MINUTES

STATE BUILDING COMMISSION
Executive Subcommittee
May 20, 2024

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

MEMBERS PRESENT

Jim Bryson, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
David Lillard, State Treasurer

MEMBERS ABSENT
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION	PRESENTER
• Department of General Services • State Building Commission	Executive Director of Real Estate Compliance Steve Lusk State Architect Ann McGauran

Commissioner Bryson asked if there were any requests for public comment and State Architect McGauran replied that there were no requests.

CONSENT AGENDA

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

1. Agency: **Tennessee Board of Regents / Cleveland State Community College**
   Requested Action: Approval of a lease amendment
   Transaction No.: 20-05-004
   Location: 3505 and 3535 Adkisson Drive, Cleveland, TN

2. Agency: **Department of Environment & Conservation**
   Requested Action: Approval of acquisition in fee
   Transaction No.: 24-04-004
   Location: Ozone Falls State Natural Area (OFSNA)
   Cumberland County - 0.58 +/- acres – 14627 Highway 70 East, Rockwood, TN

3. Agency: **Department of Environment & Conservation**
   Requested Action: Approval of acquisition in fee
   Transaction No.: 24-04-002
   Location: Harpeth River State Park (HRSP)
   Davidson County - 141.44 +/- acres (2 tracts) – 8733 Newsom Station Road, Nashville, TN

4. Agency: **Department of Environment & Conservation**
   Requested Action: Approval of acquisition in fee
   Transaction No.: 24-04-003
   Location: Edgar Evins State Park (EESP)
   Dekalb County – 161.80 +/- acres – 0 Wolf Creek Road, Silver Point, TN

5. Agency: **Tennessee Wildlife Resources Agency**
   Requested Action: Approval of acquisition by easement
   Transaction No.: 24-03-011
   Location: Gooch Wildlife Management Area (GWMA)
   Obion County – 1.65± acres – Wisener Road, Rives, TN

6. Agency: **Tennessee Wildlife Resources Agency**
   Requested Action: Approval of disposal in fee with waiver of advertisement
   Transaction No.: 24-03-010
   Location: Caney Fork River Boat Access
   Van Buren County - 0.206 +/- acres Highway 111, Spencer, TN

7. Agency: **Department of General Services**
   Requested Action: Approval of a lease
   Transaction No.: 23-08-903 (TACIR)
   Location: Davidson County – 226 Anne Dallas Dudley Blvd, Suite 508, Nashville, TN

8. Agency: **Department of General Services**
   Requested Action: Approval to waive advertisement
   Transaction No.: 22-07-904 (DCS)
   Location: White County – 620 Roosevelt Drive, Suite A, Sparta, TN

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 20-04-904 (DOC)

- **Proposed Amendment**
  - **Term:** 5 years (June 1, 2022 – May 31, 2027)

- **Current Lease**
  - **Location:** Madison County – 1661 Hollywood Drive, Jackson, TN
  - **Landlord:** Dwight Hawks
  - **Term:** 2 years (June 1, 2022 – May 31, 2024)
  - **Area / Costs:** 11,223 Square Feet
  - **Current:**

Annual Contract Rent:	$104,565.00	$9.32/sf
Estimated Annual Utility Cost:	19,640.25	1.75/sf
Estimated Annual Janitorial Cost:	12,345.30	1.10/sf
Total Annual Effective Cost:	$135,550.55	$12.17/sf

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

Comment: This lease will provide office space for the Department of Correction.

This amendment is in the best interest of the State to prevent lease holdover while allowing additional time to construct the long-term space. The long-term lease has been fully executed and the tenant improvements are in the design phase.

Previous Action: 04/25/2022 Approved lease

Minutes: 05/20/2024 Approved a lease amendment with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 20-04-914 (DOC)

- **Proposed Amendment**
  - **Area / Costs:** 11,223 Square Feet

Annual Contract Rent:	$143,878.86	$12.82/sf
Estimated Utility Cost	19,640.25	1.75/sf
Estimated Janitorial Cost	12,345.30	1.10/sf
Total Annual Effective Cost	$175,864.41	$15.67/sf

- **Current Lease**
  - **Location:** Madison County – 1661 Hollywood Drive, Jackson, TN
  - **Landlord:** Dwight Hawks
  - **Term:** 10 years with one 5-year renewal option
  - **Area / Costs:** 10,200 Square Feet

Annual Contract Rent:	$100,164.00	$9.82/sf
Estimated Utility Cost:	17,850.00	1.75/sf
Estimated Janitorial Cost:	11,220.00	1.10/sf
Total Annual Effective Cost:	$129,234.00	$12.67/sf

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

Comment: This lease will provide office space for Department of Correction.

This amendment of the uncommenced lease will provide additional office space to accommodate the Department of Correction's 13 additional staff that have been added since this lease was procured. The increase in rent is due to construction of security zones and the costs to renovate additional office space.

A request for waiver of advertisement to amend the uncommenced lease is in the best interest of the State at this time to accommodate programmatic needs.

Previous Action: 04/25/2022 Approved lease

Minutes: 05/20/2024 Approved a lease amendment with waiver of advertisement

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

1) Approved the Minutes of the Executive Subcommittee meeting held on April 22, 2024.

Report of Items Submitted to the ESC

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

2) TWRA Crop Lease Report 2023 in accordance with SBC By-Laws, Policy & Procedures Item 7.05B.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following three 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:	Tennessee Board of Regents / Walters State Community College
Location:	Morristown, Tennessee
Project Title:	Baseball and Softball Lighting
Project Description:	Procure and install new field lighting at baseball/softball field. Project includes all related work.
SBC Project No.	166/023-01-2024
Total Project Budget:	$660,000.00
Source of Funding:	Plant Funds (Non-Aux) (A)
Approval:	Approved project and utilizing a Regional Consultant (Engineering Services Group) for design
Approval Date:	05/03/2024

2)

State Procurement Agency:	STREAM / Department of Intellectual & Developmental Disabilities
Location:	Nashville, Tennessee
Project Title:	Clover Bottom River Cottages Renovations
Project Description:	Provide exterior envelope and interior finish upgrades consistent with a youth intake/assessment facility.
SBC Project No.	346/003-01-2023
Total Project Budget:	$1,000,000.00
Source of Funding:	$ 500,000.00 22/23 CurrFunds-CapImp (A) $ 160,000.00 23/24 DCS Op Funds (A) $ 340,000.00 23/24 DCS Op Funds (A)
Approval:	Approved a revision in project budget and funding (increase of $340,000.00)
Approval Date:	04/26/2024

3) **State Procurement Agency:** STREAM / Department of Military
Location: Nashville, Tennessee
Project Title: Nashville JFHQ Cooling Tower Replacement
Project Description: Replace cooling tower and all required related work.
SBC Project No. 361/067-02-2024
Total Project Budget: $340,000.00
Source of Funding:

$170,000.00		Federal Funds (NGB)	(F)
$170,000.00	12/13	CurrFunds-CapMaint (E&C)	(R)

Approval: Approved project utilizing Agency Resources for design and utilizing a Central Procurement Office contract for construction
Approval Date: 04/25/2024

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of a guaranteed maximum price (no change in total project budget) in accordance with Item 2.04(B)(4) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Haslam Field Expansion
Project Description: Renovate existing outdoor football practice field including additional exterior exercise and storage space, and fencing. Renovations also include interior training and equipment areas; staff offices; and indoor practice field HVAC. A new 1-story addition with an outdoor players' patio; locker room support areas; and a high-bay addition to the existing weight room. Additional 2nd story offices and meeting rooms.
SBC Project No. 540/009-08-2016
Total Project Budget: $45,000,000.00
Source of Funding:

$20,100,000.00	TSSBA	(A)
$ 3,300,000.00	Plant Funds (Aux-Athletics)	(A)
$21,600,000.00	Gifts	(O)

Approval: Approved a revision in project funding and a Guaranteed Maximum Price (GMP) to perform the work
Approval Date: 04/30/2024

- Reported the following two approvals 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:** University of Tennessee Institute of Agriculture
Location: Alcoa, Tennessee
Project Title: ARP – Protein Innovation Center
Project Description: Construction of a Protein Innovation Center for teaching, research, and processing. Includes all related work.
SBC Project No. 540/001-21-2023
Total Project Budget: $15,000,000.00
Source of Funding:

$12,500,000.00	Federal Funds (ARP)	(F)
$ 2,500,000.00	Plant Funds (Non-Aux)	(A)

Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (The Christman Company)
Approval Date: 05/01/2024

2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Chapel Hill, Tennessee
Project Title: Henry Horton State Park Inn Reconstruction
Project Description: Demolish existing inn and motor lodge; construct new inn to include guestrooms, conference and meeting space, restaurant, pool, parking; and all required related work.
SBC Project No. 126/051-01-2023
Total Project Budget: $89,990,000.00
Source of Funding: $27,130,000.00 22/23 CurrFunds-CapImp (A)
$62,860,000.00 23/24 CurrFunds-CapImp (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Bell & Associates Construction, LLC)
Approval Date: 04/24/2024

Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of Military
Location: Statewide, Tennessee
Project Title: BUILDER Sustainment Management System Consultant
Project Description: Consultant to assist the agency with infrastructure assessment services and project planning efforts.
SBC Project No. 361/000-01-2021
Total Project Budget: $2,500,000.00
Current Project Funding: $1,347,000.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project funding (increase maximum liability by $305,000.00)
Approval Date: 04/26/2024

Approvals of Acquisitions and Disposals of State Property

- Reported the following two 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 Agriculture
Transaction Description: Transaction No. 23-06-017
Location: Cedars of Lebanon State Forest (CLSF)
Wilson County – 42.00 ± acres – 0 Laura Thompson Trail, Lebanon, TN
Owner(s): Susan Colley Crowder
Estimated Purchase Price: Fair Market Value
Source of Funding: 23/24 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 05/03/2024

2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 24-01-004
Location: Henry Horton State Park (HHSP)
Marshall – 7.6 ± acres – 0 River Road, Chapel Hill, TN
Owner(s): Billy M. Simmons & Velvet D. Simmons
Estimated Purchase Price: Fair Market Value
Source of Funding: State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 04/23/2024

Designer Selections

- Reported the following three 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:** Tennessee Board of Regents / Jackson State Community College
Location: Jackson, Tennessee
Project Title: Nelms Classroom Restroom Updates
SBC Project No. 166/019-01-2024
Total Project Budget: $250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Designer: Allen & Hoshall, Inc.
Approval Date: 04/23/2024

2) **State Procurement Agency:** Tennessee Board of Regents / Jackson State Community College
Location: Jackson, Tennessee
Project Title: Athletic Field Update
SBC Project No. 166/019-02-2024
Total Project Budget: $930,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Designer: A2H, Inc.
Approval Date: 04/23/2024

3) **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College
Location: Knoxville, Tennessee
Project Title: Magnolia Campus Portable Classrooms
SBC Project No. 166/032-02-2023
Total Project Budget: $972,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Designer: Hunter Architecture & Design, LLC
Approval Date: 04/23/2024

- The following designer selections represent projects approved by the State Building Commission and recommended by the State Procurement Agencies. Secretary Hargett stated that, while they used the normal criteria in determining final selections including maintaining the geographical balance, current work capacity, and quality and quantity of workload over past several years, it was still primarily a process driven by the individual agencies.

1) **East Tennessee State University**
(Brinkley Center Renovation)
Total Project Budget: $2,000,000.00
SBC Project No. 369/005-02-2024
Designer: **Thompson & Litton, Inc.**

2) **Reelfoot Lake State Park**
(Tornado Damage Repairs)
Total Project Budget: $9,070,000.00
SBC Project No. 126/084-01-2024
Designer: **TLM Associates, Inc.**

Other Business

There being no further business, the meeting adjourned at 11:05 a.m.

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TENNESSEE BOARD OF REGENTS

Disposal - Lease Amendment

Requested Action:	**Approval of a lease amendment**
Transaction Number:	20-05-004
• **Proposed Amendment**	
○ **Area / Costs:**	37,744 sf / $2.00 year
• **Current Lease**	
○ **Location:**	Cleveland State Community College 3505 and 3535 Adkisson Drive, Cleveland, TN
○ **Tenant:**	Cleveland/Bradley Business Incubator, Inc. ("Business Incubator")
○ **Term:**	January 1, 2012 – December 31, 2032
○ **Area / Costs:**	35,169 sf / $2.00 year
Comment:	This Amendment adds an additional 2,575 sf currently designated as the Cougar Café, a commercial kitchen area located in the Student Center Building. The rental rate will not change after this addition in space because by providing the extra space the tenant has agreed to provide food services at a lower cost for the faculty, staff, and students. The Business Incubator will continue to be responsible for half of the cost of major repairs and its utility and janitorial expenses.
Previous Action:	12/19/2011 Approved lease 06/22/2020 Approved a lease amendment
Minutes:	05/20/2024 Approved a lease amendment

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

Requested Action:	**Approval of acquisition in fee**
Transaction Description:	Transaction No. 24-04-004
• **Location:**	Ozone Falls State Natural Area (OFSNA) Cumberland County - 0.58 +/- acres – 14627 Highway 70 East, Rockwood, TN
• **Owner(s):**	James L. Headrick, Teresa S. Headrick
• **Estimated Purchase Price:**	Fair Market Value
• **Source of Funding:**	23/24 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 property will be used to provide a parking area for Ozone Falls State Natural Area (OFSNA). The current parking area for OFSNA is located in a TDOT right-of-way that is scheduled to be used as a staging area for a future bridge project.

The structure on the property will be demolished within one year of acquisition.

Existing operational funds will be utilized to perform the demolition and install a gravel parking lot.

Date of Last Transfer:	03/09/1993
Purchase Price:	$11,500.00
Property Assessor's Value:	$25,700.00
Square Footage Improvements:	1374 sq ft

Minutes: 05/20/2024 Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

Requested Action:	**Approval of acquisition in fee**
Transaction Description:	Transaction No. 24-04-002
• **Location:**	Harpeth River State Park (HRSP) Davidson County - 141.44 +/- acres (2 tracts) – 8733 Newsom Station Road, Nashville, TN
• **Owner(s):**	Old Mill Partnership
• **Estimated Purchase Price:**	Fair Market Value
• **Source of Funding:**	23/24 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 property adjoins the historic Newsom's Mill site along the Harpeth River. The acquisition will preserve and protect 141.4 acres of green space. The site would provide additional river access and hiking trails while providing relief to overcrowding at the current Newsom's Mill site. No additional management costs are anticipated with this acquisition. Date of Last Transfer: 12/26/2018 Purchase Price: $225,000.00 Property Assessor's Value: $476,000.00 Square Footage Improvements: N/A
Minutes:	05/20/2024 Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 24-04-003

- **Location:** Edgar Evins State Park (EESP)
  Dekalb County – 161.80 +/- acres – 0 Wolf Creek Road, Silver Point, TN
- **Owner(s):** Susan Glasgow Brown, Samuel M. Glasgow, III, Bryant Leake Glasgow, and Emily Glasgow Bruno
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 23/24 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.

Historical sites on the property in the form of old home sites date back to the pre-impoundment of the Caney Fork River. This property adjoins Edgar Evins State Park providing additional park buffer in the Merrit Hollow area along the shoreline of Center Hill Reservoir as well as additional protection to the reservoir's viewshed, watershed and, prevents future development. The area provides space for trail expansion and the potential for revenue generating backcountry camping sites.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	10/23/2014
Purchase Price:	$0.00 (intra family transfer)
Property Assessor's Value:	$517,800.00
Square Footage Improvements:	N/A

Minutes: 05/20/2024 Approved acquisition in fee

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Easement (Access)

Requested Action:	**Approval of acquisition by easement**
Transaction Description:	Transaction No. 24-03-011
• **Location:**	Gooch Wildlife Management Area (GWMA) Obion County – 1.65± acres – Wisener Road, Rives, TN
• **Owner(s):**	Obion River Farms Company
• **Estimated Purchase Price:**	Mutual Benefit
• **Source of Funding:**	23/24 TWRA Op Funds (REM Fees) (A)
Comment:	TWRA is requesting approval to acquire an access easement at Gooch Wildlife Management Area (GWMA). This area was under an easement that expired December 20, 2023, and the agency desires to continue access. This easement will be a 5-year easement with five, 5-year renewals. This easement is of mutual benefit as TWRA will be granted access across the grantor's land, via gravel road, to GWMA in exchange for maintaining the roadway.
Minutes:	05/20/2024 Approved acquisition by easement

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Fee

Requested Action: **Approval of disposal in fee with waiver of advertisement**

Transaction Description: Transaction No. 24-03-010

- **Location:** Caney Fork River Boat Access
  Van Buren County - 0.206 +/- acres Highway 111, Spencer, TN
- **Grantee** City of Spencer
- **Estimated Sale Price:** Mutual Benefit
- **Source of Funding:** City of Spencer (REM Fees) (O)

Comment: Tennessee Wildlife Resources Agency (TWRA) is requesting approval to dispose of a portion of the tract on the upper Caney Fork River near the Highway 111 bridge. The City of Spencer will construct a new municipal water intake for public purposes and will provide new lighting to the TWRA access area. The disposal will not interfere with future recreational use of the remainder of the tract.

Minutes: 05/20/2024 Approved disposal in fee with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 23-08-903 (TACIR)

- **Proposed Lease**
  - **Location:** Davidson County – 226 Anne Dallas Dudley Blvd, Suite 508, Nashville, TN
  - **Landlord:** Tennessee Municipal League
  - **Term:** 10 Years (September 1, 2024 – August 31, 2034)
  - **Area / Costs:** 5,253 Square Feet

First Year Contract Rent (inc. utilities and janitorial)	$102,433.56	$19.50/sf
Average Annual Contract Rent (inc. utilities and janitorial)	$117,451.85	$22.36/sf
Total Average Annual Effective Cost	$117,451.85	$22.36/sf

- **Current Lease**
  - **Location:** Davidson County – 226 Anne Dallas Dudley Blvd, Suite 508, Nashville, TN
  - **Landlord:** Tennessee Municipal League
  - **Term:** 10 Years (September 1, 2014 – August 31, 2024)
  - **Area / Costs:** 5,253 Square Feet

Average Annual Contract Rent (inc. utilities and janitorial)	$77,481.75	$14.75/sf
Total Average Annual Effective Cost	$77,481.75	$14.75/sf

- **Source of Funding:** FRF
- **Procurement Method:** Negotiated
- **FRF Rate:** $26.50

Comment: This lease will provide office space for Tennessee Advisory Commission on Intergovernmental Relations (TACIR).

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

Previous Action: 02/26/2024 Approved waiver of advertisement

Minutes: 05/20/2024 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease

Requested Action: **Approval to waive advertisement**

Transaction Description: Transaction No. 22-07-904 (DCS)

- **Proposed Lease**
  - **Location:** White County – 620 Roosevelt Drive, Suite A, Sparta, TN
  - **Landlord:** Jackson Siblings General Partnership and John S. Copeland
  - **Term:** 3 years
  - **Area** 8,500 Square Feet

- **Current Lease**
  - **Location:** White County – 620 Roosevelt Drive, Suite A, Sparta, TN
  - **Landlord:** Harold E. Jackson, Trustee of the Harold Everett Jackson Trust and John S. Copeland (formerly CoJack Partners)
  - **Term:** 2 years (September 1, 2020 – August 31, 2022) (Holdover)
  - **Area / Costs:** 8,500 Square Feet

Annual Contract Rent	$87,295.08	$10.27/sf
Estimated Annual Utilities Cost	12,775.00	1.75/sf
Estimated Annual Janitorial Cost	8,030.00	1.10/sf
Total Annual Effective Cost:	$108,100.08	$13.12/sf

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

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

A new short-term lease is required to allow for continuity of operations while construction is completed on the new long-term lease. Waiver of advertisement is requested for continuity of business operations.

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

Minutes: 05/20/2024 Approved waiving advertisement

Approved:

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