

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
November 25, 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. Secretary Hargett 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

Tre Hargett, Secretary of State
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury

MEMBERS ABSENT

Jim Bryson, Commissioner, Department of Finance and Administration

ORGANIZATION

- State Building Commission

PRESENTER

State Architect Ann McGauran

CONSENT AGENDA

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

1. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Nashville**
 Requested Action: Approval of acquisition in fee
 Transaction No.: 24-10-021
 Location: TCAT-Nashville
 Sumner County – 9.77 +/- acres – 604 S. Broadway, Portland, TN

2. Agency: **University of Tennessee – Knoxville**
 Requested Action: Approval of waiver of advertisement
 Transaction No.: 2024-11-002
 Location: University of Tennessee-Knoxville (UTK) – 2400 Sutherland Ave., Knoxville, Knox
 County, Tennessee

3. Agency: **University of Tennessee Southern**
 Requested Action: Approval of acquisition in fee
 Transaction No.: 24-08-012
 Location: University of Tennessee Southern (UTS)
 Giles County – 0.13 +/- acres – 611 W. Jefferson St., Pulaski, TN

4. Agency: **University of Tennessee – Knoxville**
 Requested Action: Approval of amendment of a lease
 Transaction No.: 2023-03-001
 Location: University of Tennessee-Knoxville (UTK) – Hub Knoxville HUB 1 (Core Spaces)
 Knox County- 1925 Cumberland Avenue, Knoxville, TN

5. Agency: **Department of Environment & Conservation**
 Requested Action: Approval of acquisition in fee
 Transaction No.: 24-10-012
 Location: Pogue Creek Canyon State Natural Area
 Fentress County – 610.00 +/- acres – 0 Stewart Lane, Jamestown

6. Agency: **Department of Environment & Conservation**
 Requested Action: Approval of acquisition in fee
 Transaction No.: 24-10-013
 Location: North Chickamauga Creek Gorge State Park (NCCGSP)
 Hamilton County- 130.00 +/- acres – 0 Hixon Springs Road, Soddy Daisy

7. Agency: **Department of Environment & Conservation**
 Requested Action: Approval of acquisition in fee
 Transaction No.: 24-10-014
 Location: Burgess Falls State Park (BFSP)
 Putnam County- 192.80 +/- acres – 0 Massa Road, Baxter

8. Agency: **Department of Environment & Conservation**
 Requested Action: Approval of acquisition easement
 Transaction No.: 24-09-009
 Location: Rock Island State Park (RISP)
 Warren & White Counties – 469 +/- acres – 1276 Great Falls Road, Rock Island, TN;
 2350 Power House Road, Sparta, TN

9. Agency: **Tennessee Wildlife Resources Agency**
Requested Action: Approval of acquisition in fee and to utilize third parties
Transaction No.: 24-03-013
Location: Blackburn Fork Wildlife Management Area (BFWMA)
Jackson County – 71.0 +/- acres – East of Blackburn Fork Road, Gainesboro, TN
10. Agency: **Tennessee Wildlife Resources Agency**
Requested Action: Approval of acquisition by easement and to terminate access easement
Transaction No.: 24-07-006
Location: Anderson Pond Public Hunting Area (Anderson Pond PHA)
White County – 0.35 ± acres – 725 Walnut Grove Road, Sparta, TN
11. Agency: **Department of Agriculture**
Requested Action: Approval of disposal in fee
Transaction No.: 24-09-002
Location: Chester County – 394.7 ± acres – Island Road, Beech Bluff, TN
12. Agency: **Department of General Services**
Requested Action: Approval to waive advertisement
Transaction No.: 24-10-909 & 24-10-910 (DCS/DHS)
Location: Carter County – 1729 Highway 19 East., Elizabethton, TN
13. Agency: **Department of General Services**
Requested Action: Approval to waive advertisement
Transaction No.: 24-10-908 (DOS)
Location: Carter County – 1741 Highway 19 East., Elizabethton, TN
14. Agency: **Department of General Services**
Requested Action: Approval of a lease amendment with waiver of advertisement
Transaction No.: 21-04-900 (DOC)
Location: Davidson County – 900 Gallatin Pike South, Madison, TN
15. Agency: **Department of General Services**
Requested Action: Approval of a lease amendment with waiver of advertisement
Transaction No.: 06-02-902 (DHS/DCS)
Location: McNairy County – 855 East Poplar Avenue Selmer, TN 38375
16. Agency: **Department of General Services**
Requested Action: Approval of a lease
Transaction No.: 23-01-903 (DCS)
Location: Putnam County – 600 Hearthwood Court, Cookeville, TN

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on October 21, 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.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following two 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
Location: Statewide, Tennessee
Project Title: Statewide Facilities Assessment
Project Description: Provide professional consulting services to assist the University of Tennessee in conducting facilities evaluations at each campus in order to better document and prioritize needed capital maintenance improvements.

SBC Project No. 540/000-02-2019
Total Project Budget: \$1,000,000.00
Source of Funding: 19/20 CurrFunds-CapMaint (A)
Approval: Approved awarding a contract to a previously selected consultant (Bureau Veritas Technical Assessments, LLC)
Approval Date: 11/08/2024
- 2) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Goodwill Manor and Harned Hall Exterior Renovation
Project Description: Renovate building exterior components at Goodwill Manor and Harned Hall, including all related work. Scope of work includes repairs and replacement of flooring, windows, doors, wood trim and architectural features, gratings and addressing water infiltration at exterior surfaces.

SBC Project No. 166/001-01-2021
Total Project Budget: \$545,000.00
Source of Funding: \$400,000.00 21/22 CurrFunds-CapMaint (A)
\$ 80,000.00 Plant Funds (Non-Aux) (A)
\$ 65,000.00 13/14 CurrFunds-CapMaint (R)
Approval: Approved a revision in project budget and funding (increased budget by \$65,000.00)
Approval Date: 11/08/2024

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Chattanooga, Tennessee
Project Title: Booker T. Washington State Park Event Center
Project Description: Demolish pool and bathhouse facilities and construct a new event center including a small kitchen, restrooms, meeting spaces, storage, outdoor gathering space, playground, and all required related work.
SBC Project No. 126/010-01-2023
Total Project Budget: \$9,920,000.00
Source of Funding:

\$3,900,000.00	22/23	CurrFunds-CapImp	(A)
\$4,000,000.00	23/24	CurrFunds-CapImp	(A)
\$2,020,000.00	23/24	TDEC Op Funds	(A)

Approval: Approved utilizing a Central Procurement Office contract for a portion of the work (swimming pool demolition)
Approval Date: 11/12/2024
- 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 – Chattanooga
Location: Chattanooga, Tennessee
Project Title: University Center Renovations
Project Description: Renovations of the building service and electrical systems; HVAC system, plumbing, lighting, ceilings, building finishes, doors, hardware, windows, roof system; upgrade restrooms; upgrade food service systems; correct drainage problems; repair building envelope; asbestos abatement; and ADA and life safety code upgrades. A new entrance with elevator is also included. There will be wall reconfigurations changing layout, and accommodating system and code upgrades.
SBC Project No. 540/005-03-2022
Total Project Budget: \$38,000,000.00
Source of Funding:

\$30,200,000.00	TSSBA	(A)
\$ 5,450,000.00	Plant Funds (Non-Aux)	(A)
\$ 2,250,000.00	Plant Funds (Aux-Dining/Retail)	(A)
\$ 100,000.00	Gifts	(O)

Approval: Approved a Guaranteed Maximum Price (GMP) to perform the work
Approval Date: 11/06/2024

- Reported 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*:
- State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Counce, Tennessee
Project Title: Pickwick Landing State Park WWTP Renovations
Project Description: Upgrade or replace the existing wastewater treatment plant at Pickwick Landing State Park and all required related work.
SBC Project No. 126/079-02-2022
Total Project Budget: \$2,930,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Approval: Approved a revision in project funding in order to award a contract (Miller Contractors, Inc.)
Approval Date: 11/11/2024

Designer Selections

- Reported the following two 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*:
- State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Ag Broiler House
SBC Project No. 166/001-02-2024
Total Project Budget: \$990,000.00
Source of Funding: Federal Grant (USDA) (F)
Designer: The Architecture Collaborative, LLC
Approval Date: 10/22/2024
 - State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Marching Band Tower
SBC Project No. 369/005-06-2024
Total Project Budget: \$200,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Designer: Cain Rash West Architects, Inc., P.C.
Approval Date: 11/06/2024
- Reported a designer name change from “**Artech Design Group, Inc.**” to “**Tinker Ma, LLC**” on all State projects.

- 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.

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| <p>1) University of Tennessee
 (Professional Consultants – Agriculture/BioSystems)
 (SPA needs 3 selected)
 Total Project Budget: TBD, based on requested services
 SBC Project No. 540/000-01-2020
 Designer: Curry-Wille & Associates Consulting Engineers, PC
 Designer: A2H, Inc.
 Designer: Hunter Architecture & Design, LLC</p> | <p>4) East Tennessee State University
 (COM Bldg 2 Learning Community Renovation)
 Total Project Budget: \$2,300,000.00
 SBC Project No. 369/005-05-2024
 Designer: Clark Nexsen, Inc.</p> |
| <p>2) University of Tennessee – Knoxville
 (Warehouse Demolition)
 Total Project Budget: \$3,802,000.00
 SBC Project No. 540/009-09-2024
 Designer: Orchard, Hiltz & McCliment, Inc.</p> | <p>5) Nashville Joint Forces Headquarters
 (Building 100 Second Floor HVAC & Facility Update)
 Total Project Budget: \$2,420,000.00
 SBC Project No. 361/067-03-2024
 Designer: I.C. Thomasson Associates, Inc.</p> |
| <p>3) University of Tennessee Health Science Center
 (Campus Fencing (24/25))
 Total Project Budget: \$1,560,000.00
 SBC Project No. 540/013-03-2024
 Designer: ANF Architects, Inc.</p> | <p>6) Smyrna Volunteer Training Site
 (Building 425 HVAC & Facility Update)
 Total Project Budget: \$1,110,000.00
 SBC Project No. 361/079-05-2024
 Designer: Oliver Little Gipson Engineering, Inc.</p> |
| | <p>7) Milan Volunteer Training Site
 (Building I-9 Renovation)
 Total Project Budget: \$2,400,000.00
 SBC Project No. 368/031-03-2024
 Designer: Evans Taylor Foster Childress Architects, P.C.</p> |

Other Business

There being no further business, the meeting adjourned at 11:04 a.m.

TENNESSEE BOARD OF REGENTS**Acquisition – Fee (Gift)****Requested Action:** **Approval of acquisition in fee**

Transaction Description: Transaction No. 24-10-021

- **Location:** TCAT-Nashville
Sumner County – 9.77+/-acres – 604 S. Broadway, Portland, TN
- **Owner(s):** Sumner County Board of Education
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant Funds (REM Fees) (A)

Comment: This property is in TCAT Nashville's **2023 Master Plan Update**. TCAT Nashville has been leasing the space since 2014 and using it for TCAT and dual enrollment programs. The donation will give the campus an opportunity to renovate and expand the existing facility on this site, which is in appropriate condition for the intended work. The funding for this work will be requested in the FY 25/26 budget.

Date of Last Transfer: August 13, 2008
Purchase Price: \$0.00
Property Assessor's Value: \$7,800.00
Square Footage Improvements: 40,000

Minute: 11/25/2024 ESC Secretary Hargett stated that Leader Lamberth and Speaker Haile were present at the meeting and in support of the project.

The Subcommittee approved the acquisition in fee.

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)**

Requested Action: **Approval of waiver of advertisement**

Transaction Description: Transaction No. 2024-11-002

- **Proposed Lease**

- **Location:** University of Tennessee-Knoxville (UTK) – 2400 Sutherland Ave., Knoxville, Knox County, Tennessee
- **Landlord:** Rentenbach Educational Trust
- **Term:** Up to 30 years
- **Area / Costs:** 21,877 square feet +/-

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

- **Procurement Method:** Negotiated

Comment: The 2023 Master Plan for the University of Tennessee, Knoxville identifies a significant deficit of available space for growing needs on campus. In light of this reality, UTK has adopted a strategy of relocating administrative units from spaces on the main campus to locations off-but-near campus whenever suitable spaces become available for lease nearby, in order to provide immediate expansion capability on campus for academic and student facing units.

The office building located at 2400 Sutherland Avenue, Knoxville, TN 37919 is 1.6 miles from the main UT Knoxville campus providing ideal proximity for assigned departments to remain engaged with students and colleagues. This location has 21,877 SF and provides the opportunity to house multiple UT departments. It is the only space of which UT is aware of in this proximity to campus and adjacent to another large lease location.

Minute: 11/25/2024 ESC Approved waiver of advertisement

UNIVERSITY OF TENNESSEE**Acquisition – Fee (Purchase)****Requested Action:** **Approval of acquisition in fee****Transaction Description:** Transaction No. 24-08-012

- **Location:** University of Tennessee Southern (UTS)
Giles County – 0.13 +/- acres – 611 W. Jefferson St., Pulaski, TN
- **Owner(s):** John Dochety and Brittany Dochety
- **Estimated Purchase Price:** \$185,000.00
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: This property lies within the boundary of the **land acquisition plan** approved by the Commission on **January 12, 2023** for the University of Tennessee Southern and is a strategic priority for the campus as it owns three properties that adjoin this property.

The purpose of this transaction is to acquire the property for strategic campus expansion and, in the near term, to meet additional space needs.

The University plans to use the above-grade level of the building for faculty/staff/visitor housing needs, and the basement level for storage. According to the facility condition assessment, the property will need minor repair work and replacement of some systems components that are not repairable; however, repair and replacement costs are estimated to be minimal.

While the purchase price is higher than the appraised value, the University has determined that it is a fair and appropriate value for this strategic parcel.

Date of Last Transfer: 01/19/2021
Purchase Price: \$120,000
Property Assessor's Value: \$148,300
Square Footage Improvements: 1,036

Minute: 11/25/2024 ESC Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 24-10-012

- **Location:** Pogue Creek Canyon State Natural Area
Fentress County – 610.00 +/- acres – 0 Stewart Lane, Jamestown
- **Owner(s):** Dale Keisling
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 24/25 State Lands Acquisition Fund (A)
Tennessee Heritage Conservation Trust Fund (O)

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 acquisition will be an addition to Pogue Creek Canyon State Natural Area and will protect several known archaeological sites, including an undisturbed prehistoric rock shelter and a civil war era saltpeter mine. This tract is adjacent to other state-owned property.

The grant agreement between the Tennessee Heritage Conservation Trust and Tennessee Department of Environment and Conservation requires that the tracts maintain its conservation values in perpetuity.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	05/29/2001
Purchase Price:	\$479,250.00
Property Assessor's Value:	\$680,500.00
Square Footage Improvements:	N/A

Minute: 11/25/2024 ESC Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 24-10-013

- **Location:** North Chickamauga Creek Gorge State Park (NCCGSP)
Hamilton County- 130.00 +/- acres – 0 Hixon Springs Road, Soddy Daisy
- **Owner(s):** Patricia Gail Roach Revocable Trust Dated June 27, 2023
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 24/25 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 acquisition will be an addition to North Chickamauga Creek Gorge State Park (NCCGSP) and provide viewshed and watershed protection to NCCGSP and the Justin P Wilson Cumberland Trail State Park. This property is contiguous to other state-owned property.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: 09/26/2023
Purchase Price: \$1.00 (Intrafamily transfer)
Property Assessor's Value: \$517,300.00
Square Footage Improvements: N/A

Minute: 11/25/2024 ESC Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 24-10-014
 • **Location:** Burgess Falls State Park (BFSP)
 Putnam County- 192.80 +/- acres – 0 Massa Road, Baxter
 • **Owner(s):** Michael Roy Luke
 • **Estimated Purchase Price:** Fair Market Value
 • **Source of Funding:** 24/25 State Lands Acquisition Fund (A)
 Tennessee Heritage Conservation Trust Fund (O)

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 acquisition will connect Burgess Falls State Park and Window Cliffs State Natural Area; while providing watershed protection to Falling Water River and Cane Creek; and providing better access for park staff and emergency response. The shed on the property is planned to be demolished within one year. The Tennessee Historical Commission has determined that this demolition will not adversely affect this State-owned resource and no further action is necessary.

The grant agreement between the Tennessee Heritage Conservation Trust and Tennessee Department of Environment and Conservation requires that the tracts maintain its conservation values in perpetuity.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer: 01/18/2023
 Purchase Price: \$10.00 (intra-family transfer)
 Property Assessor's Value: \$167,100.00
 Square Footage Improvements: 1800 sq ft

Minute: 11/25/2024 ESC Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Acquisition – Easement****Requested Action:** **Approval of acquisition easement****Transaction Description:**

- **Location:** Transaction No. 24-09-009
Rock Island State Park (RISP)
Warren & White Counties – 469 +/- acres – 1276 Great Falls Road, Rock Island, TN;
2350 Power House Road, Sparta, TN
- **Owner(s):** Tennessee Valley Authority (TVA)
- **Estimated Purchase Price:** Mutual Benefit
- **Source of Funding:** 24/25 State Lands Acquisition Fund (REM Fees) (A)

Comment:

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

Tennessee Department of Environment & Conservation (TDEC) currently has a license granted by Tennessee Valley Authority (TVA) to manage Rock Island State Park that stipulates either party can terminate at will. TVA is requesting to convert the license to a forty-year easement to allow TDEC to continue managing the site as a state park.

No additional management costs are anticipated with this acquisition as TDEC currently manages this property as part of the state park.

Minute:

11/25/2024 ESC Approved acquisition easement

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

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

Transaction Description: Transaction No. 24-03-013

- **Location:** Blackburn Fork Wildlife Management Area (BFWMA)
Jackson County – 71.0 +/- acres – East of Blackburn Fork Road, Gainesboro, TN
- **Owner(s):** Somerset Lands, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Tennessee Heritage Conservation Trust Fund (O)
24/25 TWRA Op Funds (A)
Federal Funds (Pittman-Robertson) (F)
- **Third Party:** The Conservation Fund
TennGreen Land Conservancy

Comment: This acquisition will add wildlife habitat, open space, and public access at Blackburn Fork Wildlife Management Area (BFWMA). Additionally, this tract provides more recreational and fishing access as it fronts Blackburn Fork River and is adjacent to other state-owned property.

The grant agreement between the Heritage Conservation Trust Fund and Tennessee Wildlife Resources Agency requires that the property maintain conservation values in perpetuity.

Third party use is requested because of timing and to take advantage of due diligence funded by third parties and approved by the state. No additional third-party costs are requested as part of this acquisition.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	02/01/2022
Purchase Price:	\$75,000.00
Property Assessor's Value:	\$114,800.00
Square Footage Improvements:	N/A

Minute: 11/25/2024 ESC Approved acquisition in fee and utilizing third parties

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Easement (Access) & Terminate – Easement (Access)

Requested Action: **Approval of acquisition by easement and to terminate access easement**

Transaction Description 1: Transaction No. 24-07-006

Acquisition – Easement

- **Location:** Anderson Pond Public Hunting Area (Anderson Pond PHA)
White County – 0.35 ± acres – 725 Walnut Grove Road, Sparta, TN
- **Owner:** Jody Kyle Scott
- **Estimated Purchase Price:** Mutual Benefit
- **Source of Funding:** Jody Kyle Scott (REM Fee)

Transaction Description 2: Transaction No. 24-09-011

Terminate – Easement

- **Location:** Anderson Pond PHA
White County – 0.21 ± acres – 725 Walnut Grove Road, Sparta, TN
- **Grantee:** State of Tennessee

Comment: Tennessee Wildlife Resources Agency (TWRA) requests to terminate the current access easement located at Anderson Pond PHA as the Grantor of the easement inadvertently constructed a carport across the State's existing easement and therefore this encroachment is preventing access to Anderson Pond PHA from Walnut Grove Road.

TWRA and the Grantor have agreed to replace the current access easement with a new access easement through another portion of the property. The Grantor will cover all costs associated with this request.

No additional management costs are anticipated with this acquisition.

Acquisition Easement Parcel:

Date of Last Transfer:	June 28, 2019
Purchase Price:	\$55,000.00
Property Assessor's Value:	\$181,100.00 (larger tract)
Square Footage Improvements:	N/A

Minute: 11/25/2024 ESC Approved acquisition by easement and terminating access easement

DEPARTMENT OF AGRICULTURE**Disposal – Fee**

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

Transaction Description: Transaction No. 24-09-002
 • **Location:** Chester County – 394.7 ± acres – Island Road, Beech Bluff, TN
 • **Estimated Purchase Price:** Fair Market Value

Comment: The Department of Agriculture, Division of Forestry, is requesting approval to dispose of the Tree Improvement Center (TIC), which was used for genetic research of pine trees. Data collection from the trees has been completed and the site is now surplus to the agency's needs. This property is not proximate to other state-owned property.

Proceeds of the will be deposited into the State Lands Acquisition Fund, per T.C.A. §12-2-122.

Minute: 11/25/2024 ESC Approved disposal in fee

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** **Approval to waive advertisement****Transaction Description:** Transaction No. 24-10-909 & 24-10-910 (DCS/DHS)• **Proposed Lease**

- **Location:** Carter County – 1729 Highway 19 East., Elizabethton, TN
- **Term:** 10 years

• **Current Lease**

- **Location:** Carter County – 1729 Highway 19 East., Elizabethton, TN
- **Landlord:** BulWil, LLC a Tennessee limited liability company
- **Term:** 7 years with three (3) one-year renewal options (December 1, 2019 – November 30, 2026)
- **Area / Costs:** 12,000 Square Feet

Annual Contract Rent	\$144,000.00	\$12.00/sf
Estimated Utilities Cost	21,000.00	1.75/sf
Estimated Janitorial Cost	13,200.00	1.10/sf
Annual Effective Cost	<u>\$178,200.00</u>	<u>\$14.85/sf</u>

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

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

Waiver of advertisement to allow for negotiation of a new ten-year lease in the incumbent location is requested because this is the only space that will be available in the near term for state occupancy. This location experienced extensive damage as a result of recent weather events and will not be used by DCS and DHS. The current lease has been terminated.

The landlord will return the space to like-new condition and the Departments have determined that the space will accommodate programmatic needs for the foreseeable future.

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.

Minute: 11/25/2024 ESC Approved waiving advertisement

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** **Approval to waive advertisement****Transaction Description:** Transaction No. 24-10-908 (DOS)• **Proposed Lease**

- **Location:** Carter County – 1741 Highway 19 East., Elizabethton, TN
- **Term:** 10 years

• **Current Lease**

- **Location:** Carter County – 1741 Highway 19 East., Elizabethton, TN
- **Landlord:** BulWil, LLC a Tennessee limited liability company
- **Term:** 7 years with three (3) one-year renewal options (December 1, 2019 – November 30, 2026)
- **Area / Costs:** 4,200 Square Feet

Annual Contract Rent	\$50,400.00	\$12.00/sf
Estimated Utilities Cost	7,350.00	1.75/sf
Estimated Janitorial Cost	4,620.00	1.10/sf
Annual Effective Cost	<u>\$62,370.00</u>	<u>\$14.85/sf</u>

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

Comment: This lease will provide office space for Department of Safety (DOS) and Homeland Security Driver's License Service Center and Tennessee Highway Patrol in Carter County.

Waiver of advertisement to allow for negotiation of a new ten-year lease in the incumbent location is requested because this is the only space that will be available in the near term for state occupancy. This location experienced extensive damage as a result of recent weather events and will not be used by DOS. The current lease has been terminated.

The landlord will return the space to like-new condition and the Department has determined that the space will accommodate programmatic needs for the foreseeable future.

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.

Minute: 11/25/2024 ESC Approved waiving advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 21-04-900 (DOC)

• **Proposed Lease**

○ **Term:** 5 years (March 1, 2022 – February 28, 2027)

○ **Area / Costs:** 21,083 Square Feet

Annual Contract Rent (Year 4)	\$200,228.50	\$9.50/sf
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Average Annual Contract Rent (Years 4-5)	205,599.25	9.75/sf
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Estimated Annual Utility Cost	36,895.00	1.75/sf
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Estimated Annual Janitorial Cost	23,191.00	1.10/sf
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Total Average Annual Effective Cost	\$265,645.25	\$12.60/sf
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• **Current Lease**

○ **Location:** Davidson County – 900 Gallatin Pike South, Madison, TN

○ **Landlord:** 721 Madison Square, LLC

○ **Term:** 3 years (March 1, 2022 – February 28, 2025)

○ **Area / Costs:** 21,083 Square Feet

○ Current: Annual Contract Rent	\$189,747.00	\$9.00/sf
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Estimated Annual Utilities Cost	36,895.00	1.75/sf
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Estimated Annual Janitorial Cost	23,191.00	1.10/sf
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Total Annual Effective Cost:	\$249,833.00	\$11.85/sf
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• **Source of Funding:** FRF

• **Procurement Method:** Negotiated

• **FRF Rate:** \$26.50

Comment: This lease will continue to provide office space for Department of Correction Day Reporting Center and Community Resource Center.

A request for waiver of advertisement to amend the current lease by two years is in the best interest of the State at this time for the continuity of business operations. The long-term procurement is currently in the design phase.

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: 11/22/2021 ESC Approved a lease

Minutes: 11/25/2024 ESC 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. 06-02-902 (DHS/DCS)

• **Proposed Amendment**

○ Term:	15 years (January 1, 2012 – December 31, 2026)		
○ Area / Costs:	<u>6,016 Square Feet</u>		
	Annual Contract Rent (Years 14-15)	\$66,000.00	\$10.97/sf
	Estimated Utilities Cost	10,528.00	1.75/sf
	Estimated Janitorial Cost	6,617.60	1.10/sf
	Total Annual Effective Cost	\$83,145.60	\$13.82/sf

• **Current Lease**

○ Location:	McNairy County – 855 East Poplar Avenue Selmer, TN 38375		
○ Landlord:	Pedigo-Selmer Properties, L.P.		
○ Term:	13 years (January 1, 2012 – December 31, 2024)		
○ Area / Costs:	<u>6,016 Square Feet</u>		
	Annual Contract Rent	\$55,265.00	\$9.19/sf
	Estimated Utilities Cost	10,528.00	1.75/sf
	Estimated Janitorial Cost	6,617.60	1.10/sf
	Total Annual Effective Cost	\$72,410.60	\$12.04/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 and Department of Human Services.

This amendment is in the best interest of the State to prevent a lease holdover while allowing additional time for buildout. The long-term procurement is currently in the construction document phase of design.

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: 10/23/2006 ESC Approved lease agreement
 05/24/2010 ESC Approved lease amendment
 07/22/2021 ESC Approved lease amendment

Minutes: 11/25/2024 ESC Approved a lease amendment with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 23-01-903 (DCS)

• **Proposed Lease**

- **Location:** Putnam County – 600 Hearthwood Court, Cookeville, TN
- **Landlord:** Cookeville 14, GP
- **Term:** 9 Years
- **Area / Costs:** 26,367 Square Feet

First Year Annual Contract Rent	\$460,367.82	\$17.46/sf
Average Annual Contract Rent	467,750.58	17.74/sf
Estimated Utility Cost	46,142.25	1.75/sf
Estimated Janitorial Cost	29,003.70	1.10/sf
Total Average Annual Effective Cost	\$542,896.53	\$20.59/sf

• **Current Lease**

- **Location:** Putnam County – 600 Hearthwood Court, Cookeville, TN
- **Landlord:** Cookeville 14, GP
- **Term:** 13 years (January 1, 2015 – December 31, 2027)
- **Area / Costs:** 26,367 Square Feet

Annual Contract Rent	\$291,000.00	\$11.04/sf
Estimated Utilities Cost	46,142.25	1.75/sf
Estimated Janitorial Cost	29,003.70	1.10/sf
Total Annual Effective Cost	\$366,145.95	\$13.89/sf

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

Comment: This lease will provide office space for the Department of Children's Services. There were four proposals from two proposers. The proposed location will be renovated to meet the State's needs. The lease is estimated to commence on or before December 2027.

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.

Minute: 11/25/2024 ESC Approved a lease

Approved:



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