

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
November 21, 2022

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 11:01 a.m. and requested action on the following matters as presented by Assistant State Architect Alan Robertson.

MEMBERS PRESENT

Jim Bryson, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- Department of General Services
- State Building Commission

PRESENTER

Deputy Commissioner John Hull
Assistant State Architect Alan Robertson

CONSENT AGENDA

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

- A. Agency: **Tennessee Board of Regents / Columbia State Community College**
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement

- B. Agency: **Tennessee Board of Regents / Roane State Community College**
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement

- C. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Paris**
Transaction: Acquisition – Fee (Gift)
Provision(s): Waiver of advertisement

- D. Agency: **University of Tennessee – Chattanooga**
Transaction: Acquisition – Fee
Provision(s): Waiver of advertisement and appraisals

- E. Agency: **University of Tennessee – Chattanooga**
Transaction: Acquisition – Fee
Provision(s): Waiver of advertisement and appraisals

- F. Agency: **University of Tennessee – Knoxville**
Transaction: Acquisition – Lease (Space)
Provision(s): Waiver of advertisement

- G. Agency: **Department of Military**
Transaction: Disposal – Fee
Provision(s): Waiver of advertisement

- H. Agency: **Department of Environment & Conservation**
Transaction: Acquisition – Fee
Provision(s): n/a

- I. Agency: **Department of Environment & Conservation**
Transaction: Acquisition – Easement
Provision(s): Waiver of appraisal

- J. Agency: **Tennessee Wildlife Resources Agency**
Transaction: Acquisition – Fee
Provision(s): n/a

- K. Agency: **Tennessee Wildlife Resources Agency**
Transaction: Disposal – Fee
Provision(s): n/a

- L. Agency: **Tennessee Wildlife Resources Agency**
Transaction: Disposal – Easement (Access) & Acquisition – Easement (Access) (Land Swap)
Provision(s): Waiver of appraisal

- M. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): Waive advertisement
- N. Agency: **Department of General Services**
Transaction: Acquisition – Lease Amendment
Provision(s): Waiver of advertisement
- O. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a
- P. Agency: **Department of General Services**
Transaction: Acquisition – Lease Amendment
Provision(s): Waiver of advertisement

Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 16-01-903

- **Proposed Amendment**

This amendment is to reimburse landlord for renovation costs not to exceed \$420,000.00.

- **Current Lease**

- **Location:** Davidson County – 227 French Landing, Nashville, TN
- **Landlord:** Nashville Income Partners, LLC
- **Term:** 15 years & 7 months with one 5-year renewal option (June 1, 2016 – December 31, 2031)
- **Area / Costs:** 111,206 Square Feet

Average Annual Contract Rent	\$2,303,076.26	\$20.71/sf
Estimated Annual TICAM Cost	<u>216,851.70</u>	<u>1.95/sf</u>
Total Average Annual Effective Cost	\$2,519,927.96	\$22.66/sf

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

Comment: This lease amendment includes a work letter agreement for space renovations of office space utilized by Department of Children’s Services (Public Service Office) and Department of Human Services (Family Assistance Office).

The terms and conditions of this lease including annual TICAM (defined as taxes, insurance, common area maintenance, and utilities) expenses are not being modified in this amendment.

This amendment is in the best interest of the State to maximize space use of an existing lease and the effectuation of 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: 02/22/2016 ESC Approved waiver of advertisement
06/09/2016 ESC Approved lease agreement

Minutes: 11/21/2022 ESC Comptroller Mumpower stated that a lot of building renovations are shrinking the footprint, and this is a fairly large footprint. He asked how many staff will work at this location and what type of work will they be doing. Deputy Commissioner Hull stated that he doesn’t know how many staff will be working in the building. When DCS and DHS were located on 2nd Avenue they had 80,000 sq. ft. between the two offices. This will put them in 39,560 sq. ft., which is a significant reduction. There will remain approximately 65,000 to 70,000 sq. ft. vacant in this building. The current plan is to use this space for the DCS main office once the UBS lease terminates at the end of 2025. Comptroller Mumpower stated that was great and thanked Deputy Commissioner Hull for the information.

The Subcommittee approved a lease amendment with waiver of advertisement.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on October 24, 2022.

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 five 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 Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: NETREC Building Improvements
Project Description: Renovation of existing structure to accommodate animal workshops along with adding support spaces and agriculture equipment to support the research. Site work and utility infrastructure will be included with all related work to complete the project.
SBC Project No. 540/001-15-2022
Total Project Budget: \$510,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 10/28/2022

- 2) **State Procurement Agency:** University of Tennessee Health Science Center
Location: Memphis, Tennessee
Project Title: Emergency Phone Towers
Project Description: Construction and upgrading of Emergency Phone Towers at multiple locations on campus. Upgrades include site work, low voltage or cellular needs, and all components in the emergency phone ecosystem. Project includes all related work.
SBC Project No. 540/013-07-2022
Total Project Budget: \$375,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing Campus Consultant for design (A2H, Inc.)
Approval Date: 11/02/2022

- 3) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Ford Apartment Floor and Ceiling Repairs
Project Description: Repair floor and ceiling damages in Ford Apartment Units 2908 and 2916 using Regional Consultants.
SBC Project No. 166/001-07-2022
Total Project Budget: \$400,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved project utilizing a Consultant for design (Rodney L. Wilson Consulting, PLLC) and using a previously selected Construction Manager/General Contractor (Bell and Associates Construction, L.P.)
Approval Date: 11/02/2022
- 4) **State Procurement Agency:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Campus Wide Parking and Paving Upgrades
Project Description: Asphalt paving repair of selected streets and parking lots campus wide including milling, demolition, excavation, stone base, fine grading, concrete curbs, parking bumpers, and asphalt markings.
SBC Project No. 364/011-06-2022
Total Project Budget: \$490,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Procurement for construction
Approval Date: 10/28/2022
- 5) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Warren-Greene Golf Complex Renovation
Project Description: Renovate space in the Warren-Greene Golf Complex to create locker room and meeting space for both men's and women's teams.
SBC Project No. 369/005-08-2022
Total Project Budget: \$495,000.00
Source of Funding: Gift-in-Place (O)
Approval: Approved a gift-in-place project with plans and specifications to be approved by the State Architect
Approval Date: 11/07/2022

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / Cleveland State Community College
Location: Cleveland, Tennessee
Project Title: Campus Revitalization
Project Description: Construct a new general classroom building and renovate the Humanities Building and Science Building as proposed in the master plan program.
SBC Project No. 166/013-01-2018
Total Project Budget: \$25,714,000.00
Source of Funding: \$22,500,000.00 18/19 CurrFunds-CapImp (A)
\$ 2,500,000.00 Gifts (O)
\$ 714,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project funding (reallocate \$369,086.00 from MACC, designer fee, and Consultants lines to increase equipment and miscellaneous lines)
Approval Date: 11/04/2022

Designer Selections

- Reported the following 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 Tennessee Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: NETREC Building Improvements
SBC Project No. 540/001-15-2022
Total Project Budget: \$510,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Designer: Thomas Caldwell, Architect
Approval Date: 10/28/2022
- Reported a designer name change from “**Goodwyn, Mills & Cawood, Inc.**” to “**Goodwyn Mills Cawood LLC**” on the following State projects.
 - Paris Landing State Park Inn Replacement, SBC 126/075-01-2017
 - VTS Milan Sanitary Sewer, SBC 368/031-04-2018

- 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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| <p>1) University of Tennessee Institute of Agriculture
 (Lone Oaks 4-H Center STEM Building)
 Total Project Budget: \$2,500,000.00
 SBC Project No. 540/001-12-2022
 Designer: ANF Architects, Inc.</p> <p>2) University of Tennessee – Chattanooga
 (540 McCallie Renovation)
 Total Project Budget: \$40,000,000.00
 SBC Project No. 540/005-06-2022
 Designer: Derthick, Henley & Wilkerson, Architects, PLLC</p> <p>3) University of Tennessee – Knoxville
 (Classroom Upgrades (22/23))
 Total Project Budget: \$5,000,000.00 seeking
 initial approval of
 \$1,510,000.00
 SBC Project No. 540/009-41-2022
 Designer: Randolph Architecture, LLC</p> <p>4) East Tennessee State University
 (Housing Renovations)
 Total Project Budget: \$25,000,000.00
 SBC Project No. 166/005-01-2022
 Designer: Thompson & Litton, Inc.</p> | <p>5) Tennessee Technological University
 (Advanced Construction & Manufacturing Engineering Building)
 Total Project Budget: \$62,400,000.00
 SBC Project No. 364/011-05-2022
 Designer: Upland Design Group, Inc.</p> <p>6) East Tennessee State University
 (Brown Hall Renovation)
 Total Project Budget: \$83,500,000.00
 SBC Project No. 369/005-04-2022
 Designer: Clark Nexsen, Inc.</p> <p>7) Bicentennial Capitol Mall State Park
 (Equipment Repairs)
 Total Project Budget: \$9,710,000.00
 SBC Project No. 126/124-01-2022
 Designer: Kline Swinney Associates</p> <p>8) South Central Regional Health Office (SCRHO)
 (Replacement Facility)
 Total Project Budget: \$17,500,000.00
 SBC Project No. 408/012-01-2022
 Designer: TMPartners, PLLC</p> |
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Other Business

There being no further business, the meeting adjourned at 11:07 a.m.

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

Transaction Description: Transaction No. 22-09-005

- **Location:** Columbia State Community College (CoSCC)
Marshall County – 4.50+/- acres – 980 S Ellington Parkway, Lewisburg, TN
- **Owner(s):** The City of Lewisburg
- **Source of Funding:** Plant Funds (Non-Aux) (REM Fees) (A)

Comment: The land acquisition plan to CoSCC was revised and approved by THEC to accommodate this purchase on September 12, 2022.

This donation will allow CoSCC to maintain their course offering to residents of Lewisburg and the surrounding areas. CoSCC has leased this property from the City of Lewisburg for 26 years and enrolls 350 to 500 residents from Marshall County annually. A facility condition inspection determined that the property was in an acceptable condition for continued use by CoSCC and any necessary work can be handled within CoSCC's budget.

Date of Last Transfer:	1985
Purchase Price:	\$0.00
Property Assessor's Value:	\$3,563,700.00
Square Footage Improvements:	19,896

Minutes: 11/21/2022 Approved acquisition in fee with waiver of advertisement

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

Transaction Description: Transaction No. 22-09-008

- **Location:** Roane State Community College (RSCC)
Fentress – 33.55+/- acres – South York Highway, Jamestown, TN
- **Owner(s):** Fentress County, Tennessee
- **Source of Funding:** Plant Funds (Non-Aux) (REM Fees) (A)

Comment: The land acquisition plan for RSCC/TCAT Oneida was revised and approved by THEC to accommodate this purchase on November 4, 2022. This property will be the site for the Fentress County Higher Education Center 166/027-01-2022 approved by the SBC on July 13, 2022.

RSCC has been leasing space and offering classes in Fentress County since 2004 and has had to move locations three times to accommodate increases in enrollment. The closest TCAT facility is approximately 40 minutes away. RSCC and TCAT Oneida/Huntsville believe the area needs and can support a larger, fully staffed higher education/TCAT center. This property is approximately 20 minutes from the existing RSCC leased space and on a main road proximate to Jamestown.

Fentress County also supports the location of a higher education/TCAT center in the area and intends to donate this property in order to further progress towards that goal.

Date of Last Transfer:	March 15, 2017
Purchase Price:	\$0.00
Property Assessor's Value:	\$165,100.00
Square Footage Improvements:	NA

Minutes: 11/21/2022 Approved acquisition in fee with wavier of advertisement

TENNESSEE BOARD OF REGENTS**Acquisition – Fee (Gift)****Requested Action:** Approval of acquisition in fee with waiver of advertisement**Transaction Description:** Transaction No. 22-09-006

- **Location:** TCAT Paris
Henry County – 20.10+/- acres – Highway 218 Bypass, Paris, TN
- **Owner(s):** Henry County, Tennessee
- **Source of Funding:** Plant Funds (Non-Aux) (REM Fees) (A)

Comment: The land acquisition plan for TCAT Paris was revised and approved by THEC to accommodate this purchase on September 12, 2022.

TCAT Paris has been operating in a Henry County owned facility for the last 50 years under a \$1.00 lease agreement. The facility is located adjacent to the Henry County High School and the County would like to have the use of this property returned to the County. In order to allow for a continued TCAT presence in Paris, the County has agreed to donate land for a new TCAT facility. A new, modern facility will be more conducive to the programs the TCAT offers and will allow the TCAT to expand their programs.

Date of Last Transfer:	December 16, 2014
Purchase Price:	\$0.00
Property Assessor's Value:	\$91,100.00
Square Footage Improvements:	NA

Minutes: 11/21/2022 Approved acquisition in fee with wavier of advertisement

UNIVERSITY OF TENNESSEE

Acquisition – Fee

Requested Action: **Approval of acquisition in fee with waiver of advertisement and appraisals**

Transaction Description: Transaction No. 22-02-006

- **Location:** University of Tennessee Chattanooga (UTC)
Hamilton County – 0.32+/- acres – 1110 Oak Street, Chattanooga, TN
- **Owner(s):** John A. Nolan
- **Purchase Price:** \$160,000.00
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: This is a vacant commercial property that is being sold with the adjoining parcel. Both parcels are on the eastern edge of campus and will allow for future expansion. The proposed short-term use would be for central storage and warehousing. Future uses for the property are being evaluated as part of the Campus Master Plan update that is currently in progress.

This property is in UTC’s 2012 Campus Master Plan.

Date of Last Transfer:	November 10, 1977
Purchase Price:	\$4,750
Property Assessor’s Value:	\$14,480
Square Footage Improvements:	None

Minutes: 11/21/2022 Approved acquisition in fee with wavier of advertisement and appraisals

UNIVERSITY OF TENNESSEE**Acquisition – Fee**

Requested Action: **Approval of acquisition in fee with waiver of advertisement and appraisals**

Transaction Description: Transaction No. 22-02-007

- **Location:** University of Tennessee Chattanooga (UTC)
Hamilton County – 2.31+/- acres – 1112 Oak Street, Chattanooga, TN
- **Owner(s):** John A. & Suzanne K. Nolan
- **Purchase Price:** \$1,790,000.00
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: This is a commercial property that is improved with a warehouse/storage building and a billboard. This property is being sold with the adjoining parcel. Both parcels are on the eastern edge of campus and will allow for future expansion. The proposed short-term use would be for central storage and warehousing. Future uses for the property are being evaluated as part of the Campus Master Plan update that is currently in progress.

This property is in UTC's 2012 Campus Master Plan.

Date of Last Transfer:	August 21, 2009
Purchase Price:	unknown
Property Assessor's Value:	\$331,560
Square Footage Improvements:	27,490

Minutes: 11/21/2022 Approved acquisition in fee with wavier of advertisement and appraisals

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of waiver of advertisement**Transaction Description:** Transaction No. 2022-10-001

- **Proposed Lease**

- **Location:** University of Tennessee-Knoxville (UTK) – 617 W Main St, Knoxville, Knox County, TN

- **Landlord:** Cadillac Sixteen, LLC

- **Term:** Three years with two (2) 1-year options to extend

- **Area / Costs:** Up to 30,000 square feet

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

- **Procurement Method:** Negotiated

Comment: The University of Tennessee, Knoxville campus is advancing its digital immersion programs globally (referred to as EdPlus) to further enhance the academic outreach offerings. EdPlus is a collaborative effort with Arizona State University to expand the educational network initiatives that are critical in achieving UTK strategic goals. Space is being sought because there is no space on campus to house this new unit.

The proximity to the UTK campus would provide easy coordination with other units of the campus. The large amount of contiguous space to support the collaborative nature of UTK's EdPlus initiative, the availability of the space aligning with the dates for expansion of this program and the availability of onsite parking all make this lease space special and unique.

Minutes: 11/21/2022 Approved wavier of advertisement

DEPARTMENT OF MILITARY**Disposal – Fee**

Requested Action:	Approval of disposal in fee with waiver of advertisement
Transaction Description:	Transaction No. 22-10-003
• Location:	Giles County – 4.409 ± acres – 2398 Industrial Loop Road, Pulaski, TN
• Estimated Sale Price:	Fair Market Value
Comment:	<p>This property has been determined to be surplus to the Department of Military's (DOM) needs as the property is unusable to the department due to location and slope of property.</p> <p>DOM request to dispose of approximately 4.409 acres to Pepsico Inc./ Frito Lay for the purpose of creating ingress/egress and drainage improvements. This disposal will allow for plant expansion required for additional workforce and benefits the local City and County economic growth and development. The request was initiated by Giles County Economic Development Commission. The adjacent land owners support this transaction.</p> <p>In accordance with T.C.A. §12-2-121, proceeds from the sale will be appropriated to the Department of Military as funds for facility replacement and repair.</p>
Minutes:	11/21/2022 Approved disposal in fee with wavier of advertisement

DEPARTMENT OF ENVIRONMENT AND CONSERVATION**Acquisition – Fee**

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

Transaction Description: Transaction No. 22-02-011

- **Location:** Radnor Lake State Park (RLSP)
Davidson County – 9.00± acres – (2 tracts) – 0 Old Hickory Blvd, Nashville, TN
- **Owner(s):** Key Investments II, Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 22/23 State Lands Acquisition Fund (A)
- **Third Party:** Friends of Radnor Lake (FORL)

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.

These partial tracts are contiguous with RLSP and will allow critical access to the (new) southern boundary of RLSP from Old Hickory Blvd for emergencies.

SLAF will pay the purchase price of the acquisition, which will be reimbursed by the Land Water Conservation Fund. FORL will cover all administrative costs for this acquisition and will act as an intermediary between all parties. No additional third-party costs are requested as a part of this transaction.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	October 8, 2013
Purchase Price:	\$0.00
Property Assessor's Value:	\$22,781.00
Square Footage Improvements:	N/A
Address:	0 Old Hickory Blvd

Date of Last Transfer:	October 8, 2013
Purchase Price:	\$0.00
Property Assessor's Value:	\$8,643.00
Square Footage Improvements:	N/A
Address:	0 Old Hickory Blvd

Minutes: 11/21/2022 Approved acquisition in fee and utilizing a third party

DEPARTMENT OF ENVIRONMENT AND CONSERVATIONAcquisition – Easement

Requested Action:	Approval of acquisition by easement with waiver of appraisal
Transaction Description:	Transaction No. 22-08-007
• Location:	Justin P. Wilson Cumberland Trail State Park (JPWCTSP) Hamilton County – 6.8 ± acres Easement– (3 tracts)—9104 Brow Lake Road, 0 Millsaps Coal Road, 0 Montlake Road, Soddy Daisy, TN
• Owner(s):	Elan Stone Fort, LLC
• Estimated Purchase Price:	Gift
• Source of Funding:	22/23 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 by the Commissioner of Environment and Conservation, the Commissioner of Agriculture, and the Executive Director of Tennessee Wildlife Resources Agency.

This acquisition via gift will be a linear 10-to-30-foot easement for a trail corridor necessary for the continuation of the JPWCTSP.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	12/15/2021
Purchase Price:	\$0.00
Property Assessor's Value:	\$1,384,600.00 (larger tract)
Square Footage Improvements:	N/A
Address:	9104 Brow Lake Road.

Date of Last Transfer:	12/15/2021
Purchase Price:	\$0.00
Property Assessor's Value:	\$259,900.00 (larger tract)
Square Footage Improvements:	N/A
Address:	0 Millsaps Coal Road.

Date of Last Transfer:	12/15/2021
Purchase Price:	\$0.00
Property Assessor's Value:	\$183,700.00 (larger tract)
Square Footage Improvements:	N/A
Address:	0 Montlake Road.

Minutes: 11/21/2022 Approved acquisition by easement with wavier of appraisal

TENNESSEE WILDLIFE RESOURCES AGENCY**Acquisition – Fee**

Requested Action:	Approval of acquisition in fee
Transaction Description:	Transaction No. 22-08-017
• Location:	North Cumberland Wildlife Management Area (NCWMA) Campbell County – 434 ± acres – West of Stoney Fork Road, Huntsville, TN
• Owner(s):	William W. Layne, Judy A Layne, Lois J. Layne, Darrell W. Layne, and Rusty L. Layne
• Estimated Purchase Price:	Fair Market Value
• Source of Funding:	22/23 Wetlands Acquisition Fund (A)
Comment:	This property is on the wetlands priority list and has been approved for purchase by the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency per T.C.A. §11-14-402. This acquisition will remove an inholding tract at NCWMA. No additional management costs are anticipated with this acquisition. Date of Last Transfer: 01/19/2011 Purchase Price: \$40,000 (inter-family transfer) Property Assessor's Value: \$508,700.00 Square Footage Improvements: N/A
Minutes:	11/21/2022 Approved acquisition in fee

TENNESSEE WILDLIFE RESOURCES AGENCY**Disposal – Fee****Requested Action:** **Approval of disposal in fee****Transaction Description:** Transaction No. 22-10-002

- **Location:** Carter County – 24.917 acres – 411 Cherokee Park Dr, Elizabethton, TN
- **Estimated Sale Price:** Reversion
- **Grantee** City of Elizabethton

Comment: This property has been determined to be surplus to the Department's needs.

TWRA requests to dispose of this water treatment plant site by conveyance, per the reversionary clause in the original deed, to the City of Elizabethton. Although the reversionary clause requires the City of Elizabethton to pay \$198,000 to the State, TWRA requests that this monetary consideration be waived in accordance with SBC Policy Item 8.01G. The building on the property is not usable and has become a safety hazard. The expected cost of environmental remediation and required landscaping will exceed \$198,000.

The City of Elizabethton plans to redevelop the site for purposes of enhancing whitewater rafting and kayaking along the Watauga River. The concept, known as SurfBetsy, is seen by the city as an excellent outdoor recreation and tourism opportunity in Elizabethton and Carter County. Because the estimated remediation costs exceed the consideration the City of Elizabethton would pay, the reuse opportunity the city plans for the property, and the fact that the city will be accepting the property "as is", waiving monetary consideration for this conveyance serves the best interests of the State.

Minutes: 11/21/2022 Approved disposal in fee

TENNESSEE WILDLIFE RESOURCES AGENCY**Disposal - Easement (Access) & Acquisition – Easement (Access) (Land Swap)**

Requested Action: Approval of acquisition by easement and disposal by easement with waiver of appraisal

Transaction Description 1: Transaction No. 22-06-003

Disposal Easement

- **Location:** Yanahli Wildlife Management Area (YWMA)
Maury County– 0.31 ± acres – South of New Lewisburg Highway, TN
- **Estimated Purchase Price:** Mutual Benefit
- **Grantee** Heirs and Beneficiaries of Charles A. Martin, deceased

Transaction Description 2: Transaction No. 22-06-004

Acquisition Easement

- **Location:** Yanahli Wildlife Management Area
Maury County – 0.02 ± acres – South of New Lewisburg Highway, TN
- **Estimated Sale Price:** Mutual Benefit
- **Source of Funding:** 22/23 TWRA Op Funds (REM)

Comment: TWRA is requesting to dispose of a permanent easement for egress and ingress to the landlocked Charles Martin Estate Tract (CMET). In exchange, the Grantee has agreed to grant TWRA a permanent easement through the northeast corner of their property. The Grantee will cover all costs associated with their easement request.

No additional management costs are anticipated with this acquisition.

Acquisition Easement

Date of Last Transfer:	11/25/1969
Purchase Price:	\$0
Property Assessor's Value:	\$137,700 (larger tract)

Minutes: 11/21/2022 Approved acquisition by easement and disposal by easement with wavier of appraisal

DEPARTMENT OF GENERAL SERVICESAcquisition - Lease (Space)

Requested Action: Approval to waive advertisement

Transaction Description: Transaction No: 22-04-903

- **Proposed Lease**

- **Location:** Davidson County – 212 Pavilion Boulevard, Nashville, TN
- **Landlord:** Holly Holy, LLC
- **Term:** 3 years (August 1, 2023 – July 31, 2026)

- **Current Lease**

- **Location:** Davidson County – 212 Pavilion Boulevard, Nashville, TN
- **Landlord:** Holly Holy, LLC
- **Term:** 3 years (August 1, 2020 – July 31, 2023)
- **Area / Costs:** 11,780 Square Feet

Average Annual Contract Rent	\$194,190.94	\$16.48/sf
Estimated Utilities Cost	20,615.00	1.75/sf
Estimated Janitorial Cost	12,958.00	1.10/sf
Total Average Annual Effective Contract Rent	\$227,763.94	\$19.33/sf

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

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

Approval to waive advertisement is requested for the continuity of business operations. Department of Correction is reassessing space needs as there were no proposals received after advertising for a long-term lease. The long-term procurement will be presented to ESC pursuant to applicable SBC policy at a future date.

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

Minutes: 11/21/2022 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. 06-07-913● **Proposed Amendment**

- **Term:** 16 years (May 1, 2010 – April 30, 2026)

● **Current Lease**

- **Location:** Fayette County - 160 Beau Tisdale Drive, Oakland, TN
- **Landlord:** Carthel Jack Finch and Debbie Ann Finch
- **Term:** 13 years (May 1, 2010 – April 30, 2023)
- **Area / Costs:** 6,300 Square Feet
- **Current:**

Annual Contract Rent:	\$106,800.00	\$16.95/sf
Estimated Annual Utility Cost:	11,025.00	1.75/sf
Estimated Annual Janitorial Cost:	<u>6,930.00</u>	<u>1.10/sf</u>
Total Annual Effective Cost:	\$124,755.00	\$19.80/sf

● **Source of Funding:** FRF● **Procurement Method:** Negotiated● **FRF Rate:** \$15.00**Comment:** This lease amendment will continue to provide office space for the Department of Safety & Homeland Security Driver Services Center and Tennessee Highway Patrol.

This amendment is in the best interest of the State to prevent a lease holdover while allowing additional time to renovate the space and execute a new long-term lease.

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: 01/22/2008 Approved lease agreement
02/24/2020 Approved a lease amendment with waiver of advertisement

Minutes: 11/21/2022 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. 21-04-904● **Proposed Lease**

- **Location:** Fayette County – 160 Beau Tisdale Dr., Oakland, TN
- **Landlord:** Cartel Jack Finch & Debbie Ann Finch
- **Term:** 10 years
- **Area / Costs:** 6,300 Square Feet

Annual Contract Rent	\$132,678.00	\$21.06/sf
Estimated Utilities Cost	11,025.00	1.75/sf
Estimated Janitorial Cost	6,930.00	1.10/sf
Total Annual Effective Cost	\$150,633.00	\$23.91/sf

● **Current Lease**

- **Location:** Fayette County – 160 Beau Tisdale Dr., Oakland, TN
- **Landlord:** Cartel Jack Finch & Debbie Ann Finch
- **Term:** 16 years (May 1, 2010 – April 30, 2026)
- **Area / Costs:** 6,300 Square Feet

Annual Contract Rent	\$106,800.00	\$16.95/sf
Estimated Annual Utility Cost	11,025.00	1.75/sf
Estimated Annual Janitorial Cost	6,930.00	1.10/sf
Total Annual Effective Cost	\$124,755.00	\$19.80/sf

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

Comment:

This lease will provide office space for Department of Safety & Homeland Security Driver Services Center and Tennessee Highway Patrol. One proposal from one proposer was received and evaluated. The proposed location will be renovated to meet the State's needs. The lease is estimated to commence on or before August 2024.

The tenant may terminate this lease for convenience at any time with 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.

The CBRE, Inc. commission is \$18,243.23 for the 10-year base term.

Minutes: 11/21/2022 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease Amendment

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

Transaction Description: Transaction No. 16-08-916

- **Proposed Amendment**

- **Term:** 8 years (March 1, 2018 – February 28, 2026)

- **Current Lease**

Lincoln County – 2221 Thornton Taylor Pkwy, Fayetteville, TN

- **Location:** Pedigo-Fayetteville Properties, L.P.

- **Landlord:** 5 years (March 1, 2018 – February 28, 2023)

- **Term:** 5,650 Square Feet

Area / Costs:	Annual Contract Rent	\$49,990.00	\$8.85/sf
	Estimated Annual Utility Cost	9,808.75	1.75/sf
	Estimated Annual Janitorial Cost	6,165.50	1.10/sf
	Total Annual Effective Cost	\$65,964.25	\$11.70/sf

- **Source of Funding:** FRF

- **Procurement Method:** Negotiated

- **FRF Rate:** \$15.00

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

The long-term lease approved at ESC in September 2022 currently awaiting signatures and is estimated to commence on or before July 2024.

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

Minutes: 11/21/2022 Approved a lease amendment with wavier of advertisement

Approved:



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