

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
June 26, 2017

---

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room 16 of the Legislative Plaza, 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

David Lillard, State Treasurer  
Tre Hargett, Secretary of State  
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

Larry Martin, Commissioner, Department of Finance and Administration

ORGANIZATION

- Tennessee Board of Regents
- Tennessee Wildlife Resources Agency
- Department of General Services
- State Building Commission

PRESENTER

Dick Tracy  
Roger Jackson  
John Hull  
Ann McGauran

OTHER PARTICIPANTS

CONSENT AGENDA

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

- A. Agency: **University of Tennessee – Blount County**  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of advertisement and one appraisal
  
- B. Agency: **Tennessee Board of Regents – Putnam County**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement, one appraisal, survey and environmental assessment
  
- C. Agency: **Tennessee Board of Regents – Putnam County**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- D. Agency: **Department of Intellectual & Developmental Disabilities**  
Transaction: Disposition – Lease (Space)  
Provision(s): Waiver of advertisement and appraisals
  
- E. Agency: **Department of General Services – Madison County**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement and one appraisal
  
- F. Agency: **Department of General Services – Davidson County**  
Transaction: Disposal – Fee (with Right to Hire and Auction Firm)  
Provision(s): N/A
  
- G. Agency: **Department of General Services – Sevier County**  
Transaction: Acquisition – Lease (Space)  
Provision(s): N/A
  
- H. Agency: **Department of General Services – Roane County**  
Transaction: Acquisition – Lease (Space)  
Provision(s): N/A
  
- I. Agency: **Department of General Services – Hamilton County**  
Transaction: Acquisition – Lease Amendment  
Provision(s): N/A
  
- J. Agency: **Department of General Services – Bradley County**  
Transaction: Acquisition – Lease (Space)  
Provision(s): N/A

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding in order to award a contract

**Project Title:** Instructional Materials Building Roof Replacement

**Project Description:** Remove old EPDM roof and rock ballast from the Instructional Materials Building and replace with a new EPDM non-ballasted roof.

**SBC Number:** 166/012-03-2016

**Total Project Budget:** \$592,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$500,000.00	\$ 0.00	\$500,000.00	16/17	CurrFunds (CapMaint)	(A)
	0.00	92,000.00	92,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<u>\$500,000.00</u>					
<b>Change in Funding:</b>		<b>\$92,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$592,000.00</b>			

**Comment:** Six bids were received on May 24<sup>th</sup>, with JDH Company submitting the low bid. Additional funds are for base plus alternate one.

**Previous Action:**

07/14/2016	SBC	Approved project
07/25/2016	ESC	Selected designer (Derthick Henley Wilkerson)
06/19/2017	SBC	Referred to Executive Subcommittee with authority to act

**Minutes:** 06/26/2017 ESC Approved a revision in project budget, funding, and sources of funding in order to award a contract.

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee \*\*

**Requested Action:** Approval of a revision in project budget, funding, and source(s) of funding in order to award a contract

**Project Title:** Campbell County Higher Ed Center Lab Expansion

**Project Description:** Provide for an addition to the Campbell County building that will include lab and classroom space for Anatomy and Physiology and other sciences.

**SBC Number:** 166/027-01-2016

**Total Project Budget:** \$1,150,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$1,100,000.00	0.00	\$1,100,000.00	16/17	CurrFunds/CapImprov	(A)
	0.00	50,000.00	50,000.00		Plant funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$1,100,000.00</b>					
<b>Change in Funding:</b>		<b>\$50,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$1,150,000.00</b>			

**Comment:** Four bids were received on June 14<sup>th</sup>, with The Daniel Company DANCO, Inc. submitting the low bid. Additional funds are for the base bid and alternates one and two.

**Previous Action:**

07/14/2016	SBC	Approval to issue RFP
07/25/2016	ESC	Selected designer (Community Tectonics Architects)
05/11/2017	SBC	Approved EDP
06/19/2017	SBC	Referred to Executive Subcommittee with authority to act

**Minutes:** 06/26/2017 ESC Secretary Hargett stated that Senator Yager and Representative Powers strongly support this project. The Commission approved a revision in project budget, funding, and sources of funding in order to award a contract.

\*\* Work to be done in Campbell County

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

**Requested Action:**           **Approval of project, budget, scope, funding and source(s) of funding**

**Project Title:**               Demolition – Epworth Hall

**Project Description:**       This project provides for the demolition of 575 Lambuth Boulevard, Jackson, Tennessee in accordance with the UoM's 2016 Master Plan.

**SBC Number:**                **166/007-04-2017**

**Total Project Budget:**     \$225,000

**Source of Funding:**        \$225,000 Plant Funds (Non-Auxiliary) (A)

**Comment:**                    The property was acquired in 2012. The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

**Minutes:**                     06/26/2017    ESC    Approved project, budget, scope, funding and source of funding.

                                      \*\*Work to be done in Madison County

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:** Approval of project, budget, scope, funding and source(s) of funding

**Project Title:** Demolition – 209 City View Drive

**Project Description:** This project provides for the demolition of 209 City View Drive in Murfreesboro, Tennessee in accordance with the MTSU 2016 Master Plan.

**SBC Number:** 166/009-05-2017

**Total Project Budget:** \$82,000.00

**Source of Funding:** \$82,000.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** The property was acquired in 2000. The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

**Minutes:** 06/26/2017 ESC Approved project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:** Approval of project, budget, scope, funding and source(s) of funding

**Project Title:** Demolition – 211 City View Drive

**Project Description:** This project provides for the demolition of 211 City View Drive in Murfreesboro, Tennessee in accordance with the MTSU 2016 Master Plan.

**SBC Number:** 166/009-04-2017

**Total Project Budget:** \$15,000.00

**Source of Funding:** \$15,000.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** The property was acquired in 2003. The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

**Minutes:** 06/26/2017 ESC Approved project, budget, scope, funding and source of funding.

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

**Requested Action:** Approval of project, budget, scope, funding and source(s) of funding

**Project Title:** Demolition – 213 City View Drive

**Project Description:** This project provides for the demolition of 213 City View Drive in Murfreesboro, Tennessee in accordance with the MTSU 2014 Master Plan.

**SBC Number:** 166/009-03-2017

**Total Project Budget:** \$12,000.00

**Source of Funding:** \$12,000.00 Plant Funds (Non-Auxiliary) (A)

**Comment:** The property was acquired in 2008. This building is **less than 50 years old** and does not require Tennessee Historical Commission review.

**Minutes:** 06/26/2017 ESC Approved project, budget, scope, funding and source of funding.



TENNESSEE WILDLIFE RESOURCES AGENCY

**Disposal – Lease (Land)**

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

**Transaction Description:** Transaction No. 17-04-021-RA  
• **Location:** Yanahli Wildlife Management Area  
Maury County – I-65 (Hwy 99)  
• **Tenant:** Columbia Neon  
• **Term:** 5 years  
• **Area / Costs:** 3 +/- acres  
Annual Contract Rent Fair Market Value

**Comment:** This is a request for six billboard advertisement signs to remain posted in Yahnahli WMA for five years. This property is adjacent to I-65 (Hwy 99). Rent will be negotiated to achieve fair market value as determined by appraisal.

Date of Last Transfer: August 2, 2002  
Original Cost to State: \$0 – Gift Transfer  
Square Footage Improvements: N/A

**SSC Report:** 06/09/2017 Taylor Passons and Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for recommendation agenda.

**Minutes:** 06/26/2017 ESC Approved disposal by lease with waiver of advertisement and one appraisal.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:** Transaction No. 05-11-908-SN

• **Proposed Lease**

- **Location:** Hamilton County – 5600 Brainerd Rd., Suite C-20, Chattanooga, TN
- **Landlord:** East Nooga, LLC
- **Term:** 18 months
- **Area / Costs:** 15,805 Square Feet

Annual Contract Rent	\$158,050.00	\$10.00/sf
Estimated Annual Utility Cost	27,658.75	1.75/sf
Estimated Annual Janitorial Cost	17,385.50	1.10/sf
Total Annual Effective Cost	\$203,094.25	\$12.85/sf

• **Current Lease**

- **Location:** Hamilton County – 5600 Brainerd Rd., Suite C-20, Chattanooga, TN
- **Landlord:** East Nooga, LLC
- **Term:** (10 years) January 1, 2007 to December 31, 2016 - Holdover
- **Area / Costs:** 15,805 Square Feet

Annual Contract Rent	\$142,245.00	\$9.00/sf
Estimated Annual Utilities Cost	27,658.75	1.75/sf
Estimated Annual Janitorial Cost	17,385.50	1.10/sf
Total Annual Effective Cost	\$187,289.25	\$11.85/sf

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

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

The tenant may terminate this lease at any time by giving 90 days written notice.

This request to enter into a new 18 months will align this lease with another related lease to allow the State to determine the appropriate space needs for Hamilton County.

**SSC Report:** 06/09/2017 Stacey Nelson summarized the transaction. Staff referred to Executive Subcommittee for recommendation agenda.

**Minutes:** 06/26/2017 ESC Approved lease with waiver of advertisement and appraisals.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on May 22, 2017.

Designer Selections

- 1) 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) **TCAT**  
(Memphis Satellite Campus)  
Total Project Budget: \$17,500,000  
SBC Project No. 166/070-01-2017  
Designer: **BRAGANZA DESIGN GROUP**

3) **Smyrna Volunteer Training Site**  
(Buildings 535, 555 and 603 Exterior Repairs)  
Total Project Budget: \$554,000  
SBC Project No. 361/079-02-2017  
Designer: **DESIGN HOUSE 1411 LLC**

2) **Smyrna Volunteer Training Site**  
(Lodging Repairs)  
Total Project Budget: \$687,000  
SBC Project No. 361/079-01-2017  
Designer: **DESIGN HOUSE 1411 LLC**

4) **Athens Readiness Center**  
(FMS Building Repairs)  
Total Project Budget: \$778,000  
SBC Project No. 361/002-01-2017  
Designer: **WYSTWYND DESIGNS INC**

Other Business

There being no further business, the meeting adjourned at 11:06 a.m.

\*\*\*\*\*

UNIVERSITY OF TENNESSEEDisposal – Easement (Utility)

<b>Requested Action:</b>	<b>Approval of disposal by easement with waiver of advertisement and one appraisal</b>		
<b>Transaction Description:</b>	Trans. No. 17-05-009		
• <b>Location:</b>	University of Tennessee Institute of Agriculture – Knoxville Blount County – 0.70+/- acres 4341 UT Farm Road, Louisville, TN		
• <b>Grantee:</b>	City of Maryville Electric Department		
• <b>Estimated Sale Price:</b>	Fair Market Value – or in lieu of a cash sale price the compensation may be through an in-kind gift.		
<b>Comment:</b>	The University proposes to grant a permanent utility easement containing approximately 0.70 +/- acres to the City of Maryville Electric Department. The easement is necessary in order to provide utility upgrades to a wastewater treatment facility that is adjacent to University owned property.		
	Date of Last Transfer: 4/1/1943 Original Cost to State: N/A		
<b>SSC Report:</b>	06/09/2017	Michelle Crowder summarized the transaction.	Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	06/26/2017	ESC	Approved disposal by easement with waiver of advertisement and one appraisal.

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

**Requested Action:** Approval to obtain title work, and to exercise an option to acquire the required interest, with waiver of advertisement, one appraisal, survey, and environmental assessment

**Transaction Description:** Transaction No. 17-05-005  
 • **Location:** Tennessee Technological University  
 Putnam County - 58,714+/- sf – West 7<sup>th</sup> Street, West 8<sup>th</sup> Street, West 9<sup>th</sup> Street  
 Armstrong Avenue, and N. Whitney Avenue, Tennessee  
 • **Owner(s):** City of Cookeville  
 • **Estimated Purchase Price:** Fair Market Value  
 • **Source of Funding:** Plant Funds (Non-Auxiliary) (A)

**Comment:** TTU is acquiring streets, R.O.W., and infrastructure from the City of Cookeville with the intent of assembling these into a single tract suitable for constructing their new Recreation and Fitness Center. This property is in TTU's 2014 Master Plan.

Date of Last Transfer: NA  
 Purchase Price: NA  
 Property Assessor's Value: \$263,619.39  
 Square Footage Improvements: NA

**SSC Report:** 6/12/2017 Dick Tracy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 06/26/2017 ESC Approved obtaining title work, and to exercise an option to acquire the required interest, with waiver of advertisement, one appraisal, survey, and environmental assessment.

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Purchase)

Requested Action:	Approval to obtain title work, appraisal, 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 one appraisal		
Transaction Description:	Transaction No. 17-04-017		
• Location:	Tennessee Technological University Putnam County - 0.5+/-acres – 395 E. 12 <sup>th</sup> Street, Cookeville, TN		
• Owner(s):	Tennessee Technological University Foundation		
• Estimated Purchase Price:	Fair Market Value		
• Source of Funding:	Plant Funds (Non-Auxiliary) (A)		
Comment:	This property is needed for future campus expansion as identified in TTU's <u>2014 Master Plan</u> .		
	Date of Last Transfer:	03/31/2017	
	Purchase Price:	\$10,641	
	Property Assessor's Value:	\$54,800	
	Square Footage	0	
	Improvements:		
SSC Report:	06/12/2017	Dick Tracy summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.	
Minutes:	06/26/2017	ESC	Approved obtaining title work, appraisal, 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 one appraisal.

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

**Disposition – Lease (Space)**

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

**Transaction Description:** Transaction No. 17-02-005-MB

● **Proposed Lease**

- **Location:** Clover Bottom Campus  
275 Stewarts Ferry Pike, Nashville, TN
- **Tenant:** G4S Secure Solutions, Inc. dba G4S Youth Services, LLC
- **Term:** 5 years
- **Area / Costs:** 9 cottages totaling 65,580 Square Feet

Annual Contract Rent:	\$382,200.00	\$5.25/sf
Estimated Annual Utility Cost	266,448.00	3.66/sf
<b>Total Annual Effective Cost</b>	<b>\$648,648.00</b>	<b>\$8.91/sf</b>

● **Current Lease**

- **Location:** Clover Bottom Campus  
275 Stewarts Ferry Pike, Nashville, TN
- **Tenant:** G4S Secure Solutions, Inc. dba G4S Youth Services, LLC
- **Term:** (5 years) June 21, 2012 to June 20, 2017
- **Area / Costs:** 7 cottages totaling 50,740 Square Feet

<b>Total Annual Effective Cost</b>	<b>\$431,290.00</b>	<b>\$8.50/sf</b>
------------------------------------	---------------------	------------------

- **FRF Rate:** \$18.00 (Reference only)

**Comment:** This request is to create a new lease with an approved Department of Children's Services vendor for 9 cottages (Magnolia, Walnut, Cypress, Rosewood, Clinch, Caney Fork, Cumberland, Harpeth, and Stones) located on Clover Bottom Campus.

The State is responsible for the roof, structural and lawn maintenance. The tenant, G4S is responsible for paying rent, all utilities, minor maintenance and repairs, and janitorial cost.

The rental rate was determined by an independent, third party appraiser.

**SSC Report:** 06/09/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 06/26/2017 ESC Approved disposal by lease with waiver of advertisement and appraisals.

DEPARTMENT OF GENERAL SERVICESAcquisition – Fee (Purchase)

**Requested Action:** Approval to obtain title work, appraisal, 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 one appraisal

**Transaction Description:** Transaction No. 17-05-004-MB  
 • **Location:** Madison County - 10.5 +/- acres – Smith Lane, Jackson, TN  
 • **Owner(s):** City of Jackson  
 • **Estimated Purchase Price:** Fair Market Value  
 • **Source of Funding:** 16/17 FRF Current Funds-Capital Improvement (A)

**Comment:** This property will be used as the Tennessee Highway Patrol Headquarters and is adjacent to the future Tennessee Bureau of Investigation Headquarters. Funding is provided from SBC Project Number 502/006-01-2016.

Date of Last Transfer: October 24, 2000  
 Purchase Price: \$100,000  
 Property Assessor's Value: \$29,600  
 Square Footage Improvements: N/A

**SSC Report:** 06/09/2017 Taylor Passons summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 06/26/2017 ESC Approved obtaining title work, appraisal, 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 one appraisal.



DEPARTMENT OF GENERAL SERVICESDisposal – Fee (with Right to Hire an Auction Firm)

<b>Requested Action:</b>	<b>Approval to release a Request for Proposal (RFP) for auction services</b>	
<b>Transaction Description:</b>	Transaction No. 17-02-002-MB	
• <b>Location:</b>	Davidson County – 46.82 +/- acres – Murfreesboro Pike, Nashville, TN	
• <b>Estimated Sale Price:</b>	Fair Market Value	
• <b>Estimated Auctioneer Cost:</b>	To be negotiated	
<b>Comment:</b>	It has been determined that the best method to dispose of this property is by way of auction. The reason for this decision is the land's location, the strength of the overall real estate market in Nashville, size of land and interest from the local development and brokerage community which gives rise to a highly competitive bidding opportunity.	
	Date of Last Transfer:	February 5, 1945
	Previous Owner:	Gerda H. Northern
	Original Cost to State:	\$33,300.00
	Square Footage	None
	Improvements:	
<b>Previous Action:</b>	03/23/2017	At a roll call vote all members voted aye approved of disposal in fee with waiver of one appraisal.
<b>SSC Report:</b>	06/09/2017	Steve Lusk summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.
<b>Minutes:</b>	06/26/2017	ESC Approved releasing a Request for Proposal (RFP) for auction services.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 17-01-900-WW

● **Proposed Lease**

- **Location:** Sevier County – 115 Allensville Road, Suite 100, Sevierville, TN
- **Landlord:** Sevier County Office Park Partnership
- **Term:** 5 years/ 5 year renewal
- **Area / Costs:** 7,500 Square Feet

Average Annual Contract Rent	\$133,367.23	\$17.78/sf
Estimated Annual Utility Cost	13,125.00	1.75/sf
Estimated Annual Janitorial Cost	8,250.00	1.10/sf
<b>Total Annual Effective Cost</b>	<b>\$154,742.23</b>	<b>\$20.63/sf</b>

● **Current Lease**

- **Location:** Sevier County – 115 Allensville Road, Suite 100, Sevierville, TN
- **Landlord:** Sevier County Office Park Partnership
- **Term:** (10 years) September 1, 2003 – August 31, 2013 - Holdover
- **Area / Costs:** 7,500 Square Feet

Average Annual Contract Rent (includes Utility Cost)	\$122,728.57	\$16.00/sf
Estimated Annual Janitorial Cost	8,250.00	\$ 1.10/sf
<b>Total Annual Effective Cost</b>	<b>\$130,978.57</b>	<b>\$17.10/sf</b>

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

**Comment:** This lease will provide office space for Department of Children’s Services. There were two proposals from two proposers.

Rent during the renewal will increase to \$18.41/sf.

The tenant may terminate this lease at any time by giving 120 days written notice to the landlord after the 36<sup>th</sup> month.

**SSC Report:** 06/09/2017 Stacey Nelson summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 06/26/2017 ESC Approved a lease.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:** Approval of a lease

**Transaction Description:** Transaction No. 17-01-904-SH

● **Proposed Lease**

- **Location:** Roane County – 795 Larry Byrd Road, Kingston, TN
- **Landlord:** Tennessee Office Holdings, LLC
- **Term:** 5 years/ 5 year renewal
- **Area / Costs:** 5,000 Square Feet

Average Annual Contract Rent	\$74,870.32	\$14.97/sf
Estimated Annual Utility Cost	8,750.00	1.75/sf
Estimated Annual Janitorial Cost	5,500.00	1.10/sf
<b>Total Annual Effective Cost</b>	<b>\$89,120.32</b>	<b>\$17.82/sf</b>

● **Current Lease**

- **Location:** Roane County – 795 Larry Byrd Road, Kingston, TN
- **Landlord:** Tennessee Office Holdings, LLC
- **Term:** (10 years) August 1, 2004 to July 31, 2014 - Holdover
- **Area / Costs:** 5,000 Square Feet

Average Annual Contract Rent	\$64,423.14	\$12.88/sf
Estimated Annual Utilities Cost	8,750.00	1.75/sf
Estimated Annual Janitorial Cost	5,500.00	1.10/sf
<b>Total Annual Effective Cost</b>	<b>\$78,673.14</b>	<b>\$15.73/sf</b>

- **Source of Funding:** FRF Operating Funds
- **Procurement Method:** LPR on template
- **FRF Rate:** \$14.00

**Comment:** This lease will provide office space for Department of Children’s Services. One proposal was received.

The tenant may terminate this lease at any time by giving 90 days written notice to the landlord after the 36<sup>th</sup> month.

**SSC Report:** 06/09/2017 Stacey Nelson summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 06/26/2017 ESC Approved a lease.

DEPARTMENT OF GENERAL SERVICES

**Acquisition - Lease Amendment**

**Requested Action:** Approval of a lease amendment

**Transaction Description:** Transaction No. 07-01-900-SN

● **Proposed Amendment**

- **Location:** Hamilton County – 5600 Brainerd Rd., Suite G-24, Chattanooga, TN
- **Landlord:** East Nooga, LLC
- **Term:** July 1, 2008 to December 31, 2018 (6 months extension)
- **Area / Costs:** 11,885 Square Feet (Rate during amendment period)

Annual Contract Rent	\$59,425.00	\$10.00/sf
Estimated Annual Utility Cost	10,399.38	1.75/sf
Estimated Annual Janitorial Cost	6,536.75	1.10/sf
<b>Total Annual Effective Cost</b>	<b>\$76,361.13</b>	<b>\$12.85/sf</b>

● **Current Lease**

- **Location:** Hamilton County – 5600 Brainerd Rd., Suite G-24, Chattanooga, TN
- **Landlord:** East Nooga, LLC
- **Term:** (10 years) July 1, 2008 to June 30, 2018
- **Area / Costs:** 11,885 Square Feet

Annual Contract Rent	\$112,908.00	\$9.50/sf
Estimated Annual Utilities Cost	20,798.75	1.75/sf
Estimated Annual Janitorial Cost	13,073.50	1.10/sf
<b>Total Annual Effective Cost</b>	<b>\$146,780.25</b>	<b>\$12.35/sf</b>

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

**Comment:** This lease will provide office space for Department of Human Services.

This request to amend current lease for 6 months will align this lease with another related lease to determine the appropriate needs for Hamilton County.

Increased rent is only applicable during the 6 month extension period.

**Previous Action:** 04/23/2007 Subcommittee approved the transaction as presented.

**SSC Report:** 06/09/2017 Stacey Nelson summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

**Minutes:** 06/26/2017 ESC Approved a lease amendment.

DEPARTMENT OF GENERAL SERVICESAcquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 16-03-904-TK

- Proposed Lease

- Location: Bradley County – 301 James Asbury Drive NW, Cleveland, TN
- Landlord: James F. Williams
- Term: 5 years/5 year renewal
- Area / Costs: 6,000 Square Feet

Annual Contract Rent	\$80,522.00	\$13.42/sf
Estimated Annual Utility Cost	10,500.00	1.75/sf
Estimated Annual Janitorial Cost	6,600.00	1.10/sf
Total Annual Effective Cost	\$97,622.00	\$16.27/sf

- Current Lease

- Location: Bradley County – 301 James Asbury Drive NW, Cleveland, TN
- Landlord: James F. Williams
- Term: (10 years) September 1, 2005 to August 31, 2016 - Holdover
- Area / Costs: 6,000 Square Feet

Annual Contract Rent	\$71,896.00	\$11.98/sf
Estimated Annual Utilities Cost	10,500.00	1.75/sf
Estimated Annual Janitorial Cost	6,600.00	1.10/sf
Total Annual Effective Cost	\$88,996.00	\$14.83/sf

- 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 Safety. One proposal was received.

The tenant may terminate this lease at any time by giving written notice to the landlord at least 90 days written notice to the landlord after the 24<sup>th</sup> month.

SSC Report: 06/09/2017 Stacey Nelson summarized the transaction. Staff referred to Executive Subcommittee for consent agenda.

Minutes: 06/26/2017 ESC Approved a lease.

Approved:



---

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