

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
January 28, 2019

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
Justin Wilson, Comptroller of the Treasury

MEMBERS ABSENT

Stuart McWhorter, Commissioner, Department of Finance and Administration

ORGANIZATION

- Department of General Services
- Department of Environment & Conservation
- State Building Commission

PRESENTER

John Hull
Ann McGauran
Ann McGauran

OTHER PARTICIPANTS

Senator Ken Yager
Mr. Hatmaker

CONSENT AGENDA

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

- A. Agency: University of Tennessee – Knoxville
Transaction: Acquisition – Lease Amendment
Provision(s): Waiver of advertisement

- B. Agency: Tennessee Board of Regents / Roane State Community College
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

- C. Agency: Tennessee Board of Regents / TCAT Athens
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement

- D. Agency: Tennessee Wildlife Resources Agency
Transaction: Disposal and Acquisition – Fee
Provision(s): Waiver of advertisement and appraisals

- E. Agency: Department of Mental Health and Substance Abuse Services
Transaction: Acquisition – Easement (Access)
Provision(s): Waiver of advertisement and one appraisal

- F. Agency: Department of Environment & Conservation
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

- G. Agency: Department of Environment & Conservation
Transaction: Acquisition – Fee (Purchase)
Provision(s): Waiver of advertisement and one appraisal

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

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 18-09-900

• **Proposed Lease**

- **Location:** Davidson County – Morris Gentry Boulevard, (Street # TBD), Antioch, TN
- **Landlord:** The 2013-B Pedigo Trust
- **Term:** 10 years
- **Area / Costs:** 8,610 Square Feet

First Year Contract Rent:	\$176,246.70	\$20.47/sf
Average Annual Contract Rent	179,432.40	20.84/sf
Estimated Annual Utility Cost	15,067.50	1.75/sf
Estimated Annual Janitorial Cost	9,471.00	1.10/sf
Total Average Annual Effective Cost	\$203,970.90	\$23.69/sf

• **Current Lease**

- **Location:** Davidson County – 5216 Hickory Hollow Pkwy, Antioch, TN
- **Landlord:** e-2 Partners
- **Term:** 11 months (January 1, 2016 to November 30, 2016) - Holdover
- **Area / Costs:** 8,901 Square Feet

Annual Contract Rent	\$134,204.64	\$15.08/sf
Estimated Utilities Cost	15,576.75	1.75/sf
Estimated Janitorial Cost	9,791.10	1.10/sf
Total Annual Effective Cost	\$159,572.49	\$17.93/sf

• **Source of Funding:** FRF Operating Funds

• **Procurement Method:** LPR on template

• **FRF Rate:** \$21.00

Comment: This lease will provide space for Department of Safety Driver License Issuance division for a Drivers Services Center. Seven proposals by six proposers were received and evaluated. The proposed lease is the lowest cost proposal and will be constructed for the State.

The tenant may not terminate this lease for convenience at any time within the first 36 months of the lease term. The tenant may terminate this lease at any time after 36 months by giving 90 days written notice to the landlord and payment of a termination fee.

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: 08/21/2017 ESC Approved lease agreement

Minutes: 01/28/2019 ESC Approved lease

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 17-12-002

- **Location:** Lamar Alexander Rocky Fork State Park (LARFSP)
Unicoi County – 11.37± acres – (3 Tracts) 1503 Hwy 352, Flag Pond, TN; 281 Jennie Moore Road, Flag Pond, TN and 0 Highway 352, Flag Pond, TN
- **Owner(s):** East Tennessee Land Management, Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 18/19 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 is adjacent to a previously approved acquisition under the same ownership. The purchase will allow the State to increase the size of LARFSP and acquire property already being used for a parking area for the horse trail. TDEC intends within one year of closing to demolish all buildings on the property by utilizing an EPA grant and agency funds. The Tennessee Historical Commission (THC) has determined that the demolition will not adversely affect the State-owned resource.

A portion of this property has a court-ordered spring house that provides fresh water to 6 local residents. The local public utility is extending City Water to those residents in January 2019. Closing on this acquisition is contingent upon Seller's obligation to supply water being terminated. The State will conduct water testing pursuant to the prior order. Water testing will be paid for with State Park operating funds.

TDEC proposes to close on this property simultaneously with the previously approved tract.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	11/21/1989	(0.24± acres)
Purchase Price:	\$10.00	
Property Assessor's Value:	\$7,600.00	
Square Footage Improvements:	N/A	

Date of Last Transfer:	04/02/1990	(2.70± acres)
Purchase Price:	\$1,050.00	
Property Assessor's Value:	\$149,000.00	
Square Footage Improvements:	26,261 sf	(Warehouse, built 1948)

Date of Last Transfer: 02/15/1997 (8.43± acres)
Purchase Price: \$36,000.00
Property Assessor's Value: \$44,500.00
Square Footage Improvements: 120 sf (Utility shed)

Minutes: 01/28/2019 State Architect, Ann McGauran stated that the Department of Environment & Conservation requested the item be withdrawn from the agenda.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on December 17, 2018.

Report of Items Approved by Office of the State Architect

Initial Approvals of Capital Projects

- Reported the following four capital projects 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 Technological University
Location: Cookeville, Tennessee
Project Title: Roaden University Center Sprinkler System Expansion
Project Description: Extend the sprinkler system from the new addition into the existing ground floor of the original building.
SBC Project No. 364/011-01-2019
Total Project Budget: \$480,000
Source of Funding: Plant Funds (Aux-Food Service) (A)
Approval: Approved project and proceeding with the process to select a designer
Approval Date: 01/07/2019
 - 2) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Cogeneration Plant Duct Burner Repair
Project Description: Replace cracked burner castings and associated igniter elements in the duct burner of the Cogeneration Plant and all related work.
SBC Project No. 366/009-01-2018
Total Project Budget: \$455,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in budget and utilizing campus purchasing for a portion of the work
Approval Date: 01/07/2019
 - 3) **State Procurement Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: Wilder Tower Recruitment Upgrades
Project Description: Provide painting, graphics, carpet replacement, audio visual systems and furniture in the Wilder Tower first and second floor student recruiting areas.
SBC Project No. 367/007-01-2019
Total Project Budget: \$350,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Procurement for construction
Approval Date: 01/02/2019

- 4) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Dunn Center Bleacher Replacement
Project Description: Work includes replacement of bleacher components in-kind.
SBC Project No. 373/003-01-2019
Total Project Budget: \$232,000
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Procurement and Agency Resources for installation
Approval Date: 01/10/2019

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate construction delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: New Library and Archives Building
Project Description: New Library and Archives Building and Garage to reside on a site at the Bicentennial Mall and conformance with recommendations made in the Bicentennial Mall Master Plan completed in 1998.
- SBC Project No.** 529/043-01-2005
Total Project Budget: \$124,221,680.31
Source of Funding:
- | | | |
|------------------|-------|-----------------------------|
| \$ 300,000.00 | 05/06 | CurrFunds-CapImp (A) |
| \$ 484,729.02 | 06/07 | CurrFunds-CapImp (A) |
| \$ 16,300,000.00 | | Sec'y of State Op Funds (A) |
| \$ 2,600,000.00 | 13/14 | CurrFunds-CapImp (A) |
| \$ 5,000,000.00 | | FRF Reserves (R) |
| \$ 1,528,922.99 | 12/13 | FRF CurrFunds-CapMaint (R) |
| \$ 40,000,000.00 | 17/18 | FRF CurrFunds-CapImp (A) |
| \$ 57,587,000.00 | 2018 | FRF GOBonds-CapImp (A) |
| \$ 421,028.30 | 16/17 | FRF CurrFunds-CapImp (R) |
- Approval:** Approved utilizing CPO procurement for a portion of the work so that the cabling/telecom work will qualify for possible federal e-rate funding.
Approval Date: 01/08/2019

Approvals of Contract Amendments

- Reported the following approval of a capital grant amendment in accordance with Item 2.04(C)(3) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** STREAM / Department of General Services
Location: Blountville, Tennessee
Project Title: Multipurpose Agricultural Facility – Grant
Project Description: Grant for purchase and development of a multipurpose agricultural facility.
SBC Project No. 460/000-03-2015
Total Project Budget: \$4,300,000
Source of Funding: \$2,200,000 15/16 CurrFunds-CapImp (A)
\$1,100,000 16/17 CurrFunds-CapImp (A)
\$ 750,000 17/18 CurrFunds-CapImp (A)
\$ 250,000 18/19 CurrFunds-CapImp (A)
Approval: Approved a revision in project budget and funding and an amendment to the grant agreement
Approval Date: 01/03/2019

Approvals of Acquisitions and Disposals of State Property

- Reported the following three 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 Environment & Conservation
Transaction Description: Transaction No. 18-12-010 RA
Location: Savage Gulf State Natural Area
Grundy County – 40 +/- acres – 20th Ave N, Gruetli-Laager, TN
Owner(s): Friends of the South Cumberland State Recreation Area, Inc.
Estimated Purchase Price: Fair Market Value
Source of Funding: 18/19 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 01/10/2019
 - 2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 18-12-012 RA
Location: Rock Island State Park
Warren County – 43 +/- acres – (2 tracts) – 0 Dove Rd, Rock Island, TN
Owner(s): Matthew Turner, Autumn Nebula Long, and Stephen Turner
Estimated Purchase Price: Fair Market Value
Source of Funding: 18/19 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of advertisement and one appraisal
Approval Date: 01/08/2019

- 3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 18-12-016 RA
Location: Savage Gulf State Natural Area
 Grundy County – 3.09 +/- acres – (2 tracts) – 0 Greeter Falls Rd, Altamont, TN
Owner(s): Friends of South Cumberland State Park
Estimated Purchase Price: Fair Market Value
Source of Funding: 18/19 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee with wavier of advertisement and one appraisal
Approval Date: 01/11/2019

- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 18-12-001
Location: Edgar Evins State Park
Grantee: United States of America
Estimated Sale Price: Mutual Benefits
Source of Funding: 18/19 State Lands Acquisition Fund (REM Fees) (A)
Approval: Approved disposal by easement with waiver of advertisement and appraisals
Approval Date: 01/08/2019

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:** University of Memphis
Location: Memphis, Tennessee
Project Title: Wilder Tower 10th Floor Renovations
SBC Project No. \$500,000
Total Project Budget: 367/007-09-2018
Designer: Urban Arch Associates, PC
Approval Date: 12/18/2018
- 2) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Maple Street Houses Renovation and Code Corrections
SBC Project No. \$450,000
Total Project Budget: 369/005-12-2018
Designer: Lose & Associates, Inc. dba Lose Design
Approval Date: 01/09/2019

- 3) **State Procurement Agency:** STREAM / Department of Agriculture
Location: Nashville, Tennessee
Project Title: Ellington Agricultural Center Moss Building Roof Replacement
SBC Project No. \$470,000
Total Project Budget: 100/000-02-2018
Designer: Hurst-Rosche, Inc.
Approval Date: 12/18/2018

- 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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| <ul style="list-style-type: none"> 1) Tennessee State University
 (McCord Hall Fire Alarm System Replacement)
 Total Project Budget: \$150,000
 SBC Project No. 166/001-07-2018
 Designer: EDMONDS ENGINEERING INC | <ul style="list-style-type: none"> 4) Columbia State Community College
 (Plumbing & Drainage Repairs)
 Total Project Budget: \$750,000
 SBC Project No. 166/015-02-2018
 Designer: KURZYNSKE & ASSOCIATES |
| <ul style="list-style-type: none"> 2) Tennessee State University
 (Landscape Improvements Phase I)
 Total Project Budget: \$200,000
 SBC Project No. 166/001-08-2018
 Designer: HIEBERT+BALL LAND DESIGN LLC | <ul style="list-style-type: none"> 5) Various Facilities
 (Consultant – Engineering)
 Total Project Budget: Not Applicable
 SBC Project No. 126/000-01-2018
 Designer: AECOM TECHNICAL SERVICES INC |
| <ul style="list-style-type: none"> 3) Tennessee State University
 (Agriculture Food Science Research Facility)
 Total Project Budget: \$10,000,000
 SBC Project No. 166/001-12-2018
 Designer: TUCK HINTON ARCHITECTS PLC | <ul style="list-style-type: none"> 6) Region 2, Middle
 (Cheatham WMA Flood Pumps Replacement)
 Total Project Budget: \$800,000
 SBC Project No. 220/018-02-2018
 Designer: GRIGGS AND MALONEY INC |

Other Business

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

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UNIVERSITY OF TENNESSEEAcquisition - Lease Amendment

Requested Action:	Approval of a lease amendment with waiver of advertisement	
Transaction Description:	Transaction No. 01-04-009	
<ul style="list-style-type: none"> ● Proposed Amendment <ul style="list-style-type: none"> ○ Area / Costs: University plans to install additional transmission equipment. No change in cost. ● Current Lease <ul style="list-style-type: none"> ○ Location: University of Tennessee-Knoxville, Sharps Ridge, Knoxville, Tennessee ○ Landlord: American Tower Corporation (formerly Richland Towers-Knoxville, LLC) ○ Term: (June 1, 2003 – January 31, 2032) with one (1) 30 year extension ○ Area / Costs: \$0 – see comment 		
Comment:	In 2001, the University leased 1.8 acres to American Tower Corporation at no cost. In return for the ground lease, American Tower built a new antenna and building and provided space for the University's use. The University desires to amend the lease to install additional equipment on the tower. There will be no additional lease cost for this added equipment.	
Previous Action:	05/14/2001	Approval of disposal by lease with waiver of advertisement and appraisals. (Included was a lease of space by the University on the antenna and in the building for transmission equipment)
Minutes:	01/28/2019	Approved lease amendment with waiver of advertisement

TENNESSEE BOARD OF REGENTS

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 19-27-001

● **Proposed Lease**

- **Location:** Roane State Community College (RSCC)
6844 S. York Highway, Clarkrange, TN
- **Landlord:** Philip and Jennifer Hall
- **Term:** 7 Years (February 1, 2019-January 31, 2026)
- **Area / Costs:** 8,500 Square Feet

Average Annual Contract Rent	\$39,000	\$4.59/sf
Estimated Annual Utility Cost	4,800	1.75/sf
Estimated Annual Janitorial Cost	15,000	1.10/sf
Total Annual Effective Cost	\$58,800	\$7.44/sf

- **Source of Funding:** Plant Funds (Non-Auxiliary) (A)
- **Procurement Method:** Negotiated
- **FRF Rate:** \$14.00 (for reference only)

Comment: Enrollment and interest in additional programs has increased necessitating additional space outside of the current location at the York Institute. Fentress County will be working with the Roane State Foundation to raise funds to construct a dedicated Fentress County Higher Education Center to house RSCC's operations in the area prior to the expiration of this lease. Advertising is not required pursuant to TCA §12-2-114.

Minutes: 01/28/2019 Approved lease

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Gift)

Requested Action: Approval of acquisition in fee with waiver of advertisement

Transaction Description: Transaction No. 19-01-001

- **Location:** TCAT-Athens
McMinn County – 9.57+/-acres – Denso Drive, Athens, TN
- **Owner(s):** McMinn County Economic Development Authority
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant Funds (Non-Auxiliary) (REM fees) (A)

Comment: This property will be the site of the McMinn Higher Education Training Facility that was approved by the SBC in December (SBC No. 166/040-01-2018), and is a collaboration between TCAT-Athens, CISCC, and UT. This property is in the TCAT Athens 2014 Master Plan.

Date of Last Transfer: July 15, 2013 and March 23, 2005
 Purchase Price: \$48,150.00 (larger tract)
 Property Assessor's Value: \$850,300.00 (larger tract)
 Square Footage Improvements: N/A

Minutes: 01/28/2019 Approved acquisition in fee with waiver of advertisement

TENNESSESEE WILDLIFE RESOURCES AGENCY

Disposal and Acquisition – Fee

Requested Action: Approval of disposal in fee and reacquisition with waiver of advertisement and appraisals

Transaction Description: Transaction No. 18-12-005

- **Location:** North Cumberland WMA (NCWMA)
Campbell County – 150.43± acres – (2 Tracts) - 0 Water Plant Lane, LaFollette, TN
- **Grantee** TRIPLE H COAL, LLC
- **Sale Price:** \$23,193.30

Comment: TWRA acquired the surface estate to this property in 2003 subject to the mineral estate owner’s right to repurchase portions of the surface estate. The mineral estate owner is now exercising its contractual right to repurchase 150.43± acres of the surface estate for mining purposes.

The sale price was negotiated by TWRA based upon a formula in the prior sale contract adjusted by the Consumer Price Index since that time. The deed will contain a right for the State to repurchase this property for the same sale price after buyer has restored any damage to the surface caused by its mining operations. The proceeds will be deposited into the wildlife resources fund pursuant to TCA § 70-1-306(b), and the repurchase will be funded from the wildlife resources fund.

Waiver of advertisement and appraisals is requested because the State is contractually required to convey the property per the original sale documents.

Date of Last Transfer: February 20,2003
Previous Owner: The Conservation Fund
Original Cost to State: \$7,615,500.00 (Larger tract)
Square Footage Improvements: N/A

Minutes: 01/28/2019 Senator Ken Yager and Mr. Hatmaker, a constituent of Senator Yager, were in attendance to express support for this request.

The Subcommittee approved disposal in fee and reacquisition with waiver of advertisement and appraisals

DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICESAcquisition – Easement (Access)

Requested Action: Approval of access easement with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 18-12-003

- **Location:** Davidson County – 0.50± acres – 0 Donelson Pike, Nashville, TN
- **Owner(s):** Metropolitan Nashville Airport Authority
- **Estimated Purchase Price:** No Cost
- **Source of Funding:** 18/19 MHSAS Op Funds (REM fees) (A)

Comment: Mental Health proposes to acquire a public access easement to allow the public access to the Old Central State Hospital Cemetery.

Date of Last Transfer: June 24, 1992
Purchase Price: \$0.00
Property Assessor's Value: \$11,014,200.00 (Larger Tract)
Square Footage Improvements: N/A

Minutes: 01/28/2019 Approved access easement with waiver of advertisement and one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 18-12-008

- **Location:** Grundy Forest State Natural Area (GFSNA), a part of South Cumberland State Park Grundy County - 4.7± acres - 13816 US Hwy 41, Tracy City, TN
- **Owner(s):** Johnson Mental Health Center
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 18/19 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 provide a northern entrance to GFSNA and will improve visitor traffic between GFSNA and the southeastern entrances to South Cumberland State Park.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	February 11, 1983
Purchase Price:	\$0
Property Assessor's Value:	\$17,900
Square Footage Improvements:	N/A

Minutes: 01/28/2019 Approved acquisition in fee with waiver of advertisement and one appraisal

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: Approval of acquisition in fee with waiver of advertisement and one appraisal

Transaction Description:

- **Location:** Transaction No 18-12-009
Henry Horton State Park (HHSP)
Marshall County – 18.5± acres – 1570 River Rd, Chapel Hill, TN
- **Owner(s):** Randy M. Thayer
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 18/19 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 provide a second river access, which will increase search and rescue capabilities, and provide a potential camping area adjacent to the Duck River.

TDEC will address future construction and/or management expenses from within existing resources.

Date of Last Transfer:	January 22, 2009
Purchase Price:	\$114,000.00
Property Assessor's Value:	\$42,400.00
Square Footage Improvements:	N/A

Minutes:

01/28/2019 Approved acquisition in fee with waiver of advertisement and one appraisal

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 06-11-907

• **Proposed Amendment**

○ **Term:** 12 years (April 1, 2009 – March 31, 2021)

○ **Area / Costs:** 9,534 Square Feet

Annual Contract Rent:	\$117,885.00	\$12.36/sf
Estimated Annual Utility Cost:	16,684.50	1.75/sf
Estimated Annual Janitorial Cost:	10,487.40	1.10/sf
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	\$145,056.90	\$15.21/sf

• **Current Lease**

○ **Location:** Washington County – 395 Freckles Court, Johnson City, TN

○ **Landlord:** David Quillen

○ **Term:** 10 years (April 1, 2009 – March 31, 2019)

○ **Area / Costs:** 9,534 Square Feet

Annual Contract Rent:	\$107,112.00	\$11.23/sf
Estimated Annual Utility Cost:	13,347.60	1.40/sf
Estimated Annual Janitorial Cost:	10,487.40	1.10/sf
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	\$130,947.00	\$13.73/sf

• **Source of Funding:** FRF Operating Funds

• **FRF Rate:** \$18.00

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

The request for waiver of advertisement and this amendment are in the best interest of the State to prevent a lease holdover while allowing additional time to evaluate how to best meet programmatic needs in support of the Agency's real estate strategy.

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: 10/22/2007 ESC Approved lease agreement

Minutes: 01/28/2019 Approved lease amendment with waiver of advertisement

Approved:



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