

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
April 22, 2024

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 11:00 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

- University of Tennessee
- State Building Commission

PRESENTER

Assistant Vice President Austin Oakes
Assistant State Architect Alan Robertson

Commissioner Bryson asked if there were any requests for public comment and Assistant State Architect Robertson replied that there were no requests.

CONSENT AGENDA

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

1. Agency: **Austin Peay State University**
Requested Action: Approval of an acquisition in fee
Transaction No.: 24-02-003
Location: Montgomery County – 0.49 acres – 209 Castle Heights, Clarksville, TN

2. Agency: **Tennessee Board of Regents / Northeast State Community College**
Requested Action: Approval of a lease amendment
Transaction No.: 20-01-038
Location: 971 N Hangar Road, Blountville, TN

3. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Crump**
Requested Action: Approval of a lease
Transaction No.: 24-01-084
Location: 1449 White Avenue, Henderson, TN

4. Agency: **Tennessee Wildlife Resources Agency**
Requested Action: Approval of acquisition in fee
Transaction No.: 24-02-005
Location: North Cumberland Wildlife Management Area (NCWMA)
Campbell County – 1,322.23 ± acres (2 Tracts) – Primory Road, Duff, TN

5. Agency: **Department of Environment & Conservation**
Requested Action: Approval of acquisition in fee
Transaction No.: 23-06-011
Location: Gattinger Glade State Natural Area (GGSNA)
Wilson County – 14.59 ± acres – 0 Richard Petty Way, Lebanon, TN

6. Agency: **Department of General Services**
Requested Action: Approval to award a contract to a previously selected Real Estate Brokerage Firm
Transaction No.: 15-06-004-01
Location: Citizens Plaza
Davidson County - .57 acres – 400 Deaderick Street, Nashville, TN

7. Agency: **Tennessee Bureau of Investigation**
Requested Action: Approval to waive advertisement
Transaction No.: 24-03-900
Location: Davidson County – Nashville International Airport (BNA) – 1 Terminal Drive, Nashville, TN

8. Agency: **Department of General Services**
Requested Action: Approval of a lease amendment with waiver of advertisement
Transaction No.: 21-01-903 (DCS)
Location: Bedford County – 1106 Madison St., Shelbyville, TN

9. Agency: **Department of General Services**
Requested Action: Approval to waive advertisement
Transaction No.: 23-08-900
Location: Knox County – 600 Business Park Lane, Knoxville, TN, or other comparable Knoxville Area location

UNIVERSITY OF TENNESSEE

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 2024-04-001

• **Proposed Lease**

- **Locations:** University of Tennessee – Chattanooga (UTC)
Hamilton County – 910 E 8th Street, Chattanooga, TN
- **Landlord:** Bold Ventures, LLC
- **Term:** 1 year (August 1, 2024 – July 31, 2025), with three one (1) year options
- **Area / Costs:** Thirty-five (35) two (2) bedroom units and one (1) bedroom unit (141 beds total)

First Year Contract Rent (incl Util. & WiFi)	\$/month	Estimated Total Cost
36 Units	\$73,795.00	\$885,542.00/year
36 Parking Spaces	\$1,692.00	\$20,304.00/year
Total Annual Effective Cost	\$75,487.00	\$905,846.00/year

- **Source of Funding:** Plant Funds (Aux-Housing) (A)
- **Procurement Method:** Negotiated
- **FRF Rate:** N/A

Comment: This lease will provide housing for UTC students as fall semester housing applications are expected to exceed campus capacity and a new residence hall is not anticipated to be completed until Fall 2027. This was the only proposal received. This apartment building offers proximity to campus, the ability to lease the entire building, and it is conducive for use as a residence hall. It contains thirty-five (35) two-bedroom units which can be used to house four (4) students or resident advisors per unit and a one bedroom unit that can be used to house a graduate assistant. The residence units are furnished. It also contains 36 parking spaces.

The landlord is responsible for building maintenance, grounds maintenance, utilities, and wi-fi services. The University is responsible for corrective repairs caused by students' occupancy, ordinary wear and tear excepted.

The University has a right to terminate for convenience upon 120 days' notice. If the renewal options are exercised, the rent increases by less than four (4%) percent per year.

Minutes: 04/22/2024 Approved a lease

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on March 25, 2024.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement 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:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Demolition of 209 N. Baird Lane
Project Description: Demolish 209 N. Baird Lane, Murfreesboro, TN and all related work.
SBC Project No. 366/009-01-2024
Total Project Budget: \$40,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Procurement for construction
Approval Date: 04/22/2024

- Reported the following two capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: Lockmilller Hall HVAC Upgrades
Project Description: Lockmilller Halls HVAC controls and components will be upgraded, and the HVAC fan coils for each living space will be steam cleaned. Project includes all related work
SBC Project No. 540/005-13-2021
Original Project Budget: \$432,000.00
Project Expenditures: \$ 7,357.50
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved cancellation of the project
Approval Date: 04/10/2024

 - 2) **State Procurement Agency:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Campus-wide Parking Lot Lighting Upgrades
Project Description: Replace existing lighting heads with LEDs on poles in multiple parking lots and surrounding exterior areas, and all associated work.
SBC Project No. 373/003-01-2024
Total Project Budget: \$700,000.00
Source of Funding: Grant (OCJP) (O)
Approval: Approved project utilizing Agency Resources for design and Campus Procurement for construction
Approval Date: 04/03/2024

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:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Tennessee Residence Stormwater System Replacement Phase 1
Project Description: Replacement of a portion of the stormwater system and all required related work.
SBC Project No. 529/028-01-2021
Total Project Budget: \$310,000.00
Source of Funding: FRF Reserves (R)
Approval: Approved a revision in project funding (increase MACC by \$29,500.00 from Administration & Miscellaneous)
Approval Date: 04/03/2024

- Reported the following three approvals of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Chattanooga, Tennessee
Project Title: Booker T. Washington State Park Event Center
Project Description: Demolish pool and bathhouse *facilities* and construct a new event center including a small kitchen, restrooms, meeting spaces, storage, outdoor gathering space, playground, and all required related work.
SBC Project No. 126/010-01-2023
Total Project Budget: \$9,920,000.00
Source of Funding: \$3,900,000.00 22/23 CurrFunds-CapImp (A)
\$4,000,000.00 23/24 CurrFunds-CapImp (A)
\$2,020,000.00 23/24 TDEC Op Funds (A)
Approval: Approved a revision in project scope
Approval Date: 04/03/2024

2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Wildersville, Tennessee
Project Title: Natchez Trace State Park Campground Renovations
Project Description: Renovate four campgrounds, *construct barns at wrangler campground*, and all required related work.
SBC Project No. 126/057-01-2022
Total Project Budget: \$14,170,000.00
Source of Funding: 22/23 CurrFunds-CapImp (A)
Approval: Approved a revision in project scope
Approval Date: 04/10/2024

3) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Tennessee Residence Stormwater System Replacement Phase 2
Project Description: Modification of stormwater system, *asphalt overlay of existing driveway*, and all required related work.
SBC Project No. 529/028-01-2022
Total Project Budget: \$2,500,000.00
Source of Funding: 22/23 FRF CurrFunds-CapMaint (MP) (A)
Approval: Approved a revision in project scope and funding (increase MACC and designer fee by \$568,000.00 from Administration & Miscellaneous)
Approval Date: 04/01/2024

- Reported the following approval of a guaranteed maximum price (no change in total project budget) in accordance with Item 2.04(B)(4) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: Carousel Theatre Replacement
Project Description: This project will replace the Ula Love Doughty Carousel Theatre with a new theatre. The new structure will enable the Department of Theater to accommodate greater flexibility in not only the types of performances but also solve safety and code issues which were major obstacles in the existing structure. It will provide a new performance hall, theater support, shops, and patron support spaces.
SBC Project No. 540/009-08-2021
Total Project Budget: \$25,100,000.00
Source of Funding: \$21,875,231.00 Plant Funds (Non-Aux) (A)
\$ 3,224,769.00 Gifts (A)
Approval: Approved a revision in project funding and a Guaranteed Maximum Price to perform the work (increase MACC by \$2.00)
Approval Date: 04/09/2024

- Reported the following approval of a Best Value (BV) or Construction Manager/General Contractor (CM/GC) in accordance with Item 2.04(B)(6) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Multi-Agency Law Enforcement Training Academy (MALETA)
Project Description: Construction of office, service centers and helipad, training, housing and support buildings; driver training track and related structures; firing ranges; campus infrastructure; and all required related work; incl. bldg. demolition and wetland remediation.
SBC Project No. 529/017-01-2021
Total Project Budget: \$415,134,726.34
Source of Funding: \$ 23,000,000.00 21/22 FRF CurrFunds-CapImp (A)
\$355,660,000.00 22/23 FRF CurrFunds-CapImp (A)
\$ 5,000,000.00 DGS Op Funds (PrePlan) (A)
\$ 29,500,000.00 FRF Reserves (R)
\$ 1,974,726.34 FRF Reserves (R)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves & Young for EVOC Track Complex)
Approval Date: 04/09/2024

Designer Selections

- Reported the following two designer selections for capital projects as delegated to the State Architect in accordance with Items 2.04(A)(1) and 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Gateway Entrance
SBC Project No. 166/001-07-2023
Total Project Budget: \$800,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Designer: Melvin Gill Architects
Approval Date: 04/08/2024
- 2) **State Procurement Agency:** STREAM / Department of Intellectual & Developmental Disabilities
Location: Nashville, Tennessee
Project Title: THP Training Center Exterior ADA Parking and Site Upgrades
SBC Project No. 502/002-01-2022
Total Project Budget: \$680,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Designer: Collier Engineering Co., Inc.
Approval Date: 03/19/2024

- 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 – Knoxville**
(IPS 1610 University Ave. Building Improvements (23/24))
Total Project Budget: \$4,850,000.00
SBC Project No. 540/009-03-2024
Designer: **The Architectural Collaborative, LLC**
- 2) **Volunteer Training Site – Smyrna**
(New Army Aviation Support Facility)
Total Project Budget: \$34,500,000.00
SBC Project No. 361/079-01-2024
Designer: **Mead and Hunt, Inc.**

Other Business

There being no further business, the meeting adjourned at 11:05 a.m.

AUSTIN PEAY STATE UNIVERSITY**Acquisition – Fee (Purchase)****Requested Action:** **Approval of acquisition in fee****Transaction Description:**

- **Location:** Transaction No. 24-02-003
Austin Peay State University
Montgomery County – 0.49 acres – 209 Castle Heights, Clarksville, TN
- **Owner(s):** Walter & Lucinda Marczak
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment:

The property is in APSU's 2017 Master Plan and contiguous to other campus property. The building has been recently vacated by the owners. After the acquisition, the building will be used for surge space and future development. The building was inspected and is in good condition for the proposed use.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	03/04/1986
Purchase Price:	\$0.00
Property Assessor's Value:	\$315,000.00
Square Footage Improvements:	2,184

Minutes: 04/22/2024 Approved acquisition in fee

TENNESSEE BOARD OF REGENTS

Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 20-01-038

● **Proposed Amendment**

○ Area / Costs:	<u>13,382 Square Feet</u>		
	Average Annual Contract Rent	\$61,176.00	\$4.57/sf
	Estimated Annual Utility Cost	\$23,418.50	\$1.75/sf
	Estimated Annual Janitorial Cost	\$14,720.20	\$1.10/sf
	Total Annual Effective Cost	\$99,314.70	\$7.42/sf

● **Current Lease**

○ Location:	971 N. Hangar Road, Blountville, TN		
○ Landlord:	Tri-Cities Airport Authority		
○ Term:	20 years		
○ Area / Costs:	<u>13,382 Square Feet</u>		
	Average Annual Contract Rent	\$62,425.50	\$4.66/sf
	Estimated Annual Utility Cost	\$23,418.50	\$1.75/sf
	Estimated Annual Janitorial Cost	\$14,720.20	\$1.10/sf
	Total Annual Effective Cost	\$100,564.20	\$7.51/sf

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

● **Procurement Method:** Negotiated

Comment: This lease provides space for Northeast State Community College's program. Rent has been reduced to account for the actual costs and expenses of the completed renovation.

Previous Action: 08/23/2021 Approved lease

Minutes: 04/22/2024 Approved a lease amendment

TENNESSEE BOARD OF REGENTS

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 24-01-084

• **Proposed Lease**

- **Location:** TCAT Crump
1449 White Avenue, Henderson, TN
- **Landlord:** Chester County Government
- **Term:** May 1, 2024 – June 30, 2053
- **Area / Costs:** 10,570 Square Feet

Annual Contract Rent	\$1.00	\$0.00/sf
Estimated Annual Utility Cost	\$18,000.00	\$1.75/sf
Estimated Annual Janitorial Cost	\$9,000.00	\$1.10/sf
Total Annual Effective Cost	\$27,001.00	\$2.85/sf

- **Source of Funding:** Plant Funds (Non-Aux) (A)
- **FRF Rate:** \$14.00

Comment: This lease will allow the TCAT to expand the Electrical & Plumbing Construction Technology program, adding classroom and lab space, and will enable them to begin a Cosmetology Program, which will expand educational opportunities to the citizens of Chester and surrounding communities.

The TCAT will be responsible for all maintenance and utility costs associated with the leased premises. The lease is terminable by either party on 180 days' notice. Advertising is not required because the lease is with a governmental entity.

Minutes: 08/23/2021 Approved lease

TENNESSEE WILDLIFE RESOURCES AGENCY**Acquisition – Fee****Requested Action:** **Approval of acquisition in fee**

Transaction Description: Transaction No. 24-02-005

- **Location:** North Cumberland Wildlife Management Area (NCWMA)
Campbell County – 1,322.23 ± acres (2 Tracts) – Primory Road, Duff, TN
- **Owner(s):** Goliath TN BRC LLC, a Tennessee limited liability company
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 23/24 Wetlands Acquisition Fund (A)
Tennessee Heritage Conservation Trust

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. §1 1-14-402.

These tracts are contiguous to NCWMA. These tracts are highly desirable addition as the tracts contain additional wildlife habitat and public access.

The Grant Agreement between the Tennessee Heritage Conservation Trust and Tennessee Wildlife Resources Agency requires that the tracts maintain their conservation values in perpetuity.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	February 3, 2023
Purchase Price:	\$0.00 (intra family transfer)
Property Assessor's Value:	\$858,800
Square Footage Improvements:	N/A

Minutes: 04/22/2024 Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT AND CONSERVATION**Acquisition – Fee****Requested Action:** **Approval of acquisition in fee****Transaction Description:**

- **Location:** Transaction No. 23-06-011
Gattinger Glade State Natural Area (GGSNA)
Wilson County – 14.59 +/- acres – 0 Richard Petty Way, Lebanon, TN
- **Owner:** CP Logistics Lebanon 4 LLC
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 23/24 State Lands Acquisition Fund (REM Fees) (A)

Comment:

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

This is a land donation of the Wilson County portion of the existing Gattinger Glade State Natural Area which was established to protect both pristine cedar glade and Tennessee Coneflower habitats. In conjunction with this acquisition the conservation easement over this property will be terminated.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	May 25, 2021
Purchase Price:	\$14,355,000.00 (larger tract)
Property Assessor's Value:	\$97,000.00
Square Footage Improvements:	N/A

Minutes: 04/22/2024 Approved acquisition in fee

DEPARTMENT OF GENERAL SERVICES

Requested Action: Approval to award a contract to a previously selected Real Estate Brokerage Firm

Transaction Description: Transaction No. 15-06-004-01

- **Location:** Citizens Plaza
Davidson County – .57 +/-acres – 400 Deaderick Street, Nashville, TN

Comment: The previously approved contract with CBRE, Inc., expired prior to all services being completed. A new contract is proposed to allow the State and CBRE, Inc. to complete the scope of services in the original contract.

Previous Action:

12/18/2017	ESC	Approved disposal in fee
01/22/2018	ESC	Approved issuing a Request for Qualifications for real estate brokerage firm to assist in the disposal
12/20/2021	ESC	Approved disposal in fee with waiver of advertisement (Metro Nashville)
01/23/2023	ESC	Approved disposal in fee and issuing a Request for Qualifications for a real estate brokerage firm to assist with the disposal
05/22/2023	ESC	Approved awarding a contract to the best evaluated proposer for a Real Estate Brokerage Firm (CBRE, Inc.)

Minutes: 04/22/2024 ESC Approved awarding a contract to a previously selected Real Estate Brokerage Firm (CBRE, Inc.)

TENNESSEE BUREAU OF INVESTIGATION**Acquisition - Lease****Requested Action:** **Approval to waive advertisement****Transaction Description:** Transaction No. 24-03-900• **Proposed Lease**

- **Location:** Davidson County – Nashville International Airport (BNA) – 1 Terminal Drive, Nashville, TN
- **Landlord:** Nashville Hangers LLC
- **Term:** Up to 5 years
- **Area / Cost:** 13,341 square feet

- **Source of Funding:** TBI Op Funds (A)
- **Procurement Method:** Negotiated
- **FRF Rate:** N/A

Comment: This sublease will provide a secured hangar space for Tennessee Bureau of Investigation (TBI). Nashville Hangars LLC has a lease agreement with Metro Nashville Airport Authority that expires January 21, 2060.

Approval to waive advertisement is requested for the special and unique need of a centrally located secured hangar space, with fire suppression system, 24-hour fueling and 5,000 ft runway. Operations were previously located in Tennessee Department of Military owned hangar space at Volunteer Training Site - Smyrna at Smyrna-Rutherford Airport in Rutherford County, TN. The Department of the Military is expanding operations and commencing capital projects at the end of 2024 and this space is no longer suitable.

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: 04/22/2024 Approved waiving advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

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

Transaction Description: Transaction No. 21-01-903 (DCS)

- **Proposed Amendment**

- **Area / Costs:**

6,189 Square Feet

First Year Annual Contract Rent	\$98,714.55	\$15.95/sf
Average Annual Contract Rent	101,190.15	16.35/sf
Estimated Utilities Cost	10,830.75	1.75/sf
Estimated Janitorial Cost	6,807.90	1.10/sf
Total Average Annual Effective Cost	\$118,828.80	\$19.20/sf

- **Current Lease**

- **Location:**

Bedford County – 1106 Madison St., Shelbyville, TN

- **Landlord:**

Pedigo-Shelbyville Properties, L.P.

- **Term:**

10 years with one two-year renewal options

- **Area / Costs:**

5,900 Square Feet

First Year Annual Contract Rent	\$94,105.00	\$15.95/sf
Average Annual Contract Rent	96,465.00	16.35/sf
Estimated Utilities Cost	10,325.00	1.75/sf
Estimated Janitorial Cost	6,490.00	1.10/sf
Total Average Annual Effective Cost	\$113,280.00	\$19.20/sf

- **Source of Funding:**

FRF

- **Procurement Method:**

Negotiated

- **FRF Rate:**

\$15.00

Comment:

This lease will provide office space for Department of Children’s Services.

This amendment will provide additional office space to accommodate the Department of Children’s Services’ staffing needs. The increase in space is due to giving up too much space initially when starting AWS. Approval to waive advertisement is requested for the continuity of business operations.

Previous Action:

08/19/2022 ESC Approved a lease

Minutes:

04/22/2024 ESC Approved a lease amendment with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease

Requested Action: **Approval to waive advertisement**

Transaction Description: Transaction No. 23-08-900

● **Proposed Lease**

- **Location:** Knox County – 600 Business Park Lane, Knoxville, TN, or other comparable Knoxville Area location
- **Landlord:** Volunteer Ventures, LLC or other area landlord
- **Term:** Up to 9 years

● **Current Lease**

- **Location:** Knox County – 600 Business Park Lane, Knoxville, TN
- **Landlord:** Volunteer Ventures, LLC
- **Term:** 5 years (September 1, 2020 – August 31, 2025)
- **Area / Costs:** 9,200 Square Feet
- **Current:** Average Annual Contract Rent \$79,764.00 \$8.67/sf
 Estimated Janitorial Cost 10,120.00 1.10/sf
 Estimated Utility Cost 16,100.00 1.75/sf
 Total Annual Effective Cost: \$105,984.00 \$11.52/sf

- **Source of Funding:** FRF
- **Procurement Method:** Negotiated
- **FRF Rate:** \$8.50

Comment: This lease will provide office/warehouse space for Department of Safety and Homeland Security (Tennessee Advanced Communication Network). This warehouse provides storage space for communication equipment and vehicles from multiple agencies.

Approval to waive advertisement is requested to allow STREAM to directly negotiate with the current landlord or additional landlords, if needed, as there are few locations available that meet the needs of this special and unique need. Securing a lease prior to expiration of the current lease is critical to allow for continuity of operations of this unique space.

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: 04/22/2024 Approved waiving advertisement

Approved:

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