

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
February 26, 2018

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 Martin called the meeting to order at 11:03 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Larry Martin, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
David Lillard, State Treasurer
Justin Wilson, Comptroller of the Treasury

ORGANIZATION

- Department of General Services
- Tennessee Board of Regents
- University of Memphis
- State Building Commission

PRESENTER

John Hull
Dick Tracy
Ted Townsend
Ann McGauran

OTHER PARTICIPANTS

Dr. Jasbir Dhaliwal, University of Memphis

CONSENT AGENDA

Approved the following real property transactions which have been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: Tennessee Wildlife Resources Agency – Morgan County
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and appraisals

- B. Agency: Department of General Services – Davidson County
Transaction: Disposal – Lease Amendment
Provision(s): Waiver of advertisement and appraisals

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

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

- E. Agency: Department of General Services – Wilson County
Transaction: Acquisition – Lease Amendment
Provision(s): Waiver of advertisement

- F. Agency: Department of General Services – Coffee County
Transaction: Acquisition – Lease Amendment
Provision(s): Waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval of a project and to issue a Request for Qualifications for Indefinite Delivery Indefinite Quantity Contractors

Project Title: IDIQ Contracts – Tier 1

Project Description: Pools of construction contractors will be qualified to bid on maintenance projects under \$100,000 and Capital Projects up to \$500,000.

SBC Number: 529/000-01-2018 (East)
529/000-02-2018 (Middle)
529/000-03-2018 (West)

Comment: Pools of qualified contractors will be established in each grand division to allow for expedited construction delivery of smaller projects. Contractors will be eligible to remain in the pools for two years with three- one year renewal options so long as they comply with participation and other contract requirements. The State has the right to replenish the pool, as needed to maintain a minimum number of contractors in the pool, upon approval by the State Architect. Use of the IDIQ delivery method will be approved in accordance with SBC policy on a project by project basis. The lowest bidding contractor from the pool will be awarded a contract for the work in accordance with procurement law.

Individual project contracts will only require the signature of the Deputy Commissioner of STREAM, the contractor, and the State Architect. The total cost of the projects utilizing IDIQ contracts will not exceed \$13 million per year without SBC approval.

Previous Action: 02/08/2018 SBC The Commission referred to ESC with authority to act.

Minutes: 02/26/2018 ESC Approved project and to issue a Request for Qualifications for Indefinite Delivery Indefinite Quantity Contractors.

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Technical Education Complex

Project Description: Demolish existing technology shop and lab buildings A2065, A3065, and B1071 and construct new facility for classrooms, class labs, faculty offices, and storage.

SBC Number: 166/038-01-2008

Total Project Budget: \$36,365,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 1,115,000.00	\$ 0.00	\$ 1,115,000.00	07/08	CurrFunds-CapImp	(A)
	3,520,000.00	(331,000.00)	3,189,000.00		Plant (Non-Auxiliary)	(A)
	22,000,000.00	0.00	22,000,000.00	2013	GO Bond-CapImp	(A)
	9,730,000.00	0.00	9,730,000.00	13/14	CurrFunds-CapImp	(A)
	0.00	331,000.00	331,000.00		Gifts	(O)
Original Project Budget:	\$36,365,000.00					
Change in Funding:		\$ 0.00				
Revised Project Budget:			\$36,365,000.00			

Comment: The \$331,000 of gifts are in hand. Plant funds will be replaced with gifts and land proceeds as received.

Previous Action:

02/14/2008	SBC	Approved project and selected designer (jv: Fisher + Associates/Ken Ross Architects, Inc.)
05/10/2012	SBC	Revised funding
07/11/2013	SBC	Revised funding and utilization of CM/GC
05/13/2015	SBC	Award CM/GC (Messer Construction)
01/12/2017	SBC	Approved EDP

Minutes: 02/26/2018 ESC Approved revision in funding.

THE UNIVERSITY OF MEMPHIS

Disposal – Lease (Space)

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

Transaction Description: Transaction No. 18-01-905

- **Location:** University of Memphis – Defense Audit Building
4075 Park Avenue, 1st Floor, Memphis, TN
- **Tenant:** UMRF Ventures, Inc.
- **Term:** June 1, 2018 thru March 31, 2021
- **Area / Costs:** 14,130.29 Square Feet/\$282,606 per year (\$20.00/sf), plus 3% annual increases

FRF Rate: \$18.00 (for reference only)

Comment: The purpose is to lease space to UMRF Ventures, a wholly owned subsidiary of the University of Memphis Research Foundation, for a Customer Service Center in the Defense Audit Building on the UoM campus. UMRF Ventures will provide a student-operated customer service center as part of an economic development initiative designed to provide job opportunities to UoM students. A waiver of advertising and appraisal are requested because of the anticipated benefits to the UoM students from this UMRF Ventures program and a qualified State employee has assessed the value of the lease and determined it meets Fair Market Value.

UMRF Ventures will build out the space at its sole cost. UoM will be responsible for all maintenance and standard utility and janitorial costs during the term of the lease. Rent is believed to be fair market value for the space based on a review of commercial rents in the area. Either party has the right to terminate for convenience on 60 days' notice.

Minutes: 02/26/2018 ESC Ted Townsend with the University of Memphis recognized Dr. Jasbir Dhaliwal with the University of Memphis. Mr. Townsend provided context for the three University of Memphis items on the agenda which stem from a highly successful internship program that is focused on student development, affordability, retention and completion. The current pilot program employs 46 students who earn \$15-\$22 per hour and have been able to resolve internal IT issues for FedEx at a resounding rate. The success of this program has created a market to expand the program.

The Subcommittee approved disposal by lease with waiver of advertisement and appraisal.

THE UNIVERSITY OF MEMPHIS

Disposal – Lease (Space)

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

Transaction Description: Transaction No. 18-01-904

- **Location:** University of Memphis – FedEx Institute of Technology
365 Innovation Drive, Memphis, TN
- **Tenant:** UMRF Ventures, Inc.
- **Term:** April 1, 2018 thru March 31, 2021
- **Area / Costs:** 848 Square Feet/\$38,000 per year (\$44.81/sf), plus a 3% annual increase

FRF Rate: \$18.00 (for reference only)

Comment: The purpose is to lease space to UMRF Ventures, a wholly owned subsidiary of the University of Memphis Research Foundation, for a Command Center in the FedEx Institute of Technology Building on the UoM campus. UMRF Ventures will provide a student-operated center as part of an economic development initiative designed to provide job opportunities to UoM students. A waiver of advertising and appraisal are requested because of the anticipated benefits to the UoM students from this UMRF Ventures program and a qualified State employee has assessed the value of the lease and determine it meets Fair Market Value.

UoM will be responsible for all maintenance and standard utility and janitorial costs during the term of the lease. Rent is believed to be fair market value for the space based on a review of commercial rents in the area. Either party has the right to terminate for convenience on 60 days' notice.

Minutes: 02/26/2018 ESC Approved disposal by lease with waiver of advertisement and appraisal.

THE UNIVERSITY OF MEMPHIS

Disposal – Lease (Space)

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

Transaction Description: Transaction No. 18-02-902

- **Location:** University of Memphis – Lambuth Campus
705 Lambuth Blvd. – Hyde Hall, Room 19, Jackson, TN
- **Tenant:** UMRF Ventures, Inc.
- **Term:** April 1, 2018 thru March 31, 2021
- **Area / Costs:** 864 Square Feet/\$17,280.00 per year (\$20.00/sf), plus 3% annual increases

FRF Rate: \$18.00 (for reference only)

Comment: The purpose is to lease space to UMRF Ventures, a wholly owned subsidiary of the University of Memphis Research Foundation, for a Call Center in the Hyde Hall Building on the UoM Lambuth campus. UMRF Ventures will provide students an opportunity to study, live and work on campus. A waiver of advertising and appraisal are requested because of the anticipated benefits to the UoM students from this UMRF Ventures program and a qualified State employee has assessed the value of the lease and determined it meets Fair Market Value.

UMRF Ventures will build out the space at its sole cost. UoM will be responsible for all maintenance and standard utility and janitorial costs during the term of the lease. Rent is believed to be fair market value for the space based on a review of commercial rents in the area. Either party has the right to terminate for convenience on 60 days' notice.

Minutes: 02/26/2018 ESC Approved disposal by lease with waiver of advertisement and appraisal.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on January 22, 2018.

Report of Items Approved by Office of the State Architect

Initial Approvals of Capital Projects

- Subcommittee acknowledged reporting of the following Capital Improvement(s) 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:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Niswonger Village at the ETSU/Eastman Valleybrook Campus
Project Description: Utilize space at ETSU/Eastman Valleybrook location to create a Public Health Simulation Lab. The work to include grading of the site to create pads for student simulation lab (hut) construction. Installation of concrete pads for outdoor classroom exercises and lighting installation for site access.

SBC Project No. 369/005-02-2018
Total Project Budget: \$95,000
Source of Funding: Gifts (O)
Approval: Approval of a project
 - 2) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Location: McKenzie, Tennessee
Project Title: Region 1 – Carroll Lake Demolitions
Project Description: Demolish old Bait Shop and storm-damaged restroom at Carroll Lake, including all required related work.

SBC Project No. 220/017-01-2018
Total Project Budget: \$35,000
Source of Funding: \$26,250 – Federal Funds (F)
\$ 8,750 – TWRA Op Funds (A)
Approval: Approval of a project and utilizing Agency Resources for demolition
- Subcommittee acknowledged reporting of the following Capital Project(s) with Total Project Cost of \$100,000 - \$500,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / University of Memphis
Location: Memphis, Tennessee
Project Title: Defense Audit Restoration
Project Description: Remediate mold and mildew, and restore flooring, walls, ceilings, ductwork insulation and any other damaged interior items from roof leaks.

SBC Project No. 166/007-03-2017
Total Project Budget: \$459,000
Source of Funding: Plant Funds (Non-Aux)
Approval: Approval of a revision in project budget and utilizing Campus Resources for design

- 2) **State Procurement Agency:** Tennessee Board of Regents / Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Cope Building Executive Suite Updates
Project Description: Renovate a portion of the second floor in the Cope building to house Information Technology Division offices. Scope includes finishes, wall partitions, HVAC and electrical work.
SBC Project No. 166/009-01-2018
Total Project Budget: \$490,000
Source of Funding: Plant Funds (Non-Aux)
Approval: Approval of a project and proceeding with the process to select a designer
- 3) **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Location: Springfield, Tennessee
Project Title: Region 2 – Springfield Fish Hatchery Manager’s Residence
Project Description: Construct a new residence, demolish the existing residence, and all related work.
SBC Project No. 220/018-01-2018
Total Project Budget: \$306,000
Source of Funding: \$229,500 – Federal Funds (F)
\$ 76,500 – TWRA Op Funds (A)
Approval: Approval of a project utilizing Agency Resources for a portion of the work and proceeding with the process to select a designer

Approvals of Revisions to Existing Capital Projects

- Subcommittee acknowledged reporting of the following approval of a Bid that Exceeds Approved MACC in accordance with Item 2.04(B)(5) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** STREAM / Department of Correction
Location: Nashville, Tennessee
Project Title: DeBerry Special Needs Facility Dialysis Center
Project Description: Construct a multi-station satellite dialysis center to meet the needs of offenders/patients as well as locally sentenced inmates and all related work.
SBC Project No. 142/011-01-2015
Total Project Budget: \$2,800,000
Source of Funding: 2015-2016 CFCI SA
Approval: Approval of a bid that exceeds approved MACC

Approvals of Acquisitions and Disposals of State Property

- Subcommittee acknowledged reporting of the following disposal easement(s) in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** University of Memphis
Transaction Description: Transaction No. 18-01-004
 · **Location:** University of Memphis
Shelby County – 15 +/- feet utility easement – Central & Patterson, Memphis, TN
 · **Grantee:** City of Memphis acting through its Memphis Light, Gas, and Water Division
 · **Estimated Sale Price:** Mutual Benefit
 · **Source of Funding:** Plant Funds (Non-Auxiliary) (REM Fees)
Approval: Approval of disposal by easement with waiver of advertisement and appraisals

Designer Selections

- 1) Subcommittee acknowledged reporting of a designer name change from “Barge, Waggoner, Sumner and Cannon, Inc.” to “Barge Design Solutions, Inc.” on all State projects.
- 2) Subcommittee acknowledged reporting of a designer name change from “The Kennon Calhoun Workshop” to “The Architect Workshop” on all State projects.
- 3) 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) **University of Tennessee – Chattanooga**
(West Campus Utility Connections)
Total Project Budget: \$5,630,000
SBC Project No. 540/005-06-2017
Designer: **MARCH ADAMS & ASSOCIATES INC**

3) **Moccasin Bend Mental Health Institute**
(Planning Study)
Total Project Budget: Not Applicable
SBC Project No. 344/009-01-2018
Designer: **RED CHAIR ARCHITECTS**

2) **Austin Peay State University**
(Campus Consultant - Geotechnical)
Total Project Budget: Not Applicable
SBC Project No. 373/003-01-2018
Designer: **BEAVER ENGINEERING**

4) **Western Mental Health Institute**
(Phase II Study)
Total Project Budget: Not Applicable
SBC Project No. 344/015-01-2018
Designer: **RED CHAIR ARCHITECTS**

Other Business

- 1) **Tennessee Board of Regents/Tennessee State University**, Nashville, Davidson County, Tennessee
Approved deferring to a future meeting the request for approval of a project concerning the demolition of 419-435 East Second Street, Trenton, TN.

There being no further business, the meeting adjourned at 11:12 a.m.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

Requested Action: Approval to obtain title work, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and appraisals

Transaction Description: Transaction No. 18-01-005-RA

- **Location:** Morgan County – 108.50 +/- acres – Cumberland County Line, Cumberland, TN
- **Owner(s):** Wade Nance
- **Estimated Purchase Price:** To be negotiated
- **Source of Funding:** 17/18 TWRA Op Funds (A)

Comment: This property is a large inholding in the Catoosa WMA. The purchase price was proposed by the Seller and was determined by his desire to be repaid some of the real estate taxes he has paid since 1989.

Over the past several decades, the property has been used for hunting by the public. The Seller no longer wishes to risk any liability in the event something was to happen on the property.

For some time TWRA has included the tract on its maps and managed the property under the assumption that it belonged to the State, so there will be no additional management costs with this acquisition

Date of Last Transfer: March 18, 1989
Purchase Price: \$1.00
Property Assessor's Value: \$72,300.00
Square Footage Improvements: N/A

Minutes: 02/26/2018 ESC Approved obtaining title work, survey, and environmental assessment, and to exercise an option to acquire the required interest, not to exceed fair market value, with waiver of advertisement and appraisals

DEPARTMENT OF GENERAL SERVICESDisposal - Lease Amendment

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

Transaction Description: Transaction No. 15-12-001-BN

- **Proposed Amendment**
 - **Area / Costs:** Additional 6.87 +/- acres / Mutual Benefit
- **Current Lease**
 - **Location:** Davidson County – Ellington Agricultural Center, Nashville, TN
 - **Landlord:** Cul2vate, Inc., a nonprofit organization
 - **Term:** 10 years with one 10 year option
 - **Area / Costs:** 2.62 +/- acres / Mutual Benefit
- **Source of Funding:** Dept. of Agriculture Operating Funds (REM fees) (A)

Comment: The Tennessee Department of Agriculture has requested to increase the number of plots from seven (7) to twenty (20) on the north end of the Ellington Agricultural Center. The request is to allow Cul2vate, Inc., the current Lessee, to expand their operations. Cul2vate's use of the land is to increase accessibility to nutritious vegetables in underserved communities and provide economic opportunities. This falls in line with the department of Agriculture's mission to help promote wise uses of Tennessee's agricultural resources and share the story of agriculture in Tennessee.

STREAM has determined that it is not feasible to advertise this procurement to the public.

Previous Action: 12/21/2015 Secretary Hargett noted that Joey Lankford of Cul2vate, Inc. was present. Subcommittee approved a lease agreement with waiver of advertisement.

Minutes: 02/26/2018 ESC Approved a lease amendment with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICESAcquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 17-10-939-KC

- **Proposed Lease**

- **Location:** Shelby County – 6569 Winchester Road, Memphis, TN
- **Landlord:** The 2012-A Pedigo Trust
- **Term:** 10 years
- **Area / Costs:** 18,600 Square Feet

First Year Contract Rent Office	\$314,340.00	\$16.90/sf
Average Annual Contract Rent	\$325,314.00	\$17.49/sf
Estimated Annual Utility Cost	32,550.00	1.75/sf
Estimated Annual Janitorial Cost	20,460.00	1.10/sf
Total Annual Effective Cost	<u>\$378,324.00</u>	<u>\$20.34/sf</u>

- **Current Lease**

- **Location:** Shelby County – 1991 Corporate Avenue, Floors 1-4, Memphis, TN
- **Landlord:** Olymbec USA, LLC
- **Term:** 1 year (December 1, 2017 – November 30, 2018)
- **Area / Costs:** 63,444 Square Feet

Annual Contract Rent	\$986,554.00	\$15.55/sf
Estimated Utilities Cost	111,027.00	1.75/sf
Estimated Janitorial Cost	69,788.00	1.10/sf
Total Annual Effective Cost	<u>\$1,167,369.00</u>	<u>\$18.40/sf</u>

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** LPR on template
- **FRF Rate:** \$18.00

Comment: This lease will provide office space for Department of Human Services – Southeast Area of Shelby County.

DHS currently has two larger field offices providing customer-facing services. The AWS based strategy converts these two larger offices to three smaller locations resulting in a net reduction in total square footage of over 50%. This is the third location of three under this strategy for DHS.

The State doesn't have the right to terminate for convenience until after the third year with payment of termination fee.

Minutes: 02/26/2018 ESC Approved a lease.

DEPARTMENT OF GENERAL SERVICESAcquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 17-12-900-KC

- Proposed Lease:

- Location: Shelby County – 1925 South Third Street, Memphis, TN
- Landlord: Union Realty Co., G.P.
- Term: 1 year (July 1, 2018 – June 30, 2019)
- Area / Costs: 22,000 Square Feet

Annual Contract Rent	\$184,360.00	\$8.38/sf
Estimated Annual Utility Cost	38,500.00	1.75/sf
Estimated Annual Janitorial Cost	24,200.00	1.10/sf
Total Annual Effective Cost	\$247,060.00	\$11.23/sf

- Current Lease

- Location: Shelby County – 1925 South Third Street, Memphis, TN
- Landlord: Union Realty Co., G.P.
- Term: 10 years (March 1, 2003 – February 28, 2013) – Holdover
- Area / Costs: 22,000 Square Feet

Annual Contract Rent	\$189,420.00	\$8.61/sf
Estimated Utilities Cost	30,800.00	1.40/sf
Estimated Janitorial Cost	24,200.00	1.10/sf
Total Annual Effective Cost	\$244,420.00	\$11.11/sf

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

Comment: This short term lease will provide office space for Department of Children's Services, allowing them to be positioned appropriately for their long term lease procurement.

The tenant may not terminate this lease for convenience.

Minutes: 02/26/2018 ESC Approved a lease.

DEPARTMENT OF GENERAL SERVICESAcquisition – Lease Amendment

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

Transaction Description: Transaction No. 09-04-912-SN

- **Proposed Amendment**

○ Term:	8 years (April 1, 2013 – March 31, 2021)		
○ Area / Costs	Annual Contract Rent	\$60,312.00	\$14.00/sf
	Estimated Annual Utility Cost (Electric & Gas Only)	6,246.00	1.45/sf
	Estimated Annual Janitorial Cost	4,739.00	1.10/sf
	Total Annual Effective Cost	\$71,297.00	\$16.55/sf

- **Current Lease**

○ Location:	Wilson County – 1432 West Main Street, Lebanon, TN		
○ Landlord:	Harold E. Crye Living Trust		
○ Term:	5 years (April 1, 2013 – March 31, 2018)		
○ Area / Costs:	<u>4,308 Square Feet</u>		
	Annual Contract Rent	\$56,004.00	\$13.00/sf
	Estimated Janitorial Cost	4,739.00	1.10/sf
	Total Annual Effective Cost	\$60,743.00	\$14.10/sf

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

Comment: This lease will provide office space for Department of Correction and will serve as a field Office for Probation and Parole supervision.

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

Based on market research and in consideration of Department of Correction, negotiation with incumbent Landlord is in the best interest of the State.

Minutes: 02/26/2018 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. 04-08-907-SN

● **Proposed Amendment**

○ Term:	13 years (May 1, 2008 – April 30, 2021)		
○ Area / Cost:	11 th Year Annual Contract Rent	\$59,988.00	\$11.80/sf
	Average Annual Contract Rent	61,196.00	12.04/sf
	Estimated Annual Utility Cost	8,897.00	1.75/sf
	Estimated Annual Janitorial Cost	5,592.00	1.10/sf
	Total Average Annual Effective Cost	\$75,685.00	\$15.00/sf

● **Current Lease**

○ Location:	Coffee County – 307 Industrial Boulevard, Tullahoma, TN		
○ Landlord:	Fulks & Smith Partners		
○ Term:	10 years (May 1, 2008 – April 30, 2018)		
○ Area / Costs:	<u>5,084 Square Feet</u>		
	Annual Contract Rent	\$58,812.00	\$11.57/sf
	Estimated Utilities Cost	7,118.00	1.40/sf
	Estimated Janitorial Cost	5,592.00	1.10/sf
	Total Annual Effective Cost	\$71,522.00	\$14.07/sf

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** Negotiated
- **FRF Rate:** \$14.00

Comment: This lease will provide office space for Department of Safety. This location was built for State.

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

Amended term increases 2% annually. Original lease term increased 4% every two years.

Previous Action: 09/23/2005 Approved. Final action.

Minutes: 02/26/2018 ESC Approved a lease amendment with waiver of advertisement.

Approved:



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