

AGENDA
State Building Commission
Executive Subcommittee
Cordell Hull State Office Building
House Hearing Room II
March 23, 2026
11:00 a.m.

CONSENT AGENDA2
TENNESSEE WILDLIFE RESOURCES AGENCY 3
STATE BUILDING COMMISSION 5
CONSENT AGENDA LISTING 10

Pursuant to T.C.A. 8-44-108(c)(2), if one or more members is not physically present at the meeting but may attend virtually, the meeting will include one or more members who will participate by electronic means of communication. Regardless of whether any member participates by electronic means of communication, members of the public may attend the meeting in-person at the location listed on the meeting agenda or may access the meeting by clicking [Capitol streaming](#) to view and listen to the meeting by electronic means of communication. If you wish to provide public comment during the meeting, please send a message to state.architect@tn.gov indicating your intent to comment at least 48 hours in advance of the meeting or make a request in person by speaking with the State Architect prior to the meeting start.

CONSENT AGENDA

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

1. **Agency:** East Tennessee State University
Requested Action: Approval of disposal in fee and to utilize Campus procurement to contract with a realtor to assist with the disposal
Transaction No.: 26-01-006
Location: East Tennessee State University
Washington County – 1.0 +/- acres – 2213 N Greenwood Drive, Johnson City, TN

2. **Agency:** University of Tennessee Health Science Center
Requested Action: Approval of acquisition in fee for more than appraised value
Transaction No.: 25-02-020
Location: University of Tennessee – Health Science Center
Shelby County – 0.42 acres – 23 South Pauline Street, Memphis, TN

3. **Agency:** Tennessee Wildlife Resources Agency
Requested Action: Approval of acquisition by easement with waiver of appraisal
Transaction No.: 25-03-030
Location: North Cumberland Wildlife Management Area
Campbell County – 1.00 +/- acres – 0 White Horse Lane, Duff, TN

4. **Agency:** Department of Environment & Conservation
Requested Action: Approval of acquisition in fee and to utilize a third party
Transaction No.: 26-02-006
Location: Approval of acquisition in fee and to utilize a third party

5. **Agency:** Department of Environment & Conservation
Requested Action: Approval of revision of acquisition in fee and acquisition by easement
Transaction No.: 25-04-005
Location: Roane County – 1.50 to 2.50 +/- acres – 1225 S. Kentucky St., Kingston, TN

6. **Agency:** Department of General Services
Requested Action: Approval of a lease amendment with waiver of advertisement
Transaction No.: 17-06-938 (DHS)
Location: Hamblen County – 2416 West Andrew Johnson Hwy, Morristown, TN

7. **Agency:** Department of General Services
Requested Action: Approval of a lease
Transaction No.: 24-05-913 (AG)
Location: Hamilton County – 100 W. Marth Luther King Blvd Suite 812, Chattanooga, TN

8. **Agency:** Department of General Services
Requested Action: Approval of a lease with waiver of advertisement
Transaction No.: 25-12-900 (ABC)
Location: Hamilton County – 100 W. Martin Luther King Blvd Suite 812, Chattanooga, TN

9. **Agency:** Department of General Services
Requested Action: Approval of a lease
Transaction No.: 25-02-909 (TDEC)
Location: Washington County – 2305 Silverdale Dr., Johnson City, TN

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 25-11-007

- **Location:** Lauderdale County – 62 +/- acres – 0 Highway 51, Covington, TN
- **Owner:** Beverly Coats, Linda Durham, and Jane Embry
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 Wetlands Acquisition Fund (A)

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.

The boat ramp located in TDOT right of way adjacent to this property is in poor condition and needs to be expanded and replaced. TWRA desires to acquire this property to construct a replacement boat ramp and associated parking lot. TWRA will seek to secure State or other funding for this construction.

This tract is adjacent to the Hatchie National Wildlife Refuge and the US Fish & Wildlife Service is interested in acquiring it as an addition to the Hatchie National Wildlife Refuge. The US Fish and Wildlife Service is supportive of TWRA acquiring this property and constructing a boat ramp and parking lot improvements. The parties have agreed that when the US Fish & Wildlife Service obtains all necessary approvals to acquire this property, TWRA will sell the property to the US Fish & Wildlife Service, reserving an easement for the boat ramp and parking improvements.

Historical Property Information:

- Date of Last Transfer: 05/14/2012
- Purchase Price: \$0 (intra-family transfer)
- Property Assessor's Value: \$48,500.00
- Square Footage Improvements: N/A

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Lease (Ratification of Existing Lease)

Requested Action: Approval of ratification of existing lease

Transaction Description: Transaction No 25-11-003

- **Current Lease:**
 - **Location:** J. Percy Priest Stones River Hunter Education Center
Davidson County – 146.91 acres – East of State Highway 71, North of US Highway 109,
Antioch, TN
 - **Landlord:** United States Army Corps of Engineers (USACE)
 - **Term:** 25 years (May 1, 2023 – April 30, 2048)
 - **Area/Costs:** 146.91 acres / Mutual Benefit
- **Source of Funding:** 25/26 TWRA Op Funds (REM Fees) (A)

Comment: TWRA seeks retroactive approval of a lease agreement with the USACE for the Stones River Hunter Education Center at the J. Percy Priest Dam and Reservoir in Davidson County. TWRA has occupied this property under agreements with USACE since May 1998 and executed a lease with USACE in February 2025. The lease was not approved by State Building Commission and this action will correct that oversight. Advertisement of the lease was not required since the landlord is a governmental entity.

TWRA intends to bring a capital project for repair of the rear berm and to create more shooting lanes at the property. This project is anticipated to be funded out of the 25/26 TWRA operational budget.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

1. APPROVAL of the Minutes of the Executive Subcommittee meeting held on February 23, 2026.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- REPORT of the following capital improvement with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
 1. **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College
Location: Chattanooga, Tennessee
Project Title: Nale Road Demolition
Project Description: Demolition of a 1,478 +/- sf house located at 117 Nale Road.
SBC Project No: 166/012-01-2025
Total Project Budget: \$55,830.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approve a revision in funding and utilizing a regional consultant (Rodney L. Wilson Consulting, PLLC) (move \$9,830.00 from construction)
Approval Date: 03/23/2026

- REPORT of the following capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 1. **State Procurement Agency:** University of Tennessee - Martin
Location: Martin, Tennessee
Project Title: UTM Equipment Storage Building (24/25)
Project Description: Construction of an equipment storage building and include all related work to complete the project.
SBC Project No: 540/011-05-2025
Total Project Budget: \$365,000.00
Source of Funding:

Amount	Source
\$182,500.00	Plant Funds (Aux-Housing) (A)
\$182,500.00	Plant Funds (Non-Aux) (A)

Approval: Approved an EDP as recommended by the State Architect
Approval Date: 02/24/2026

2. **State Procurement Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: Building 55 Demolition
Project Description: Demolition of Building number 55 on the Park Avenue Campus.
SBC Project No: 367/072-01-2026
Total Project Budget: \$60,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing campus resources and campus procurement for construction
Approval Date: 03/09/2026

3. **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Wilson Wallis Mechatronics Renovation
Project Description: Renovate to provide new space layouts with electrical, mechanical, lighting, life safety requirements and all associated work to support the space and equipment needs for the new Mechatronics program. New flooring, ceilings, and wall treatments will be captured.
SBC Project No: 369/005-02-2026
Total Project Budget: \$625,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 02/24/2026

Approvals of Revisions to Existing Capital Projects

- REPORT of the following approvals of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
 1. **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Location: Oneida, Tennessee
Project Title: New Automotive and Collision Repair Building
Project Description: Construct a new automotive and collision repair building and expand parking areas. Project includes site and infrastructure improvements and demolition of select vacated buildings and abandoned utilities.
SBC Project No: 166/078-01-2023
Total Project Budget: \$9,250,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved a revision in project funding (move \$775,000.00 from construction)
Approval Date: 03/12/2026

- 2. **State Procurement Agency:** STREAM / Department of Military
Location: Ashland City, Tennessee
Project Title: Ashland City RC Re-Roof and Facility Update
Project Description: Replace roof system, doors, and door hardware; perform structural and masonry repairs; exterior and interior facility updates; site grading and drainage improvements; and all required related work.
SBC Project No: 361/003-01-2024
Total Project Budget: \$1,510,000.00
Source of Funding:

Amount	Source
\$755,000.00	24/25 CurrFunds-CapMaint (MP) (A)
\$755,000.00	Federal Funds (NGB) (F)

- Approval:** Approved a revision in project funding (move \$15,000.00 from construction)
- Approval Date:** 02/24/2026

- 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 Correction
Location: Tiptonville, Tennessee
Project Title: NWCX Annex Site Improvements
Project Description: Improvements to surface and underground site infrastructure, drainage, grading, and all required related work.
SBC Project No: 142/016-01-2023
Total Project Budget: \$8,040,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (SA) (A)
Approval: Approved a revision in project funding in order to award a contract (Chis Woods Construction Co., Inc.) (move \$1,647,690.00 to construction)
Approval Date: 03/09/2026

- REPORT of the following approval of a Best Value (BV) or Construction Manager/General Contractor (CM/GC) in accordance with Item 2.04(B)(6) of the *SBC By-Laws, Policy & Procedures*:

- 1. **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: 220 French Landing – DCS & LWFD
Project Description: Interior renovation including new finishes; furniture, reconfiguration of space within the current moveable furniture guidelines; associated mechanical, electrical, plumbing, and data upgrades; new building automation system; and all required related work.
SBC Project No: 529/014-01-2025
Total Project Budget: \$43,600,000.00
Current Project Funding: \$ 3,000,000.00
Source of Funding: FRF Reserves (R)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Batten Shaw)
Approval Date: 03/10/2026

Approvals of Acquisitions and Disposals of State Property

- REPORT of the following acquisitions of land (fee or easement) in accordance with Item 2.04(E)(I)(1) of the *SBC By-Laws, Policy & Procedures*:
 1. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 24-12-002
Location: Long Hunter State Park (LHSP) – Davidson County – 12.27 +/- acres – 0 Granny Wright Lane, Hermitage, TN
Owner: Michele Johnson
Estimated Purchase Price: Fair Market Value
Source of Funding: 25/26 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 03/12/2026
 2. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 24-12-011
Location: Long Hunter State Park (LHSP) – Davidson County – 6.76 +/- acres – 0 Granny Wright Lane, Hermitage, TN
Owner: Mark Dodson & Michele Dodson
Estimated Purchase Price: Fair Market Value
Source of Funding: 25/26 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 03/12/2026

- REPORT of the following disposal easement in accordance with Item 2.04(E)(I)(5) of the *SBC By-Laws, Policy & Procedures*:
 1. **State Procurement Agency:** STREAM / Department of Education
Transaction Description: Transaction No. 25-03-017
Location: East Tennessee School for the Deaf
Knox County – 0.037 +/- acres – 2725 Island Home Blvd, Knoxville, TN
Grantee: Metro Knoxville Airport Authority
Sale Price: \$3,900.00
Source of Funding: Metro Knoxville Airport Authority
Approval: Approved disposal by easement with waiver of advertisement
Approval Date: 03/09/2026

- REPORT of the following acquisition by lease in accordance with Item 2.04(E)(II) of the *SBC By-Laws, Policy & Procedures*:
 1. **State Procurement Agency:** STREAM / Department of General Services
Transaction Description: Transaction No. 24-12-903 (DOS)
Location: Gibson County – 2211 Highway 45 Bypass South, Trenton, TN
Landlord: Dann F. Corley and wife, Dinah L. Corley
Term: 5 years with one 5-year renewal option
Source of Funding: FRF
Approval: Approved a lease
Approval Date: 02/24/2026

Designer Selections

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

Other Business

CONSENT AGENDA LISTING

1.

EAST TENNESSEE STATE UNIVERSITY

Disposal – Fee

Requested Action: Approval of disposal in fee and to utilize Campus procurement to contract with a realtor to assist with the disposal

Transaction Description: Transaction No. 26-01-006

- **Location:** East Tennessee State University
Washington County – 1.0 +/- acres – 2213 N Greenwood Drive, Johnson City, TN
- **Sale Price:** Fair Market Value
- **Realtor Cost:** 6% of the Sale Price

Comment: This property was formerly utilized by the College of Medicine's Psychology Department but is no longer needed for programmatic purposes. Its location, combined with the disproportionate maintenance and operating costs, has rendered the property inefficient for continued institutional use.

Historical Property Information:

- Date of Last Transfer: 05/30/1990
- Purchase Price: Unknown
- Square Footage Improvements: 1,980

UNIVERSITY OF TENNESSEE**Acquisition – Fee (Purchase)**

Requested Action: **Approval of acquisition in fee for more than appraised value**

Transaction Description: Transaction No. 25-02-020

- **Location:** University of Tennessee – Health Science Center
Shelby County – 0.42 acres – 23 South Pauline Street, Memphis, TN
- **Owner:** Soma 23 LLC
- **Purchase Price:** \$4,000,000.00
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: This property is in UTHSC's 2020 Master Plan for acquisition.

This property will be combined with other tracts already owned by UTHSC for future expansion. The current owner will raze the building prior to the University's acquisition with the cost included in the purchase price. While this price is higher than the current appraised value, the University has determined that it is fair and appropriate given the strategic value.

The University does not anticipate making a request within the next five years for a budget adjustment or an appropriation in the budget to support uses on the land.

Historical Property Information:

- Date of Last Transfer: 03/25/2022
- Purchase Price: \$3,946,000
- Property Assessor's Value: \$2,885,700
- Square Footage Improvements: 66,440

TENNESSEE WILDLIFE RESOURCES AGENCY**Acquisition – Easement (Access)**

Requested Action: **Approval of acquisition by easement with waiver of appraisal**

Transaction Description: Transaction No. 25-03-030

- **Location:** North Cumberland Wildlife Management Area
Campbell County – 1.00± acres – 0 White Horse Lane, Duff, TN
- **Owner:** David and Gail Metcalf
- **Purchase Price:** \$8,000.00
- **Source of Funding:** 25/26 TWRA Op Funds (A)

Comment: TWRA is requesting approval to acquire a permanent access easement at North Cumberland Wildlife Management Area (NCWMA). This access easement will provide more direct access to the western portion of NCWMA.

Waiver of appraisal is requested with fair market value being determined by a qualified State employee in accordance with SBC Policy 8.02D.

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Acquisition – Fee (Purchase)**

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

Transaction Description: Transaction No. 26-02-006

- **Location:** Roan Mountain State Park
Carter County – 103.00 +/- acres – 193 Smith Branch Rd., Roan Mtn., TN
- **Owner:** Gerald & Deanna Opp
- **Third Party:** Southern Appalachian Highlands Conservancy
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A)

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

This is an acquisition adjacent to Roan Mountain State Park. The parcel supports six rare and endangered plant species: Blue Ridge brome-like sedge, blue cohosh, American bittercress, Roan Mountain sedge, showy goldenrod, and Blue Ridge gentian. Acquiring this parcel will provide watershed protection for Smith Branch Creek and will safeguard critical viewsheds from both Roan Mountain State Park and the Appalachian Trail. The parcel also presents opportunities to expand recreational offerings, including the development of additional trails and backcountry campsites.

There are three structures on the property, including a residence that will serve as ranger housing, and two pole barns that will be used for storage. The condition of the structures have been evaluated and all are believed to be in acceptable condition for the proposed uses. The maintenance and upkeep of these structures will be covered by the park's existing operations budget.

Due to time sensitivity, this property will be acquired by a third party, Southern Appalachian Highlands Conservancy, prior to this acquisition.

The agency certifies that it does not anticipate making a request within the next 5 years for a budget adjustment or an appropriation in the budget to support uses on the land being acquired. No additional management costs are anticipated with this acquisition.

Historical Property Information:

- Date of Last Transfer: 04/03/2000
- Purchase Price: \$70,000.00
- Property Assessor's Value: \$274,000.00
- Square Footage Improvements: 2,082 sq

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Acquisition – Fee (Gift) & Easement (Shoreline)**

Requested Action: Approval of revision of acquisition in fee and acquisition by easement

Transaction Description: Transaction No. 25-04-005

Proposed Revision:

- **Location Easement:** Roane County- 1.50 to 2.50 +/- acres - 1225 S Kentucky St., Kingston, TN

Original Approval:

- **Location Fee:** Roane County- 20.00 +/- acres- 1225 S Kentucky St., Kingston, TN
- **Location Easement:** Roane County- 8.00 +/- acres- 1225 S Kentucky St., Kingston, TN
- **Owner:** City of Kingston (City)
- **Purchase Price:** Gift
- **Source of Funding:** 25/26 State Lands Acquisition Fund (REM Fees) (A)

Comment: During the diligence for this acquisition, it was determined that the City does not have an easement from TVA beyond the western boundary of the fee portion and so this area will not be conveyed to the State, reducing the easement area. The amount of acreage in the shoreline easement area fluctuates based on the water's edge. The reduction in the shoreline easement area will not negatively impact TDEC's ability to operate the new park.

The City has confirmed that the road to the park entrance from Tennessee Highway 58 is a public access drive and will remain open for use by park staff and visitors. The City will work with the state if additional documentation is needed to ensure public access to the park over the access drive.

Previous Action: 07/21/2025 Approval of acquisition in fee and acquisition by easement

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease Amendment****Requested Action:** Approval of a lease amendment with waiver of advertisement**Transaction Description:** Transaction No. 17-06-938 (DHS)

- **Proposed Amendment:**

- **Term:** 7 years (July 1, 2026 – June 30, 2033)
- **Area:** 8,000 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	\$6.06/sf	\$48,449.28
Estimated Annual Utility Cost	1.75/sf	14,000.00
Estimated Annual Janitorial Cost	1.10/sf	8,800.00
Total Annual Effective Cost	\$8.91/sf	\$71,249.28

- **Current Lease:**

- **Location:** Hamblen County – 2416 West Andrew Johnson Hwy, Morristown, TN
- **Landlord:** G.O. Haggard Family Limited Partnership
- **Term:** 7 years
- **Area:** 5,295 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	\$9.15/sf	\$48,449.28
Estimated Annual Utility Cost	1.75	9,266.25
Estimated Annual Janitorial Cost	1.10	5,824.50
Total Annual Effective Cost	\$12.00/sf	\$63,540.00

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

Comment: This amendment to the lease will provide office space for Department of Human Services (DHS) in Hamblen County.

This amendment will revise the scope of renovations, provide additional office space, and update the estimated delivery date to a specific commencement date. The increase in space provides a use and configuration that is optimal for DHS' current and future needs. Approval to waive advertisement for this amendment is requested because staying in the current location at the current square footage is more cost effective operationally for the user agency than the original plan.

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

Knox Office Realty, LLC will not earn additional commission for this amendment.

Previous Action: 05/24/2021 Approval of a lease

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 24-05-913 (AG)

- **Proposed Lease:**

- **Location:** Hamilton County – 100 W. Martin Luther King Blvd Suite 812, Chattanooga, TN
- **Landlord:** Tallan Holdings Company
- **Term:** 10 years (July 1, 2026 – June 30, 2036)
- **Area:** 3,549 Square Feet
- **Buildout:** Approximately \$5,000.00 (Landlord expense)
- **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent	\$25.00/sf	\$88,725.00
Average Annual Contract Rent (Includes Utilities)	28.66/sf	101,714.34
Estimated Annual Janitorial Cost	1.10/sf	3,903.90
Total Annual Effective Cost	\$29.76/sf	\$105,618.24

- **Current Lease:**

- **Location:** Hamilton County – 100 W. Martin Luther King Blvd Suite 812, Chattanooga, TN
- **Landlord:** Tallan Holdings Company
- **Term:** 10 years (July 1, 2016 – June 30, 2026)
- **Area:** 8,255 Square Feet (AG occupies 2,702 SF)
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent (Includes Utilities)	\$25.00/sf	\$67,550.00
Estimated Annual Janitorial Cost	1.10/sf	2,972.00
Total Annual Effective Cost	\$26.10/sf	\$71,522.20

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

Comment: This lease will provide office space for Office of Attorney General (AG). One proposal from one proposer was received and evaluated. The new location will be separated from the currently shared premises with Alcoholic Beverage Commission (ABC) and include an additional conference room on the second floor. The lease will commence on July 1, 2026.

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 SERVICESAcquisition – Lease (Space)

Requested Action: Approval of a lease with waiver of advertisement

Transaction Description: Transaction No. 25-12-900 (ABC)

- **Proposed Lease:**

- **Location:** Hamilton County – 100 W. Martin Luther King Blvd Suite 812, Chattanooga, TN
- **Landlord:** Tallan Holdings Company
- **Term:** 3 years (July 1, 2026 – June 30, 2029)
- **Area:** 4,185 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent	\$25.00/sf	\$104,625.00
Average Annual Contract Rent (Includes Utilities)	25.75/sf	107,763.65
Estimated Annual Janitorial Cost	1.10/sf	4,603.50
Total Annual Effective Cost	\$26.85/sf	\$112,367.15

- **Current Lease:**

- **Location:** Hamilton County – 100 W. Martin Luther King Blvd Suite 812, Chattanooga, TN
- **Landlord:** Tallan Holdings Company
- **Term:** 10 years (July 1, 2016 – June 30, 2026)
- **Area:** 8,255 Square Feet (ABC occupies 4,315 SF)
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent (Includes Utilities)	\$25.00/sf	\$107,875.00
Estimated Annual Janitorial Cost	1.10/sf	4,746.50
Total Annual Effective Cost	\$26.10/sf	\$112,621.50

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

Comment: This lease will provide office space for the Alcoholic Beverage Commission (ABC). The lease will commence July 1, 2026.

Waiver of advertisement is requested to provide continuity of operations for ABC in Hamilton County until a new long term lease can be procured.

The noted square footage has been revised to reflect the accurate measurements as outlined by the landlord's architect. ABC, Attorney General and Human Rights Commission occupied separate suites that were incorporated into one 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.

DEPARTMENT OF GENERAL SERVICESAcquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 25-02-909 (TDEC)

- **Proposed Lease:**

- **Location:** Washington County – 2305 Silverdale Dr., Johnson City, TN
- **Landlord:** Barbara B. Allen
- **Term:** 10 years (April 1, 2027 - March 31, 2037)
- **Buildout:** Approximately \$100,000.00 (Landlord expense)
- **Area:** 15,816 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	\$17.45/sf	\$276,000.00
Estimated Annual Utility Cost	1.75/sf	27,678.00
Estimated Annual Janitorial Cost	1.10/sf	17,397.60
Total Annual Effective Cost	\$20.30/sf	\$321,075.60

- **Current Lease:**

- **Location:** Washington County – 2305 Silverdale Drive, Johnson City, TN
- **Landlord:** Barbara B. Allen
- **Term:** 10 years (April 1, 2017 – March 31, 2027)
- **Area:** 15,816 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	\$12.25/sf	\$193,746.00
Estimated Annual Utility Cost	1.75/sf	27,678.00
Estimated Annual Janitorial Cost	1.10/sf	17,397.60
Total Annual Effective Cost	\$15.10/sf	\$238,821.60

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

Comment: This lease will provide office space for the Tennessee Department of Environment and Conservation. Two proposals from two proposers were received and evaluated. This lease will commence in April 2027.

The tenant may terminate this lease for convenience at any time after the 60th month of this lease term within 180-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.