract Rent	\$63,909.00	\$10.72/sf
Estimated Utilities Cost	8,342.60	1.40/sf
Estimated Janitorial Cost	6,554.90	1.10/sf
Total Annual Effective Cost	\$78,806.50	\$13.22/sf

- **Source of Funding:** FRF
- **Procurement Method:** LPR on template
- **FRF Rate:** \$15.00

Comment: This lease will provide office space for Department of Safety – Driver Services Center and Tennessee Highway Patrol.

One proposal from one proposer was received and evaluated. The proposed location will be renovated to meet the State's needs. The original lease incorrectly stated the square footage as a result of a measuring error by the landlord. It was re-measured by the landlord for this proposal and the State has confirmed the square footage. The lease is estimated to commence March 2023 based on the renovations 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 CBRE, Inc. commission is \$17,441.90 for the 10-year base term.

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 20-11-913

● **Proposed Lease**

- **Location:** Henry County – Jim Adams Dr., Paris, TN
- **Landlord:** Henry Co Holdings LLC
- **Term:** 10 years
- **Area / Costs:** 6,800 Square Feet

First Year Annual Contract Rent	\$156,400.00	\$23.00/sf
Average Annual Contract Rent	157,624.00	23.18/sf
Estimated Annual Utility Cost	11,900.00	1.75/sf
Estimated Annual Janitorial Cost	7,480.00	1.10/sf
Total Average Annual Effective Cost	\$177,004.00	\$26.03/sf

● **Current Lease**

- **Location:** Henry County – 126 Culley Dr., Paris, TN
- **Landlord:** Rose Arroyo Pastor
- **Term:** 10 years (August 1, 2010 – July 31, 2020) (Holdover)
- **Area / Costs:** 7,000 Square Feet

Annual Contract Rent	\$75,110.04	\$10.73/sf
Estimated Utilities Cost (electric only)	7,700.00	1.10/sf
Estimated Janitorial Cost	7,700.00	1.10/sf
Total Annual Effective Cost	\$90,510.04	\$12.93/sf

- **Source of Funding:** FRF
- **Procurement Method:** LPR on template
- **FRF Rate:** \$15.00

Comment:

This lease will provide office space for the Department of Children's Services. Four proposals from three proposers were received and evaluated. The new location will be constructed to meet the state's needs. Alternative Workplace Solutions will be implemented at this location. The location is not the lowest cost proposal; but is recommended because it provides greater floorplan flexibility, easy access to main road with lighter traffic flow patterns, ability to have staff parking in the rear and client parking in the front of leased space, and the responsiveness of proposed landlord. The lease is estimated to commence is January 2024 based on the required construction. The tenant may terminate this lease for convenience at any time with 90 days written notice to the landlord and payment of a termination fee. Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state's best interest at this time.

The CBRE, Inc. commission is \$43,346.60 for the 10-year term.

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 20-11-914

● **Proposed Lease**

- **Location:** Henry County – Jim Adams Dr., Paris, TN
- **Landlord:** Henry Co Holdings LLC
- **Term:** 10 years
- **Area / Costs:** 4,500 Square Feet

First Year Contract Rent	\$103,500.00	\$23.00/sf
Average Annual Contract Rent	104,310.00	23.18/sf
Estimated Annual Utility Cost	7,875.00	1.75/sf
Estimated Annual Janitorial Cost	4,950.00	1.10/sf
Total Average Annual Effective Cost	\$117,135.00	\$26.03/sf

● **Current Lease**

- **Location:** Henry County – 1023 Mineral Wells Ave., Suite F, Paris, TN
- **Landlord:** Adams & Sullivan Real Estate, LLC
- **Term:** 1 Year (January 1, 2012 – December 31, 2012) (Holdover)
- **Area / Costs:** 12,200 Square Feet

Annual Contract Rent	\$73,200.00	\$6.00/sf
Estimated Utilities Cost	21,350.00	1.75/sf
Estimated Janitorial Cost	13,420.00	1.10/sf
Total Annual Effective Cost	\$107,970.00	\$8.85/sf

- **Source of Funding:** FRF
- **Procurement Method:** LPR on template
- **FRF Rate:** \$15.00

Comment: This lease will provide office space for the Department of Human Services. Six proposals from three proposers were received and evaluated. The new location will be constructed to meet the state's needs. Alternative Workplace Solutions will be implemented at this location. The location is not the lowest cost proposal; but is recommended because it provides greater floorplan flexibility, easy access to main road with lighter traffic flow patterns, ability to have staff parking in the rear and client parking in the front of leased space, and the responsiveness of proposed landlord. The lease is estimated to commence in January 2024 based on the required construction. The tenant may terminate this lease for convenience at any time with 90 days written notice to the landlord and payment of a termination fee. Based on a review of the financial aspects, occupancy requirements, and market indicators, this lease is deemed to be in the state's best interest at this time.

The CBRE, Inc. commission is \$28,685.25 for the 10-year term.

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 20-07-913

• **Proposed Lease**

- **Location:** Jackson County – 307 South Murray Street, Gainesboro, TN
- **Landlord:** James Freddie and Janet Holloway
- **Term:** 10 Years (January 1, 2022 - December 31, 2031)
- **Area / Costs:** 3,900 Square Feet

Annual Contract Rent	\$49,375.00	\$12.66/sf
Estimated Utilities Cost	6,825.00	1.75/sf
Estimated Janitorial Cost	4,290.00	1.10/sf
Total Annual Effective Cost	\$60,490.00	\$15.51/sf

• **Current Lease**

- **Location:** Jackson County – 307 South Murray Street, Gainesboro, TN
- **Landlord:** James Freddie and Janet Holloway (formerly Liberty Square, Inc).
- **Term:** 5 years (January 1, 2017 - December 31, 2021)
- **Area / Costs:** 3,900 Square Feet

Annual Contract Rent	\$47,500.00	\$12.18/sf
Estimated Utilities Cost	6,825.00	1.75/sf
Estimated Janitorial Cost	4,290.00	1.10/sf
Total Annual Effective Cost	\$58,615.00	\$15.03/sf

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

Comment: This lease will provide office space for Department of Human Services. The proposed location will be renovated to meet the State's needs. Advertisement is not required pursuant to TCA §12-2-114.

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

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 19-04-916

• **Proposed Lease**

- **Location:** Jefferson County - 1050, 1052, 1054, 1056 South Highway 92, Dandridge, TN
- **Landlord:** Barbara Davis
- **Term:** 10 years with one 1-year renewal option
- **Area / Costs:** 11,700 Square Feet

First Year Annual Contract Rent:	\$187,200.00	\$16.00/sf
Average Annual Contract Rent	193,986.00	16.58/sf
Estimated Annual Utility Cost	20,475.00	1.75/sf
Estimated Annual Janitorial Cost	12,870.00	1.10/sf
Total Average Annual Effective Cost	\$227,331.00	\$19.43/sf

• **Current Lease**

- **Location:** Jefferson County – 1050, 1052, 1054, 1056 South Highway 92, Dandridge, TN
- **Landlord:** Barbara Davis
- **Term:** 13 years (July 1, 2009 – June 30, 2022)
- **Area / Costs:** 10,500 Square Feet

Annual Contract Rent	\$115,500.00	\$11.00/sf
Estimated Utilities Cost	18,375.00	1.75/sf
Estimated Janitorial Cost	11,550.00	1.10/sf
Total Annual Effective Cost	\$145,425.00	\$13.85/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** LPR on template
- **FRF Rate:** \$15.00

Comment: This lease will provide office space for Department of Human Services. One proposal from one proposer was received and evaluated. The proposed location will be renovated to meet the State's needs. One proposal was received and evaluated. The space is being increased to meet agency programmatic needs. The lease is estimated to commence July 2023 based on the required renovations.

The tenant may terminate this lease for convenience at any time after the 36th month of the lease term with 90 days' written notice to the landlord.

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

SSC Report: 7/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 20-08-905

• **Proposed Lease**

- **Location:** Rutherford County – TBD Corner of Blaze and Fortress, Murfreesboro, TN
- **Landlord:** Rutherford County Government
- **Term:** 7 years
- **Area / Costs:** 4,153 Square Feet

Annual Contract Rent	\$74,754.00	\$18.00/sf
Estimated Utilities Cost	7,267.75	1.75/sf
Estimated Janitorial Cost	4,568.30	1.10/sf
Total Annual Effective Cost	\$86,590.05	\$20.85/sf

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

Comment: This lease will provide office space for Department of Safety – Driver Services Center. The new location will be constructed to meet the state’s needs.

This Express Center offers limited services and will relieve the high traffic volume from the full-service DSC in Rutherford County, TN. The lease is estimated to commence February 2023 based on the required construction.

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

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

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee with recommendation.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) APPROVAL of the Minutes of the Executive Subcommittee meeting held on June 21, 2021.
- 2) APPROVAL of the Minutes of the Executive Subcommittee meeting held on June 28, 2021.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- REPORT of 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 – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Boling Apartments Electrical Repairs
Project Description: This project will replace and upgrade failed sections of underground electrical cable serving the Boling Apartments complex.
SBC Project No. 540/005-05-2021
Total Project Budget: \$255,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved project and utilizing Campus Consultant for design and Campus Resources and System Procurement for construction
Approval Date: 07/06/2021
 - 2) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Student Success Center
Project Description: This project will renovate interior space of the College of Engineering & Computer Science (CECS) building to provide a Student Success Center for the CECS. Project will include all related work associated with the building modifications that will create these new offices and workrooms.
SBC Project No. 540/005-06-2021
Total Project Budget: \$200,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design
Approval Date: 07/07/2021

- 3) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: College Heights Renovation
Project Description: Minor upgrades to the College Heights Building to renovate space for the University Police. Renovations include space to accommodate a police training simulator and offices for emergency management personnel and related work.
SBC Project No. 366/009-08-2021
Total Project Budget: \$435,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing campus resources for design and the Job Order Contract to perform the work
Approval Date: 07/07/2021
- 4) **State Procurement Agency:** STREAM / Department of Military
Location: Nashville, Tennessee
Project Title: JFHQ United States Property and Fiscal Office Facility Update and Parking Repairs
Project Description: Perform repairs to the loading dock and parking area, to include resurfacing and restriping; exterior and interior facility updates; and all required related work.
SBC Project No. 361/067-01-2021
Total Project Budget: \$375,000.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project and to select a designer
Approval Date: 07/01/2021
- 5) **State Procurement Agency:** STREAM / Department of Military
Location: Tullahoma, Tennessee
Project Title: Tullahoma Barrack Female Latrine Addition
Project Description: Addition of a female latrine to an existing barrack. Project to include mechanical, electrical, plumbing, and site civil work; installation of fixtures, equipment and system controls; and all required related work.
SBC Project No. 361/093-01-2018
Total Project Budget: \$439,150.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project budget and funding to award a contract (increase of \$19,150)
Approval Date: 06/30/2021
- 6) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TLETA Sewer Line Rerouting
Project Description: Install a new section of sewer line, rock removal, and all required related work.
SBC Project No. 700/002-01-2021
Total Project Budget: \$109,000.00
Source of Funding: 20/21 FRF Op Funds (A)
Approval: Approved project utilizing Agency Resources for construction
Approval Date: 07/01/2021

Approvals of Revisions to Existing Capital Projects

- REPORT of the following approval of an alternate construction delivery method and a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(1) and 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Parking Lot Improvements (12/13)
Project Description: This project will install improvements to several campus parking lots, including Lot 10 (Grote/Holt), Lot 26 (Metro) including the demolition of Frist Hall, and Lot 36 (Challenger Field).
SBC Project No. 540/005-02-2014
Total Project Budget: \$800,000.00
Source of Funding: Plant Funds (Aux-Parking) (A)
Approval: Approved a revision in funding and utilizing Campus Resources and System Procurement for a portion of the work (decrease MACC and increase design fee and soft costs to account for change in construction delivery method)
Approval Date: 07/06/2021

- REPORT of the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TN Tower – Blue Lot Paving and Retaining Wall Repair
Project Description: Remove and replace existing retaining wall and resurface parking area to include sealing, striping and all required related work.
SBC Project No. 529/079-04-2017
Total Project Budget: \$460,000.00
Source of Funding: 17/18 FRF CurrFunds-CapMaint (MP) (A)
Approval: Approved a revision in project funding (increase MACC \$18,627.80 to address additional electrical needs)
Approval Date: 07/06/2021

Approvals of Acquisitions and Disposals of State Property

- REPORT of the following acquisitions of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 21-04-010
Location: Walker Branch State Natural Area (WBSNA)
Hardin County – 113.88 ± acres – 0 Gammill Slough Road, Savannah, TN
Owner(s): Sand Hill Farms, Inc. (TCF & TNC)
Estimated Purchase Price: Fair Market Value
Source of Funding: 21/22 State Lands Acquisition Fund (A)
21/22 State Wetlands Fund (A)
Approval: Approved acquisition in fee and to utilize third party with waiver of advertisement and one appraisal
Approval Date: 07/02/2021

2) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 21-04-014
Location: Tigrett Wildlife Management Area (TWMA)
Dyer County – 19.00 ± acres – 0 N. Forked Deer River, Dyersburg, TN
Owner(s): Robert G. Fowlkes, Larry W. Fowlkes, Jeffrey C. Fowlkes, Marion L. Fowlkes, William H. Fowlkes, and Zack P. Fowlkes
Estimated Purchase Price: Fair Market Value
Source of Funding: 20/21 Wetlands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 06/18/2021

- REPORT of 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. 21-05-019
Location: Cedars of Lebanon State Park (CLSP)
Wilson County – 40 ft x 62.25 ft permanent electric line easement – 5112 Murfreesboro Road, Lebanon, TN
Grantee: Middle Tennessee Electric Membership Corporation (MTEMC)
Estimated Sale Price: Fair Market Value
Source of Funding: MTEMC (O)
Approval: Approved disposal by easement with waiver of advertisement and appraisals
Approval Date: 07/02/2021

Designer Selections

- REPORT of a designer name change from “Edmonds Engineering, Inc” to “Dewberry Engineers, Inc., dba Dewberry|Edmonds” on all State projects.
- SELECTION of DESIGNERS for projects approved by the State Building Commission as recommended by the State Procurement Agencies.

Other Business

TENNESSEE TECHNOLOGICAL UNIVERSITY**Disposal – Fee****Requested Action:** **Approval of disposal in fee with waiver of appraisals**

Transaction Description: Transaction No. 20-07-003

- **Location:** Tennessee Technological University
Putnam County – 0.50 acres – 3087 Gainesboro Grade, Cookeville, TN
- **Grantee** Putnam County
- **Estimated Sale Price:** Fair Market Value

Comment: This property has been determined to be surplus to the University's needs. The County will use the land to build a fire station for the benefit of the growing community surrounding this property.

This parcel is part of the larger Hyder Farm property that was gifted to the University. The sales proceeds will be deposited in the W. Clyde and Marie Hyder endowment fund which is the same family that gifted the property. Fair market value was determined by qualified state employees in accordance with SBC Policy 8.01G.

Advertisement is not required pursuant to TCA § 12-2-112.

Date of Last Transfer:	January 6, 1997
Previous Owner:	W. Clyde and Marie Hyder
Original Cost to State:	Gift
Square Footage Improvements:	N/A

SSC Report: 07/12/2021 Jim Cobb summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

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

Requested Action: Approval of a lease with waiver of advertisement and appraisals

Transaction Description: Transaction No. 21-06-015

- **Proposed Lease**

- **Location:** University of Tennessee- Martin
Weakley County - 210 Hurt Street, Martin Tennessee – Clement Hall
- **Tenant:** West Tennessee Public Television Council, Inc. (West TN PBS)
- **Term:** 10 years with one (1) ten (10) year option to extend
- **Area / Costs:** 8,249 sf plus space on communications tower/no cost – mutual benefit

- **Current Lease**

- **Location:** University of Tennessee-Martin
Weakley County - 210 Hurt Street, Martin Tennessee – Clement Hall and Communications Building
- **Tenant:** West Tennessee Public Television Council, Inc. (West TN PBS)
- **Term:** 5 years (July 1, 2016 – June 30, 2021)
- **Area / Costs:** 8,026 sf plus space on the communication tower/no cost – mutual benefit

Comment:

UT Martin would like to continue its mutually beneficial leasing arrangement with West TN PBS. Since 1981, West TN PBS has occupied space at UT Martin for studio/broadcast operations. As a result of this lease, UTM students, through the Department of Communications, have access to a studio capable of producing broadcast quality programs. Additionally, UT Martin students are able to gain valuable professional experience through course practicum, lab, and internship opportunities. West TN PBS broadcasts tape-delayed UTM athletic events.

Waiver of advertisement and appraisals is requested due to the mutual benefit, the unique nature of the relationship between the parties and because West TN PBS is a not-for-profit entity.

West TN PBS is responsible for the maintenance and repair of the interior of the space it occupies as well as all equipment it owns. Either party may terminate with 180 days-notice.

SSC Report:

07/12/2021 Austin Oakes summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

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. 21-06-004

- **Location:** Pellissippi State Community College
Knox County – 1.20+/- acres – 10925 Hardin Valley Road, Knoxville, TN
- **Owner(s):** Robert L. Bridges
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: This acquisition will help to preserve the college’s presence on Hardin Valley Road, protecting the area from development and for future use by the campus. The structure with an attached garage on the property was assessed and determined to be in an acceptable condition. It will be immediately used to provide necessary lab, study, and collaborative space for PSCC’s Motorsports program. Any needed maintenance can be addressed with existing Plant Funds. This property is in PSCC’s **2013 Master Plan**.

Date of Last Transfer: July 22, 2019
Purchase Price: \$0.00
Property Assessor’s Value: \$135,400
Square Footage Improvements: 1,966

SSC Report: 07/12/2021 Dick Tracy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

TENNESSEE WILDLIFE RESOURCES AGENCY**Acquisition – Fee (Purchase)**

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

Transaction Description:

Transaction No 21-05-016

• **Location:**

North Cumberland Wildlife Management Area (NCWMA)

Claiborne County – 818.48± acres (5 tracts) – 0 Fork Ridge Road, 309 Combs Lane, 0 Combs Lane, 0 Mud Hollow Road, and 0 Gibson Lane, Speedwell, TN

• **Owner(s):**

Johnny Asher II and Jessica Asher

• **Estimated Purchase Price:**

Fair Market Value

• **Source of Funding:**

21/22 Wetlands Acquisition Fund (A)

Comment:

These properties are on the wetlands priority list and have been approved for purchase by the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency per T.C.A. §11-14-402.

These properties are contiguous with NCWMA. This acquisition will protect and preserve wetlands and other watershed functions in the NCWMA ecosystem and provide improved access and wildlife connectivity to NCWMA. No additional management costs are anticipated with this acquisition.

Map & Parcel 027.002.010 Fork Ridge Road
(442± acres)

Date of Last Transfer:

November 4, 2020

Purchase Price:

\$0.00 (Inter-family transfer)

Property Assessor's Value:

\$210,200.00

Square Footage Improvements:

N/A

Map & Parcel 039.011.00309 Combs Lane
(91.50± acres)

Date of Last Transfer:

March 1, 2013

Purchase Price:

\$90,000.00 (Inter-family transfer)

Property Assessor's Value:

\$78,900.00

Square Footage Improvements:

N/A

Map & Parcel 039.012.000 Combs Lane
(152.50± acres)

Date of Last Transfer:

February 25, 2088

Purchase Price:

\$801,000.00 (larger tract)

Property Assessor's Value:

\$115,700.00

Square Footage Improvements:

N/A

Map & Parcel 039.013.000 Mud Hollow Road
(42± acres)

Date of Last Transfer:

March 6, 2014

Purchase Price:

\$33,600.00 (Inter-family transfer)

Property Assessor's Value:

\$86,600.00

Square Footage Improvements:

N/A

Map & Parcel 040.006.020 Gibson Lane
(90.48± acres)

Date of Last Transfer:

November 4, 2020

Purchase Price:

\$0.00 (Inter-family transfer)

Property Assessor's Value:

\$167,900.00

Square Footage Improvements:

N/A

SSC Report:

07/12/2021 ESC

Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 21-06-007

- **Location:** Skinner Mountain Wildlife Management Area (SMWMA)
Fentress County – 22.00± acres – 0 Lost Creek Road, Skinner Mountain, TN
- **Owner(s):** Stephen Tipton
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 21/22 TWRA Op Funds (A)

Comment: This acquisition is an in-holding at SMWMA and will expand hunting, fishing, public recreation opportunities and will protect and conserve upland forest functions. at SMWMA.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	12/10/2020
Purchase Price:	\$0.00 (inter-family transfer)
Property Assessor’s Value:	\$37,000.00
Square Footage Improvements:	N/A

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION**Acquisition – Easement (Conservation)**

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

Transaction Description: Transaction No. 21-06-005

- **Location:** Henderson County – 0.55± acres – 50 Wildersville Road, Parker’s Crossroads, TN
- **Owner(s):** American Battlefield Trust (ABT)
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 21/22 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

Comment: American Battlefield Trust (ABT) requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of the Battle of Parker’s Crossroads property also known as the Olive Tract. The THC has agreed to hold the conservation easement until the property is later transferred to the National Park Service, at which time the conservation easement will be released.

This acquisition will help preserve a core area of the Battle of Parker’s Crossroads, one of the 38 most significant battlefields in Tennessee, in perpetuity for the benefit of the public.

Date of Last Transfer: July 10, 2020
 Purchase Price: \$275,000
 Property Assessor’s Value: \$156,000
 Square Footage Improvements: 2,392 sf house, 720sf garage, & 120 sf deck (1948)

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

DEPARTMENT OF GENERAL SERVICES

Disposal – Fee

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

Transaction Description: Transaction No. 21-02-005

- **Location:** Tennessee Highway Patrol District Headquarters
Madison County – 2.44 ± acres – 20 Vann Drive, Jackson, TN
- **Estimated Sale Price:** Fair Market Value

Comment: This property has been determined to be surplus to the Department’s needs as THP constructed a new building for their Headquarters.

The Tennessee Historical Commission (THC) has determined that the disposal of this property does adversely affect the State-owned resource. The state will be photo documenting the building prior to disposal to mitigate the adverse effect.

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: 12/22/1965
 Previous Owner: The National Bank of Commerce of Jackson
 Original Cost to State: \$15,000.00
 Square Footage Improvements: 8,500 sf (1976) - Office
 2,400 sf (1978) - Garage

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval to waive advertisement**Transaction Description:** Transaction No. 20-07-916● **Proposed Lease**

- **Location:** Hamilton County – 1501 Riverside Drive, Suite 120, Chattanooga, TN
- **Landlord:** Tallan Holdings Co.
- **Term:** 10 years (January 1, 2022 – December 31, 2032)
- **Area/Costs:** 5,998 Square Feet

● **Current Lease**

- **Location:** Hamilton County – 1501 Riverside Drive, Suite 120, Chattanooga, TN
- **Landlord:** Tallan Holdings Co.
- **Term:** 5 years (January 1, 2017 and expires December 31, 2021)
- **Area / Costs:** 5,998 Square Feet

Average Annual Contract Rent (includes utilities & janitorial)	\$98,967.00	\$16.50/sf
Current Annual Contract Rent (includes utilities & janitorial)	\$104,965.00	\$17.50/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** Waiver of Advertisement
- **FRF Rate:** \$18.00

Comment: This lease will provide office space for Department of Health. This location houses a Tuberculosis Clinic for the region.

Waiver of advertisement is requested because of close proximity to the hospital and this location includes specialized medical equipment, lab space, clinic exam rooms, HEPA filtering, negative air system, and UV lighting.

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.

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 07-03-901

● **Proposed Amendment**

○ **Term:** 15 years (December 1, 2009 – November 30, 2024)

○ **Area / Costs:** 55,000 Square Feet

Annual Contract Rent	\$615,000.00	\$11.18/sf
Estimated Utility Cost	96,250.00	1.75/sf
Estimated Janitorial Cost	60,500.00	1.10/sf
Total Annual Effective Cost	\$771,750.00	\$14.03/sf

● **Current Lease**

○ **Location:** Knox County – 2600 Western Avenue, Knoxville, TN

○ **Landlord:** W G Holdings, LLC

○ **Term:** 12 years (December 1, 2009 – November 30, 2021)

○ **Area / Costs:** 55,000 Square Feet

Annual Contract Rent	\$615,000.00	\$11.18/sf
Estimated Utility Cost	96,250.00	1.75/sf
Estimated Janitorial Cost	60,500.00	1.10/sf
Total Annual Effective Cost	\$771,750.00	\$14.03/sf

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

● **FRF Rate:** \$18.00

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

A request for waiver of advertisement and to amend the current lease by three years is in the best interest of the State at this time for strategic alignment of existing in-term lease expirations for the long-term planning to effectuate a balance of portfolio and resources.

The long-term 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 this 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.

Previous Action: 03/24/2008 ESC Approved lease agreement
08/19/2019 ESC Approved lease amendment with waiver of advertisement

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 06-02-902

● **Proposed Amendment**

- **Term:** 13 years (January 1, 2012 – December 31, 2024)
- **Area / Costs:** 6,016 Square Feet

Annual Contract Rent (Years 11-13)	\$55,264.20	\$9.19/sf
Estimated Utility Cost	10,528.00	1.75/sf
Estimated Janitorial Cost	6,617.60	1.10/sf
Total Annual Effective Cost	\$72,409.80	\$12.04/sf

● **Current Lease**

- **Location:** McNairy County – 855 East Poplar, Selmer, TN
- **Landlord:** Pedigo-Selmer Properties, LP
- **Term:** 10 years (January 1, 2012 – December 31, 2021)
- **Area / Costs:** 6,016 Square Feet

Annual Contract Rent (Years 1-10)	\$55,264.20	\$9.19/sf
Estimated Utility Cost	10,528.00	1.75/sf
Estimated Janitorial Cost	6,617.60	1.10/sf
Total Annual Effective Cost	\$72,409.80	\$12.04/sf

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

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

A request for waiver of advertisement and to amend the current lease by three (3) years is in the best interest of the State at this time for strategic alignment of existing in-term lease expirations for the long-term planning to effectuate a balance of portfolio and resources. The long-term 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 this 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.

Previous Report: 10/23/2006 ESC Approved lease agreement
 05/24/2010 ESC Approved lease amendment

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 18-06-908

● **Proposed Lease**

- **Location:** Giles County – 115 South Cedar Lane, Pulaski, TN
- **Landlord:** Brindley Holdings, L.P.
- **Term:** 7 years with three 1-year renewal options
- **Area / Costs:** 6,600 Square Feet

Annual Contract Rent	\$79,200.00	\$12.00/sf
Estimated Utilities Cost	11,550.00	1.75/sf
Estimated Janitorial Cost	7,260.00	1.10/sf
Total Annual Effective Cost	\$98,010.00	\$14.85/sf

● **Current Lease**

- **Location:** Giles County – 631 East Madison St., Pulaski, TN
- **Landlord:** Brindley Development Company, LLC
- **Term:** 10 years (March 1, 2004 - February 28, 2014) (Holdover)
- **Area / Costs:** 5,488 Square Feet

Annual Contract Rent	\$46,500.00	\$8.47/sf
Estimated Utilities Cost	7,683.20	1.40/sf
Estimated Janitorial Cost	6,036.80	1.10/sf
Total Annual Effective Cost	\$59,796.80	\$10.97/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** LPR on template
- **FRF Rate:** \$15.00

Comment: This lease will provide office space for Department of Children’s Services. Two proposals from two proposers were received. One proposal was rejected and not evaluated since it did not meet agency space needs. The increase to space is needed to meet the agency’s programmatic requirements. The proposed location will be renovated to meet the State’s needs. The lease is estimated to commence September 2024 based on the required renovations. A bridge lease will be directly negotiated pursuant to SBC Policy and will not require ESC approval as the rental rate will be below the threshold for advertisement.

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.

SSC Report: 07/12/2021 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease and bridge lease**Transaction Description:** Transaction No. 17-06-933● **Proposed Lease**

- **Location:** Giles County – 631 East Madison, Pulaski, TN
- **Landlord:** Brindley Holdings, L.P.
- **Term:** 7 years with three 1-year renewal options
- **Area / Costs:** 4,300 Square Feet

Annual Contract Rent	\$51,600.00	\$12.00/sf
Estimated Utilities Cost	7,525.00	1.75/sf
Estimated Janitorial Cost	4,730.00	1.10/sf
Total Annual Effective Cost	<u>\$63,855.00</u>	<u>\$14.85/sf</u>

● **Proposed Bridge Lease**

- **Location:** Giles County – 115 South Cedar Lane, Pulaski, TN
- **Landlord:** Brindley Holdings, L.P.
- **Term:** 3 years (October 1, 2021 – September 30, 2024)
- **Area / Costs:** 5,283 Square Feet

Annual Contract Rent	\$58,123.00	\$11.00/sf
Estimated Utilities Cost	9,245.25	1.75/sf
Estimated Janitorial Cost	5,811.30	1.10/sf
Total Annual Effective Cost	<u>\$73,179.55</u>	<u>\$13.85/sf</u>

● **Current Lease**

- **Location:** Giles County – 115 South Cedar Lane, Pulaski, TN
- **Landlord:** Brindley Holdings, L.P. (formerly Brindley Development Company, LLC)
- **Term:** 10 years (September 1, 2006 to August 31, 2016) (Holdover)
- **Area / Costs:** 5,283 Square Feet

Annual Contract Rent	\$58,113.00	\$11.00/sf
Estimated Utilities Cost	7,396.20	1.40/sf
Estimated Janitorial Cost	5,811.30	1.10/sf
Total Annual Effective Cost	<u>\$71,320.50</u>	<u>\$13.50/sf</u>

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** LPR on template
- **FRF Rate:** \$15.00

Comment: This lease will provide office space for Department of Human Services. Two proposals from two proposers were received. One proposal was withdrawn and not evaluated since it did not meet agency space needs. Alternative Workplace Solutions has been implemented at this location. The proposed location will be renovated to meet the State's needs. The lease is estimated to commence September 2024 based on the required renovations.

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 lease will bridge the gap in time between the expiration date of the current lease and the ten-year lease. The tenant may not terminate this bridge lease for convenience. 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.

Previous Report: 11/29/2004 ESC Approved lease agreement

SSC Report: 07/12/2020 Jen Murphy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.