AGENDA
STATE BUILDING COMMISSION
Executive Subcommittee
Cordell Hull State Office Building
House Hearing Room II
July 25, 2022
11:00 a.m.

• Consent Agenda Listing ................................................ 2
• Tennessee Board of Regents ........................................ 4
• State Building Commission ........................................... 5
• Consent Agenda Items .................................................. 13

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 Board of Regents**  
   Transaction: Disposal – Fee  
   Provision(s): Waiver of advertisement and appraisals

B. Agency: **Tennessee Board of Regents**  
   Transaction: Disposal – Lease (Space)  
   Provision(s): Waiver of advertisement

C. Agency: **University of Tennessee – Chattanooga**  
   Transaction: Acquisition – Fee (Gift)  
   Provision(s): n/a

D. Agency: **University of Tennessee – Martin**  
   Transaction: Acquisition – Lease (Space)  
   Provision(s): Waiver of advertisement

E. Agency: **University of Tennessee – Southern**  
   Transaction: Acquisition – Fee (Purchase)  
   Provision(s): n/a

F. Agency: **University of Tennessee – Southern**  
   Transaction: Acquisition – Fee (Purchase)  
   Provision(s): n/a

G. Agency: **University of Tennessee – Martin**  
   Project Title: Blaylock Outdoor Classroom  
   SBC Project No: 540/011-01-2021  
   Requested Action: Approval of a revision in project budget and funding in order to award a contract

H. Agency: **Tennessee Wildlife Resources Agency**  
   Transaction: Acquisition – Fee  
   Provision(s): n/a

I. Agency: **Tennessee Wildlife Resources Agency**  
   Transaction: Acquisition – Fee  
   Provision(s): n/a

J. Agency: **Tennessee Wildlife Resources Agency**  
   Transaction: Acquisition – Fee  
   Provision(s): n/a

K. Agency: **Tennessee Wildlife Resources Agency**  
   Transaction: Acquisition – Fee  
   Provision(s): n/a

L. Agency: **Tennessee Historical Commission**  
   Transaction: Acquisition – Easement (Conservation)  
   Provision(s): Waiver of appraisal
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Disposal – Fee

Requested Action: Approval of disposal in fee with waiver of one appraisal and to utilize State Procurement Agency procurement methods to contract with a realty firm to assist with the disposal

Transaction Description: 22-03-015
- Location: Dyersburg State Community College (DSCC)
  Dyer County – 1.31+/-.acres – 933 Troy Avenue, Dyersburg, TN
- Estimated Sale Price: Fair Market Value
- Estimated Realtor Cost: 6% of the Sale Price

Comment: This property has served as the president’s residence for DSCC and is the last TBR owned president’s residence. In order to continue this use, the home would require a significant number of costly renovations. DSCC feels it would be better served selling the home than undertaking this work. Accordingly, DSCC has determined that this property is surplus to the school’s needs. DSCC would like to engage a realtor to help sell this residential property.

The THC has determined that the demolition or disposal of this 50+ year old property does adversely affect this State-owned resource and consultation with their office is encouraged to explore alternatives that would avoid, minimize, or mitigate the adverse effect and an agreeable mitigation plan was completed.

Date of Last Transfer: October 14, 1971
Previous Owner: Melvin T. Weakley
Original Cost to State: $50,000.00
Square Footage Improvements: 4,200
Minutes of Executive Subcommittee Meeting

1) APPROVAL of the Minutes of the Executive Subcommittee meeting held on June 21, 2022 with a correction to the minutes on page 29 revising the last sentence in the first paragraph of the comment to read “The lease is estimated to commence on or before January 2024.”

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- REPORT of the following capital project(s) with total project cost of $100,000 - $1,000,000 in accordance with Item 2.04(A)(2) of the SBC By-Laws, Policy & Procedures:

1) State Procurement Agency: Tennessee Technological University
   Location: Smithville, Tennessee
   Project Title: Craft Center Housing Roof Replacements
   Project Description: Replace roofs on five housing units (A, B, C, D, Mgrs. Residence). The scope of work will include roof replacement, repair or replace flashing, decking, coping, guttering, soffit, siding and other roof components as needed.
   SBC Project No.: 364/031-01-2021
   Total Project Budget: $478,850.00
   Source of Funding: Plant Funds (Aux-Housing) (A)
   Approval: Approved a revision in project budget and funding in order to award a contract (Fuel Tank Maintenance Company LLC dba FTM Contracting) (increase budget by $128,850.00)
   Approval Date: 07/11/2022

2) State Procurement Agency: Tennessee Technological University
   Location: Smithville, Tennessee
   Project Title: Craft Center Generator and Fire Pump Upgrades
   Project Description: Install a generator to provide power to the sprinkler system fire pump during power outages. Relocate the fire pump and bring it up to present day codes.
   SBC Project No.: 364/031-02-2022
   Total Project Budget: $550,000.00
   Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)
   Approval: Approved project and to select a designer
   Approval Date: 07/06/2022

3) State Procurement Agency: Middle Tennessee State University
   Location: Murfreesboro, Tennessee
   Project Title: Campus Wide Access Control and Security Updates
   Project Description: Update campus access control and security systems, including hardware, software, and system components. Project includes all related work.
   SBC Project No.: 366/009-08-2022
   Total Project Budget: $800,000.00
   Source of Funding: 22/23 CurrFunds-CapMaint (A)
   Approval: Approved project and to select a designer
   Approval Date: 07/05/2022
4) **State Procurement Agency:** Middle Tennessee State University  
**Location:** Murfreesboro, Tennessee  
**Project Title:** Campus Wide Lighting and Lighting Control Updates  
**Project Description:** Provide campus-wide modifications to interior and exterior lighting, lighting control systems, and all related work.  
**SBC Project No.:** 366/0090-09-2022  
**Total Project Budget:** 0952,200.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/07/2022

5) **State Procurement Agency:** East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Radio Tower Repair and Replacement  
**Project Description:** Repair and replacement of the campus radio tower and all related work.  
**SBC Project No.:** 369/005-06-2022  
**Total Project Budget:** $950,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/07/2022

6) **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College  
**Location:** Chattanooga, Tennessee  
**Project Title:** Omni Building East Roof Replacement  
**Project Description:** Replace roof system on east portion of Omni Complex.  
**SBC Project No.:** 166/012-03-2020  
**Total Project Budget:** $851,000.00  
**Source of Funding:** $590,000.00 20/21 CurrFunds-CapMaint (MP) (A)  
$261,000.00 Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding (increase budget by $75,000.00)  
**Approval Date:** 07/07/2022

7) **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College  
**Location:** Chattanooga, Tennessee  
**Project Title:** Sidewalk Construction  
**Project Description:** Construct additional sidewalk to completely encircle the pond at the campus entrance, along with associated grading, retaining walls, and landscaping.  
**SBC Project No.:** 166/012-04-2022  
**Total Project Budget:** $435,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/11/2022

8) **State Procurement Agency:** Tennessee Board of Regents / Cleveland State Community College  
**Location:** Cleveland, Tennessee  
**Project Title:** Student Center Roof Replacement  
**Project Description:** Replace Student Center roofing system and all related work.  
**SBC Project No.:** 166/013-01-2022  
**Total Project Budget:** $600,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/07/2022
9) **State Procurement Agency:** Tennessee Board of Regents / Cleveland State Community College  
**Location:** Cleveland, Tennessee  
**Project Title:** Campus HVAC Updates  
**Project Description:** Update campus central plant equipment, including chillers, boilers, air handlers, controls, and other HVAC equipment, including all related work.  
**SBC Project No.:** 166/013-02-2022  
**Total Project Budget:** $1,000,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/13/2022

10) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College  
**Location:** Dyersburg, Tennessee  
**Project Title:** Campus Roof Drain Replacements  
**Project Description:** Replace roof drains and scuppers on the original building, including all related work.  
**SBC Project No.:** 166/017-02-2022  
**Total Project Budget:** $270,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/07/2022

11) **State Procurement Agency:** Tennessee Board of Regents / Southwest Tennessee Community College  
**Location:** Memphis, Tennessee  
**Project Title:** Farris Complex Interior Updates  
**Project Description:** Update worn and dated flooring and base trim, paint/wall finishes, and ceilings in the Farris Complex.  
**SBC Project No.:** 166/033-01-2021  
**Total Project Budget:** $350,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding (increase budget by $100,000.00)  
**Approval Date:** 07/06/2022

12) **State Procurement Agency:** Tennessee Board of Regents / Southwest Tennessee Community College  
**Location:** Memphis, Tennessee  
**Project Title:** Fulton Building Courtyard Revitalization  
**Project Description:** Replace landscaping, update irrigation system, install a walkway and landscape lighting in the Fulton Building courtyard at the Macon Cove campus.  
**SBC Project No.:** 166/033-02-2021  
**Total Project Budget:** $285,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding in order to award a contract (B&B Specialty Contractors, Inc.) (increase budget by $60,000.00)  
**Approval Date:** 07/05/2022
13) State Procurement Agency: Tennessee Board of Regents / Nashville State Community College  
Location: Nashville, Tennessee  
Project Title: HVAC and Cooling Tower Repairs  
Project Description: Repair HVAC system to include cooling tower repairs and replacement of roof top and heat pump units, including all related work.  
SBC Project No.: 166/034-02-2022  
Total Project Budget: $800,000.00  
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)  
Approval: Approved project and to select a designer  
Approval Date: 07/08/2022

14) State Procurement Agency: Tennessee Board of Regents / TN College of Applied Technology Harriman  
Location: Harriman, Tennessee  
Project Title: Building D Foundation Repairs  
Project Description: Repair foundation, cracks in the west and north walls, emergency exit sidewalks and all related work.  
SBC Project No.: 166/048-02-2022  
Total Project Budget: $280,000.00  
Source of Funding: 22/23 CurrFunds-CapMaint (A)  
Approval: Approved project and to select a designer  
Approval Date: 07/08/2022

15) State Procurement Agency: Tennessee Board of Regents / TN College of Applied Technology Nashville  
Location: Nashville, Tennessee  
Project Title: Fire Alarm System Upgrade  
Project Description: Replace fire alarm and emergency notification system, for Main Campus and Cockrill Bend Campus, including all related work.  
SBC Project No.: 166/064-02-2022  
Total Project Budget: $670,000.00  
Source of Funding: 22/23 CurrFunds-CapMaint (A)  
Approval: Approved project and to select a designer  
Approval Date: 07/13/2022

16) State Procurement Agency: Tennessee Board of Regents / TN College of Applied Technology Murfreesboro  
Location: Murfreesboro, Tennessee  
Project Title: Fire Alarm System Upgrade  
Project Description: Replace fire alarm and emergency notification system, including all related work.  
SBC Project No.: 166/074-01-2022  
Total Project Budget: $380,000.00  
Source of Funding: 22/23 CurrFunds-CapMaint (A)  
Approval: Approved project and to select a designer  
Approval Date: 07/08/2022
17) **State Procurement Agency:** University of Tennessee – Martin  
**Location:** Martin, Tennessee  
**Project Title:** Blaylock Fountain & Kiosks  
**Project Description:** Installation of a fountain and kiosks with plaques at the Blaylock Outdoor Classroom Plaza. Includes plumbing, lighting, and all related work to complete the project.

**SBC Project No.:** 540/011-03-2022  
**Total Project Budget:** $130,000.00  
**Source of Funding:** Gift-In-Place (Donor) (O)  
**Approval:** Approved project and accepting gift-in-place construction, with plans and specifications to be approved by the State Architect  
**Approval Date:** 06/29/2022

18) **State Procurement Agency:** University of Tennessee – Martin  
**Location:** Martin, Tennessee  
**Project Title:** University Center Dining Upgrades  
**Project Description:** Upgrades include changing out an existing vendor with a new one. Includes all related work to complete the project.

**SBC Project No.:** 540/011-06-2022  
**Total Project Budget:** $140,500.00  
**Source of Funding:** Gift-In-Place (Contract) (O)  
**Approval:** Approved project and accepting gift-in-place construction, with plans and specifications to be approved by the State Architect  
**Approval Date:** 07/05/2022

19) **State Procurement Agency:** STREAM / Department of Correction  
**Location:** Henning, Tennessee  
**Project Title:** WTSP Wastewater Lagoon Biosolids Removal and Restoration  
**Project Description:** Removal of biosolids from Lagoon 1 and comprehensive restoration, electrical work for temporary relocation of existing aerators, and all related work.

**SBC Project No.:** 142/022-02-2022  
**Total Project Budget:** $350,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (SA) (A)  
**Approval:** Approved project utilizing Agency Resources and Central Procurement Office contracts to perform the work  
**Approval Date:** 07/13/2022

20) **State Procurement Agency:** STREAM / Department of Intellectual & Developmental Disabilities  
**Location:** Nashville, Tennessee  
**Project Title:** THP Training Center Exterior ADA Parking and Site Upgrades  
**Project Description:** Refurbishment of the parking areas including site regrading for positive drainage, ADA compliance, and all related work.

**SBC Project No.:** 502/002-01-2022  
**Total Project Budget:** $680,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 07/13/2022
Approvals of Revisions to Existing Capital Projects

- 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 Military
   Location: Hohenwald, Tennessee
   Project Title: Hohenwald Readiness Center Re-Roof and Facility Update
   Project Description: Replace roof system, gutters, downspouts, doors, door hardware, and windows; masonry repairs; exterior and interior facility updates; site grading and drainage improvements; and all required related work.
   SBC Project No.: 361/038-01-2021
   Total Project Budget: $770,000.00
   Source of Funding: $385,000.00 Federal Funds (NGB) (F)
                     $385,000.00 21/22 CurrFunds-CapMaint (MP) (A)
   Approval: Approved a revision in project funding (increase designer fee)
   Approval Date: 07/08/2022

- REPORT of the following approval of a bid that exceeds approved MACC (no change in total project budget) in accordance with Item 2.04(B)(5) of the SBC By-Laws, Policy & Procedures:

1) State Procurement Agency: STREAM / Department of General Services
   Location: Nashville, Tennessee
   Project Title: TN Tower Office Space Consolidation – TDFI & TDTD
   Project Description: Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.
   SBC Project No.: 529/079-02-2021
   Total Project Budget: $670,000.00
   Source of Funding: FRF Reserves (R)
   Approval: Approved a revision in project funding in order to award a contract (Grace Contracting, LLC)
   Approval Date: 07/06/2022

Approvals of Acquisitions and Disposals of State Property

- REPORT of the following acquisition 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. 22-05-006
   Location: Ghost River State Natural Area (GRSNA) – Wolf River Wildlife Management Area (WRWMA)
              Fayette County – 96.00 ± acres – Highway 57, Moscow, TN
   Owner(s): Wolf River Conservancy, Inc.
   Estimated Purchase Price: Fair Market Value
   Source of Funding: 21/22 State Lands Acquisition Fund (A)
   Approval: Approved acquisition in fee with waiver of advertisement
   Approval Date: 06/29/2022
**Designer Selections**

- **REPORT** of 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:** Middle Tennessee State University  
   **Location:** Murfreesboro, Tennessee  
   **Project Title:** Campus Wide Access Control and Security Updates  
   **SBC Project No.:** 366/009-08-2022  
   **Total Project Budget:** $800,000.00  
   **Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
   **Designer:** I.C. Thomasson Associates, Inc.  
   **Approval Date:** 07/06/2022

2) **State Procurement Agency:** Middle Tennessee State University  
   **Location:** Murfreesboro, Tennessee  
   **Project Title:** Campus Wide Lighting and Lighting Control Updates  
   **SBC Project No.:** 366/009-09-2022  
   **Total Project Budget:** $952,200.00  
   **Source of Funding:** 22/23 CurrFunds-CapMaint (MP) (A)  
   **Designer:** I.C. Thomasson Associates, Inc.  
   **Approval Date:** 07/14/2022

3) **State Procurement Agency:** East Tennessee State University  
   **Location:** Johnson City, Tennessee  
   **Project Title:** Radio Tower Repair and Replacement  
   **SBC Project No.:** 369/005-06-2022  
   **Total Project Budget:** $950,000.00  
   **Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
   **Designer:** Prosim Engineering, LLC  
   **Approval Date:** 07/14/2022

4) **State Procurement Agency:** Tennessee Board of Regents / Cleveland State Community College  
   **Location:** Cleveland, Tennessee  
   **Project Title:** Campus HVAC Updates  
   **SBC Project No.:** 166/013-02-2022  
   **Total Project Budget:** $1,000,000.00  
   **Source of Funding:** 22/23 CurrFunds-CapMaint (MP) (A)  
   **Designer:** West, Welch, Reed Engineers, Inc.  
   **Approval Date:** 07/14/2022

5) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College  
   **Location:** Dyersburg, Tennessee  
   **Project Title:** Roof Drain Replacements  
   **SBC Project No.:** 166/017-02-2022  
   **Total Project Budget:** $270,000.00  
   **Source of Funding:** 22/23 CurrFunds-CapMaint (MP) (A)  
   **Designer:** Braganza Design Group  
   **Approval Date:** 07/13/2022
6) State Procurement Agency: Tennessee Board of Regents / Nashville State Community College  
Location: Nashville, Tennessee  
Project Title: HVAC and Cooling Tower Repairs  
SBC Project No.: 166/034-02-2022  
Total Project Budget: $800,000.00  
Source of Funding: 22/23 CurrFunds-CapMaint (MP) (A)  
Designer: Gresham Smith  
Approval Date: 07/13/2022

7) State Procurement Agency: Tennessee Board of Regents / TCAT Murfreesboro  
Location: Murfreesboro, Tennessee  
Project Title: Fire Alarm System Upgrade  
SBC Project No.: 166/074-01-2022  
Total Project Budget: $380,000.00  
Source of Funding: 22/23 CurrFunds-CapMaint (A)  
Designer: Win Engineering, LLC  
Approval Date: 07/13/2022

8) State Procurement Agency: University of Tennessee – Knoxville  
Location: Knoxville, Tennessee  
Project Title: Frieson Black Cultural Center Upgrades  
SBC Project No.: 540/009-25-2022  
Total Project Budget: $300,000.00  
Source of Funding: Plant Funds (Non-Aux) (A)  
Designer: The Benefield Richters Company  
Approval Date: 07/07/2022

9) State Procurement Agency: University of Tennessee – Knoxville  
Location: Knoxville, Tennessee  
Project Title: Hoskins Library Suites Renovations  
SBC Project No.: 540/009-27-2022  
Total Project Budget: $500,000.00  
Source of Funding: Plant Funds (Non-Aux) (A)  
Designer: Randolph Architecture, LLC  
Approval Date: 07/07/2022

- SELECTION of DESIGNERS for projects approved by the State Building Commission as recommended by the State Procurement Agencies.
TENNESSEE BOARD OF REGENTS

Disposal – Fee

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

Transaction Description: Transaction No. 21-05-017
- Location: TCAT-Murfreesboro
  Rutherford County – 0.101+/- acre fee disposal, 435 sf permanent slope easement, 2,868 sf (10’ wide) temporary construction easement– 1303 Fort Parkway, Murfreesboro, TN
- Grantee: City of Murfreesboro
- Estimated Sale Price: Fair Market Value

Comment: This property is needed by TDOT in connection with a road construction project. This disposal will not adversely affect the TCAT. TDOT has requested that this property be conveyed to the City of Murfreesboro. Waiver of advertisement is requested because this property is needed in connection with a TDOT project. Waiver of appraisals is requested because TDOT has performed an appraisal of the property.

Date of Last Transfer: May 30, 1974
Original Cost to State: $0.00 (larger parcel)
Property Assessor’s Value: $2,058,300 (larger parcel)
Square Footage Improvements: NA
TENNESSEE BOARD OF REGENTS

Disposal – Lease (Space)

Requested Action: Approval of disposal by lease with waiver of advertisement

Transaction Description: Transaction No. 22-34-001

- Location: Nashville State Community College (“Nashville State”)
  5248 Hickory Hollow Parkway, Nashville, Tennessee

- Tenant: Metropolitan Government of Nashville and Davidson County by and through the Metropolitan Board of Education (“MNPS”)

- Term: August 1, 2022 – July 31, 2032

- Area / Costs: 6,596 sf / $56,066.00 annually ($8.50/sf)

FRF Rate: $21.00 sf

Comment: Nashville State is seeking to continue their lease for The Academy at Hickory Hollow, a non-traditional Metro Nashville Public High School for students 17-21 years of age who want to obtain their high school diploma. The collocation of this school on Nashville State’s Hickory Hollow campus provides students opportunity to take dual enrollment classes and aids Nashville State in its efforts to improve enrollment and completion rates and address critical shortages in the workforce expressed by area employers.

The lease of space will not hamper the future operations of the campus. The proposed rental rate will cover the basic operation and maintenance expenses for this facility, for which Nashville State is responsible. Waiver of advertisement and this lower rental rate are requested because of the public purpose associated with use by MNPS.
C. UNIVERSITY OF TENNESSEE

Acquisition – Fee (Gift)

Requested Action: Approval of acquisition in fee

Transaction Description:
- Location: University of Tennessee Chattanooga (UTC)
  Hamilton County – 0.04+/- acres – 888 East 3rd Street, Chattanooga, TN
- Owner(s): ROA Land Cha LLC
- Purchase Price: Fair Market Value
- Source of Funding: Plant Funds (Non-Aux) (A)

Comment:
Approval is requested to acquire this small parcel which includes a billboard as one of three parcels that form the site for UTC’s new Health Science Building along the 3rd Street medical corridor. Funding for this facility is included in the FY2022-2023 budget.

This property is in UTC’s 2013 Campus Master Plan.

Date of Last Transfer: August 1, 2019
Purchase Price: Unknown
Property Assessor’s Value: $18,700
Square Footage Improvements: None
D.

UNIVERSITY OF TENNESSEE

Acquisition – Lease (Space)

Requested Action: Approval of waiver of advertisement

Transaction Description: Transaction No. 22-07-002
- Proposed Lease
  - Location: University of Tennessee-Martin (UTM)
    Madison County - 343 Vann Drive, Jackson, Tennessee
  - Landlord: NR Plan Properties, LLC
  - Term: Up to ten years
  - Area / Costs: 15,000sf/TBD

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

Comment: The UTM Jackson Center is currently located on the campus of Jackson State Community College. There is a need to find alternate space and an RFP was issued March 6, 2022. One response to the RFP was received but the space and location did not meet the needs of the center. Subsequently, a market survey was completed which identified this space as a possible suitable location. Waiver of advertisement is requested to enter into lease negotiations with the owner of this property.
E.

UNIVERSITY OF TENNESSEE

Acquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee

Transaction Description: Transaction No. 22-03-011
- Location: University of Tennessee Southern (UTS)
  Giles County – 0.31 +/- acres – 417 West Flower St, Pulaski, TN
- Owner(s): Patrick S. Sewell et ux Rebecca M. Sewell
- Purchase Price: Fair Market Value
- Source of Funding: Plant Funds (Non-Aux) (A)

Comment: The house would initially be used for Faculty and Staff office space. In the future, a single department such as Business or Humanities, could be housed in the space.

The land acquisition plan for the University of Tennessee Southern was revised and approved by THEC to accommodate this purchase.

Date of Last Transfer: December 13, 2016
- Purchase Price: $150,000
- Property Assessor’s Value: $216,000
- Square Footage Improvements: 2,923
UNIVERSITY OF TENNESSEE

Acquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee

Transaction Description:
- Location: University of Tennessee Southern (UTS)  
  Giles County – 0.44 +/- acres – 635 West Madison St, Pulaski, TN
- Owner(s): Jeannie L. McFarland et vir Wesley McFarland
- Purchase Price: Fair Market Value
- Source of Funding: Plant Funds (Non-Aux) (A)

Comment:
The house would initially be used for Faculty and Staff office space. In the future, a single department such as Business or Humanities, could be housed in the space.

The land acquisition plan for the University of Tennessee Southern was revised and approved by THEC to accommodate this purchase.

Date of Last Transfer: June 23, 2021
Purchase Price: unknown
Property Assessor’s Value: $169,200
Square Footage Improvements: 2,481
University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Blaylock Outdoor Classroom

Project Description: This project will construct the Blaylock Inspirational Oracle (BIO) outdoor classroom. The space will accommodate classes and receptions. It will also include a plaza with large water feature and seating areas.

SBC Number: 540/011-01-2021

Total Project Budget: $2,313,000.00

<table>
<thead>
<tr>
<th>Source of Funding</th>
<th>Original</th>
<th>Change</th>
<th>Revised</th>
<th>Gifts</th>
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</thead>
<tbody>
<tr>
<td>$1,890,000.00</td>
<td>$423,000.00</td>
<td>$2,313,000.00</td>
<td>(O)</td>
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</table>

Original Project Budget: $1,890,000.00
Change in Funding: $423,000.00
Revised Project Budget: $2,313,000.00

Comment: This increases the budget from $1,890,000 to $2,313,000. Two bids were received on June 22, 2022. An increase in funding is needed to award a contract in the amount of $2,085,511.00 to Barger Construction for the base bid and four alternates. The structural steel and tinted glass components are the primary drivers of the increase.

Previous Action:
03/11/2021 SBC Approved project utilizing Campus Consultant (TLM & Associates, Inc.) for design
08/12/2021 SBC Approved revision in budget and funding and EDP as recommended by the State Architect
03/10/2022 SBC Approved revision in project budget and funding
07/13/2022 SBC Referred to ESC with authority to act
TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee

Requested Action: Approval of acquisition in fee

Transaction Description: Transaction No. 22-06-009
- Location: Hancock County – 2.90 ± acres – 0 Alder Road, Sneedville, TN
- Owner(s): The Clinch-Powell Resource Conservation and Development Council, Inc.
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 22/23 TWRA Op Funds (A)

Comment: TWRA is requesting to purchase this tract for fishing and boating access along Clinch River.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: December 1, 2008
Purchase Price: $50,600.00
Property Assessor’s Value: $15,000.00
Square Footage Improvements: N/A
I. TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee

Requested Action: Approval of acquisition in fee

Transaction Description: Transaction No. 22-06-007
- Location: Blackburn Fork Wildlife Management Area (BFWMA)
  Jackson County – 7.64 ± acres – 636 Gentry School Lane, Cookeville, TN
- Owner(s): Allen and Gretel Branton
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 22/23 TWRA Op Funds (A)

Comment: This acquisition is an in-holding and will provide enhanced access at BFWMA. The two improvements on the property will be used by TWRA to store wildlife management area equipment and storage supplies.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: November 3, 2014
Purchase Price: $400,000.00 (larger tract)
Property Assessor’s Value: $25,100.00
Square Footage Improvements: 20’ x 30’ Barn (1990) & 15 x 15’ Storage Shed (1990)
**TENNESSEE WILDLIFE RESOURCES AGENCY**

**Acquisition – Fee**

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

**Transaction Description:**
- **Location:** Colonel Forrest V. Durand Wildlife Management Area (CFVDWMA)
  Madison County – 355.40 ± acres – 0 Perry Switch, Jackson, TN
- **Owner(s):** Kenny Manning, Sharlene Manning, Gary Manning, Patricia Manning, Ritchie Manning, and Jean Manning
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 22/23 Wetlands Acquisition Fund (A)
- **Third Party:** The Conservation Fund (TCF)

**Comment:**
This property is on the wetlands priority list and has been approved for purchase by the Commissioner of the Department of Agriculture and Executive Director of Tennessee Wildlife Resources Agency per T.C.A. §11-14-402.

This property is contiguous with CFVDWMA, as it will protect and preserve wetlands within the Forked Deer watershed.

TCF is being used as a third-party intermediator to expedite this transaction. No additional third-party costs are requested as a part of this acquisition.

No additional management costs are anticipated with this acquisition.

<table>
<thead>
<tr>
<th>Date of Last Transfer:</th>
<th>December 31, 2013</th>
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</thead>
<tbody>
<tr>
<td>Purchase Price:</td>
<td>$858,293.00 (larger tract)</td>
</tr>
<tr>
<td>Property Assessor’s Value:</td>
<td>$156,600.00</td>
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<tr>
<td>Square Footage Improvements:</td>
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</tr>
</tbody>
</table>
K.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee

Requested Action: Approval to utilize third party

Transaction Description:
- Location: Shelton Ferry Wildlife Management Area (SFWMA) Montgomery County – 132.00 ± acres – 4650 Weakley Road, Southside, TN
- Owner(s): Glen Weakley & David Armistead
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 22/23 Wetlands Acquisition Fund (A)
- Third Party: The Conservation Fund (TCF)

Comment: This property is on the wetlands priority list and has 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.

This property is contiguous with SFWMA, will create better access throughout SFWMA, and will protect and preserve wetlands and other watershed functions in the Shelton Ferry River bottom.

Utilization of third parties is requested because it would allow TCF to acquire the tract in a timelier fashion. No additional third-party costs are requested as part of this transaction.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: 11/01/2018
Purchase Price: $0.00 (inter-family transfer)
Property Assessor’s Value: $1,145,500.00 (larger tract)
Square Footage Improvements: N/A

Previous Action
- 04/25/2022 Approved acquisition in fee with waiver of advertisement and one appraisal.
TENNESSEE HISTORICAL COMMISSION

Acquisition – Easement (Conservation)

Requested Action: Approval to accept conservation easement and to utilize third party with waiver of appraisal

Transaction Description:

- **Location:** Hamilton County – 3.00 ± acres 316 & 320 Garden Road, Chattanooga, TN
- **Owner(s):** Reflection Riding Arboretum and Nature Center (RRANC)
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 22/23 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)
- **Third Party:** American Battlefield Trust (ABT)

Comment:
American Battlefield Trust requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of the Braddock Tract. The THC has agreed to hold the conservation easement in perpetuity.

This property is a part of the core battlefield areas of Chattanooga and Wauhatchie Battlefields and is where the famous “Battle of Lookout Mountain” took place. This tract encompasses the northeastern quadrant of the Federal crossing of Lookout Creek area at Lights Mill in the fall of 1863.

**Date of Last Transfer:** October 1, 2021 (1.26 ± acres)
**Purchase Price:** $585,000.00
**Property Assessor’s Value:** $428,800.00
**Square Footage Improvements:** 3583 residential building (1969)
**Address:** 320 Garden Road (Map-Parcel No. 154-023.00)

**Date of Last Transfer:** October 1, 2021 (1.74 ± acres)
**Purchase Price:** $585,000.00
**Property Assessor’s Value:** $38,300.00
**Square Footage Improvements:** N/A
**Address:** 316 Garden Road (Map-Parcel No. 154-023.01)
TENNESSEE HISTORICAL COMMISSION

Acquisition – Easement (Conservation)

Requested Action: Approval to accept conservation easement with waiver of appraisal

Transaction Description:
- Location: Hamilton County – 7.60 ± acres 331 Garden Road, Chattanooga, TN
- Owner(s): American Battlefield Trust (ABT)
- Estimated Purchase Price: Gift
- Source of Funding: 22/23 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

Comment: American Battlefield Trust requests that the Tennessee Historical Commission (THC) hold a conservation easement for the preservation of the Burns Tract. The THC has agreed to hold the conservation easement in perpetuity.

This property is a part of the core battlefield areas of Chattanooga and Wauhatchie Battlefields and is where the famous “Battle of Lookout Mountain” took place. This tract encompasses the northeastern quadrant of the Federal crossing of Lookout Creek area at Lights Mill in the fall of 1863.

Date of Last Transfer: September 8, 2021 (7.60 ± acres)
Purchase Price: $688,750.00
Property Assessor’s Value: $349,700.00
Square Footage Improvements: 3,388 sf residential ranch style building (1965)
Address: 331 Garden Road (Map-Parcel No. 154-024.00)
DEPARTMENT OF TRANSPORTATION

Acquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of appraisal

Transaction Description: Transaction No. 22-06-013
- Location: Wayne County – 0.70 +/- acres – Old Savannah Highway, Waynesboro, TN
- Owner(s): Raymond Noel Gallaher
- Estimated Purchase Price: Fair Market Value
- Source of Funding: 22/23 TDOT Plant Construction Funds (A)

Comment: This property is adjacent to the TDOT Wayne county facility and acquisition of the property will provide improved access to the maintenance building and salt bin and allow for construction of an equipment shed. There are no structures on the land. Fair market value was determined by qualified state employees in accordance with SBC Policy 8.01G.

Date of Last Transfer: 12/12/1990
Purchase Price: $16,250.00
Property Assessor’s Value: $7,375
Square Footage Improvements: N/A
O.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 21-06-904

• Proposed Lease
  o Location: Greene County – 128 Serral Drive, Greeneville, TN
  o Landlord: HT Properties, a Tennessee General Partnership
  o Term: 10 years
  o Area / Costs: 6,559 Square Feet
    Annual Contract Rent $78,708.00 12.00/sf
    Estimated Utilities Cost 11,478.25 1.75/sf
    Estimated Janitorial Cost 7,214.90 1.10/sf
    Total Annual Effective Cost $97,401.15 $14.85/sf

• Current Lease
  o Location: Greene County – 128 Serral Drive, Greeneville, TN
  o Landlord: HT Properties, a Tennessee General Partnership
  o Term: 5 years (May 1, 2018 to April 30, 2023)
  o Area / Costs: 6,559 Square Feet
    Annual Contract Rent $75,887.63 $11.57/sf
    Estimated Utilities Cost 11,478.25 1.75/sf
    Estimated Janitorial Cost 7,214.90 1.10/sf
    Total Annual Effective Cost $94,580.78 $14.42/sf

• Source of Funding: FRF
• Procurement Method: Advertised
• FRF Rate: $18.00

Comment: This lease will provide office space for the Department of Human Services. One proposal from one proposer was received and evaluated. The lease is estimated to commence on or before April 2023.

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

The Knox Office Realty broker commission is $12,829.40 for the 10-year term.
## DEPARTMENT OF GENERAL SERVICES

### Acquisition – Lease (Space)

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 21-07-905

- **Proposed Lease**
  - **Location:** Hamilton County – 5751 Uptain Road, Suite 200, Chattanooga, TN
  - **Landlord:** OBC Properties Delaware, LLC
  - **Term:** 10 years with three 1-year renewal options
  - **Area / Costs:** 15,661 Square Feet
    - First Year Annual Contract Rent $176,812.69
    - Average Annual Rent 202,653.34
    - Estimated Utilities Cost 27,406.75
    - Estimated Janitorial Cost 17,227.10
    - Total Average Annual Effective Cost $247,287.19

- **Current Lease**
  - **Location:** Hamilton County – 5751 Uptain Road, Suite 200, Chattanooga TN
  - **Landlord:** OBC Properties Delaware, LLC
  - **Term:** 1 year (July 1, 2022 – June 30, 2023)
  - **Area / Costs:** 13,282 Square Feet
    - Annual Contract Rent $149,500.00
    - Estimated Utilities Cost 23,243.50
    - Estimated Janitorial Cost 14,610.20
    - Total Annual Effective Cost $187,353.70

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

**Comment:**

This lease will provide office space for Department of Correction Day Reporting Center and Community Resource Center. Three proposals from three proposers were received and evaluated. The lease is estimated to commence on or before July 2023.

Department of Correction has requested this location as an expansion of the 2016 Public Safety Act to prevent recidivism.

The lease premises are not increasing with this new lease; 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.

If renewal options are exercised, the rent rate will increase.

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

### Acquisition – Lease (Space)

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 21-01-905

- **Proposed Lease**
  - **Location:** Obion County – 1604 W. Reelfoot Ave., Ste. B, Union City, TN
  - **Landlord:** Joe Robert Hunt and wife, Beverly C. Hunt
  - **Term:** 7 years, with one 3-year renewal option
  - **Area / Costs:** 6,300 Square Feet
    - Annual Contract Rent including utilities: $89,082.00 ($14.14/sf)
    - Estimated Janitorial Cost: 6,930.00 (1.10/sf)
    - Total Average Annual Effective Cost: $96,012.00 ($15.24/sf)

- **Current Lease**
  - **Location:** Obion County – 1604 W. Reelfoot Ave., Ste. B, Union City, TN
  - **Landlord:** Joe Robert Hunt and Beverly C. Hunt
  - **Term:** 11 years (July 1, 2014 – June 30, 2025)
  - **Area / Costs:** 6,300 Square Feet
    - First Year Annual Contract Rent including utilities: $59,031.00 ($9.37/sf)
    - Average Annual Contract Rent including utilities: $64,008.00 ($10.16/sf)
    - Estimated Janitorial Cost: 6,930.00 (1.10/sf)
    - Total Average Annual Effective Cost: $70,938.00 ($11.26/sf)

**Source of Funding:** FRF

**Procurement Method:** Advertised

**FRF Rate:** $15.00

**Comment:**

This lease will provide office space for Department of Safety and Homeland Security - Driver Services Center and Tennessee Highway Patrol. One proposal from one proposer was received and evaluated. The proposed location will be refreshed to meet the State’s needs. The lease is estimated to commence on or before December 2023.

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

If renewal option is exercised, the rent rate will increase.

The CBRE, Inc. commission is $8,574.14 for the 7-year base term, if the renewal option is exercised the commission will be $12,508.65.
DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description:

- **Proposed Lease**
  - **Location:** Rutherford County – Southpointe Ct., Murfreesboro, TN
  - **Landlord:** The 2012-B Pedigo Trust
  - **Term:** 10 years, with one 2-year renewal option
  - **Area / Costs:** 5,327 Square Feet

<table>
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<tr>
<th></th>
<th>First Year Annual Contract Rent</th>
<th>Average Annual Contract Rent</th>
<th>Estimated Utilities Cost</th>
<th>Estimated Janitorial Cost</th>
<th>Total Average Annual Effective Cost</th>
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</thead>
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<tr>
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<td>$113,731.45</td>
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<td>9,322.25</td>
<td>5,859.70</td>
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<td>$21.35/sf</td>
<td>22.05/sf</td>
<td>1.75/sf</td>
<td>1.10/sf</td>
<td>$24.90/sf</td>
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</table>

- **Current Lease**
  - **Location:** Rutherford County – 745 South Church St., Bldg. 7, Ste. 701 & 703, Murfreesboro, TN
  - **Landlord:** Wayne Belt Properties
  - **Term:** 10 years, with one, 1-year renewal option (June 1, 2014 – June 30, 2024)
  - **Area / Costs:** 5,295 Square Feet (Years 1-8); 4,051 Square Feet (Years 9-10)

<table>
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<tr>
<th></th>
<th>Annual Contract Rent (Years 9-10)</th>
<th>Average Annual Contract Rent</th>
<th>Estimated Annual Utility Cost (Years 1-8)</th>
<th>Estimated Annual Utility Cost (Years 9-10)</th>
<th>Estimated Annual Janitorial Cost (Years 1-8)</th>
<th>Estimated Annual Janitorial Cost (Years 9-10)</th>
<th>Total Average Annual Effective Cost</th>
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<td>$72,918.00</td>
<td>69,769.10</td>
<td>9,266.25</td>
<td>7,089.25</td>
<td>5,824.50</td>
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<td>$18.00/sf</td>
<td>14.02/sf</td>
<td>1.75/sf</td>
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<td>1.10/sf</td>
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</tbody>
</table>

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

Comment:

This lease will provide office space for Department of Intellectual and Developmental Disabilities. Three proposals from three proposers were received and evaluated. Alternative Workplace Solutions will be implemented at this location. The proposed location will be a build-to-suite to meet the State’s needs. The lease is estimated to commence on or before June 2024. The area is similar to the original lease prior to the landlord reduction in 2022.

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.

If renewal option is exercised, the rent rate will increase.

The CBRE, Inc. commission is $32,301.60 for the 10-year base term, if the renewal option is exercised the commission will be $35,707.55.
DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 22-02-908

• Proposed Lease
  o Location: Davidson County – 565 Royal Parkway, Suite B, Nashville, TN
  o Landlord: LRF2 Nash 565 Royal Pkwy LLC
  o Term: 5 years
  o Area / Costs: 125,259 Square Feet
    First Year Annual Contract Rent $1,064,701.44 $8.50/sf
    Average Annual Contract Rent 1,153,353.32 9.21/sf
    Estimated Annual TICAM Cost 211,687.71 1.69/sf
    Estimated Annual Utility Cost 219,203.25 1.75/sf
    Total Average Annual Effective Cost $1,584,244.28 $12.65/sf

• Current License
  o Location: Davidson County – 565 Royal Parkway, Nashville, TN
  o Landlord: LRF2Nash 565 Royal Pkwy LLC (formerly Park Holding Management Company, LLC)
  o Term: 2 years (September 9, 2020 – January 8, 2022) (Holdover)
  o Area / Costs: 160,000 Square Feet
    Annual Contract Rent $1,903,500.00 $11.90/sf
    Estimated Annual Operating Costs 332,499.96 2.08/sf
    Total Annual Effective Contract Rent $2,235,999.96 $13.98/sf

• Source of Funding: FRF
• Procurement Method: Negotiated
• FRF Rate: $8.50

Comment: This lease will provide bulk warehouse space for Tennessee Emergency Management Agency (TEMA) for storage of emergency supplies for natural disasters, medical emergencies, etc. This primary location serves all 95 counties. The original lease stored additional items that were acquired during the pandemic which have been shifted to regional and local locations.

Tenant may terminate this lease at any time after the 44th month of the lease by giving written notice to Landlord at least 120 days prior to the date the termination becomes effective. In no event shall such notice be delivered prior to the last day of the 44th full calendar month of the Lease term.

TICAM is defined as taxes, insurance, and common area maintenance. TICAM will not exceed more than 5% each calendar year for controllable expenses.

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: 05/23/2022 ESC approved waiver of advertisement.
Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 20-11-909 & 20-11-910

• Proposed Lease
  o Location: Warren County – 1200 Belmont Drive, McMinnville, TN
  o Landlord: PUP12 Properties, LLC
  o Term: 10 years
  o Area / Costs: 14,000 Square Feet
    Annual Contract Rent $161,000.00 $11.50/sf
    Estimated Annual Utility Cost 24,500.00 1.75/sf
    Estimated Annual Janitorial Cost 15,400.00 1.10/sf
    Total Annual Effective Cost $200,900.00 $14.35/sf

• Current Lease
  o Location: Warren County – 1200 Belmont Drive, McMinnville, TN
  o Landlord: PUP12 Properties, LLC
  o Term: 7 years (May 1, 2017 – April 30, 2024)
  o Area / Costs: 14,000 Square Feet
    Annual Contract Rent $109,135.08 $7.80/sf
    Estimated Utilities Cost 24,500.00 1.75/sf
    Estimated Janitorial Cost 15,400.00 1.10/sf
    Total Annual Effective Cost $149,035.08 $10.65/sf

• Source of Funding: FRF
• Procurement Method: Advertised
• FRF Rate: $15.00

Comment:

This lease will provide office space for Department of Human Services and Department of Children’s Services. One proposal from one proposer was received and evaluated. The proposed location will be renovated to meet the State’s needs. The lease is estimated to commence on or before May 2024.

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