

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
October 25, 2021

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

Butch Eley, 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
State Architect Ann McGauran

CONSENT AGENDA

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

- A. Agency: **University of Tennessee**
Transaction: Acquisition – Lease (Space)
Provision(s): n/a

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

- C. Agency: **University of Memphis**
Transaction: Disposal – Lease (Space)
Provision(s): Waiver of advertisement

- D. Agency: **University of Memphis**
Transaction: Disposal – Lease (Space)
Provision(s): Waiver of advertisement and appraisal

- E. Agency: **University of Memphis**
Transaction: Disposal – Lease (Space)
Provision(s): Waiver of advertisement and appraisal

- F. Agency: **Tennessee Wildlife Resources Agency**
Transaction: Disposal – Easement (Access)
Provision(s): Waiver of advertisement and one appraisal

- G. Agency: **Department of General Services**
Transaction: Acquisition – Lease (Space)
Provision(s): Waiver of advertisement

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

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 20-01-911

● **Proposed Lease**

- **Location:** Coffee County – 307 Industrial Blvd., Tullahoma, TN
- **Landlord:** Fulks & Smith Partners
- **Term:** 10 years with one 3-year renewal option
- **Area / Costs:** 5,084 Square Feet

First Year Annual Contract Rent	\$85,767.08	\$16.87/sf
Average Annual Contract Rent	89,264.87	17.56/sf
Estimated Utility Cost	8,897.00	1.75/sf
Estimated Janitorial Cost	5,592.40	1.10/sf
Total Average Annual Effective Cost	\$103,754.27	\$20.41/sf

● **Current Lease**

- **Location:** Coffee County – 307 Industrial Blvd., Tullahoma, TN
- **Landlord:** Fulks & Smith Partners
- **Term:** 16 years (May 1, 2008 – April 30, 2024)
- **Area / Costs:** 5,084 Square Feet

Annual Contract Rent (Year 16)	\$66,231.87	\$10.03/sf
Estimated Utilities Cost	7,117.60	1.40/sf
Estimated Janitorial Cost	5,592.40	1.10/sf
Total Average Annual Effective Cost	\$78,941.87	\$15.53/sf

- **Source of Funding:** FRF
- **Procurement Method:** LPR on template
- **FRF Rate:** \$15.00

Comment: This lease will provide office space for Department of Safety – Driver Services Center and Tennessee Highway Patrol. Two proposals from one proposer were received. One proposal did not meet the agency needs, and therefore was not evaluated. The proposed location will be renovated to meet the State’s needs. The lease is estimated to commence July 2023 based on the renovations needed.

Rent adjusts in the renewal option, if exercised, to \$18.63/sf in year 11, and to \$19.00/sf in year 13.

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 \$12,273.92 for the 10-year base term, if the renewal option is exercised the commission will be \$16,206.78

Minutes: 10/25/2021 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease and bridge lease**

Transaction Description: Transaction No. 19-12-900 & 19-03-929

● **Proposed Lease**

- **Location:** Sullivan County – 2193 Feathers Chapel Road, Blountville, TN
- **Landlord:** David K. Quillen
- **Term:** 10 Years
- **Area / Costs:** 15,161 Square Feet

Annual Contract Rent	247,275.96	16.31/sf
Estimated Utilities Cost	26,531.75	1.75/sf
Estimated Janitorial Cost	16,677.10	1.10/sf
Total Annual Effective Cost	\$290,484.81	\$19.16/sf

● **Bridge Lease**

- **Location:** Sullivan Co – 2193 Feathers Chapel Road, Blountville, TN
- **Landlord:** David K. Quillen
- **Term:** 2 Years (February 1, 2022 – January 31, 2024)
- **Area / Costs:** 19,400 Square Feet

Annual Contract Rent	\$209,434.80	\$10.80/sf
Estimated Utilities Cost	33,950.00	1.75/sf
Estimated Janitorial Cost	21,340.00	1.10/sf
Total Annual Effective Cost	\$264,724.80	\$13.65/sf

● **Current Lease**

- **Location:** Sullivan Co – 2193 Feathers Chapel Road, Blountville, TN
- **Landlord:** David K. Quillen
- **Term:** 10 years and 7 months (April 1, 2003 to October 31, 2013) Holdover
- **Area / Costs:** 19,400 Square Feet

Annual Contract Rent	\$190,395.00	\$9.81/sf
Estimated Utilities Cost	27,160.00	1.40/sf
Estimated Janitorial Cost	21,340.00	1.10/sf
Total Annual Effective Cost	\$238,895.00	\$12.31/sf

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

Comment: This lease will provide office space for the Department of Human Services and the Department of Children’s Services. Alternative Workplace Solutions will be implemented at this location. The proposed location will be renovated to meet the State’s needs. The lease is estimated to commence in May 2023 based on the renovations needed.

The tenant may terminate this lease after the 60th month of the lease by giving 90 days written notice to the landlord.

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 Knox Office Realty broker commission is \$40,305.98 for the 10-year term.

The two-year bridge lease will bridge the gap in time between the expiration date of the current lease and the commencement of the proposed lease. It is in the best interest of the State to allow continuity of operations at this location until the new lease is ready for occupancy. Advertising is not required for the bridge lease pursuant to SBC Policy.

Minutes:

10/25/2021 Approved a lease and bridge lease

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on September 21, 2021.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following two 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 Board of Regents / Dyersburg State Community College
Location: Dyersburg, Tennessee
Project Title: Soccer Field Installation
Project Description: Create a new soccer field at the Jimmy Naifeh Center in Covington.
SBC Project No. 166/017-02-2020
Total Project Budget: \$310,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding (budget increased \$60,000.00 in Plant Funds to increase the MACC \$75,000.00)
Approval Date: 10/12/2021
 - 2) **State Procurement Agency:** Tennessee Board of Regents / Southwest Tennessee Community College
Location: Columbia, Tennessee
Project Title: Fulton Building Courtyard Revitalization
Project Description: Replace landscaping, update irrigation system, install a walkway and landscape lighting in the Fulton Building courtyard at the Macon Cove campus.
SBC Project No. 166/033-02-2021
Total Project Budget: \$225,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing a Consultant for design
Approval Date: 10/12/2021

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:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: ADA Compliance UTK & UTIA
Project Description: Provide for ongoing Accessibility Improvements for the disabled to campus facilities.
SBC Project No. 540/000-03-2017
Total Project Budget: \$2,724,453.00
Source of Funding:

\$ 21,011.59	98/99	CurrFunds-CapMaint (ADA)	(R)
\$ 129,748.43	03/04	CurrFunds-CapMaint	(R)
\$ 30,817.96	07/08	CurrFunds-CapMaint	(R)
\$ 244,875.02	14/15	CurrFunds-CapMaint (ADA)	(R)
\$ 480,000.00	15/16	CurrFunds-CapMaint (ADA)	(R)
\$ 480,000.00	16/17	CurrFunds-CapMaint (ADA)	(R)
\$ 480,000.00	17/18	CurrFunds-CapMaint (MP)	(A)
\$ 858,000.00	19/20	CurrFunds-CapMaint (ADA)	(A)

Approval: Approved a revision in funding (reallocating \$7,482.00 from Administration & Miscellaneous to designer fee)
Approval Date: 10/07/2021

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:** STREAM / Tennessee Rehabilitative Initiative in Corrections (TRICOR)
Location: Nashville, Tennessee
Project Title: TRICOR HQ Exterior Windows and Doors Replacement
SBC Project No. 150/002-01-2021
Total Project Budget: \$280,000.00
Source of Funding: 21/22 TRICOR Op Funds (A)
Designer: M. Shanks Architects
Approval Date: 09/08/2021
 - 2) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TN Residence Stormwater System Replacement Phase 1
SBC Project No. 529/028-01-2021
Total Project Budget: \$310,000.00
Source of Funding: FRF Reserves (R)
Designer: W&A Engineering Nashville, LLC
Approval Date: 08/23/2021

- 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**
 (Professional Consultants – Architectural)
 (SPA needs 3 selected)
 Total Project Budget: To Be Determined
 SBC Project No. 540/000-01-2020
 Designer: **Brewer, Ingram & Fuller Architects, Inc.**
 Designer: **The Architectural Collaborative, LLC**
 Designer: **Dollar & Ewers Architecture, Inc.**
- 2) **University of Tennessee – Chattanooga**
 (Professional Consultants – Architectural)
 (SPA needs 3 selected)
 Total Project Budget: To Be Determined
 SBC Project No. 540/000-01-2020
 Designer: **Derthick Henley & Wilkerson Architects, PLLC**
 Designer: **Tinker Ma, Inc.**
 Designer: **Billingsley Architecture**
- 3) **University of Tennessee – Chattanooga**
 (Professional Consultants – Building Envelope)
 Total Project Budget: To Be Determined
 SBC Project No. 540/000-01-2020
 Designer: **Hefferlin + Kronenberg Architects, PLLC**
- 4) **University of Tennessee – Chattanooga**
 (Professional Consultants – Electrical Power Distribution)
 Total Project Budget: To Be Determined
 SBC Project No. 540/000-01-2020
 Designer: **CMTA, Inc.**
- 5) **University of Tennessee - Knoxville**
 (Professional Consultants – Environmental Engineering)
 (SPA needs 2 selected)
 Total Project Budget: To Be Determined
 SBC Project No. 540/000-01-2020
 Designer: **Quantum Environmental & Engineering Services, LLC**
 Designer: **GEOServices, LLC**
- 6) **University of Tennessee – Chattanooga**
 (Professional Consultants – Environmental Engineering)
 (SPA needs 2 selected)
 Total Project Budget: To Be Determined
 SBC Project No. 540/000-01-2020
 Designer: **Professional Environmental Consulting, Inc.**
 Designer: **Jacobs Engineering Group, Inc.**
- 7) **University of Tennessee - Knoxville**
 (Professional Consultants – Structural Engineering)
 (SPA needs 2 selected)
 Total Project Budget: To Be Determined
 SBC Project No. 540/000-01-2020
 Designer: **Bennett & Pless, Inc.**
 Designer: **Barge Design Solutions, Inc.**
- 8) **University of Tennessee – Knoxville**
 (Administration Garage Repairs)
 Total Project Budget: \$1,200,000.00
 SBC Project No. 540/009-31-2021
 Designer: **Studio Four Design, Inc.**
- 9) **University of Tennessee Health Science Center**
 (Nash Buildout 2 Floors)
 Total Project Budget: \$11,500,000.00
 SBC Project No. 540/013-10-2021
 Designer: **Crump Firm, Inc.**
- 10) **University of Tennessee Health Science Center**
 (GMP Generator & HVAC Upgrades)
 Total Project Budget: \$1,110,000.00
 SBC Project No. 540/013-11-2021
 Designer: **OGCB, Inc.**
- 11) **Tennessee State University**
 (Love Learning Resource Center Building Envelope)
 Total Project Budget: \$1,300,000.00
 SBC Project No. 166/001-02-2021
 Designer: **American Structurepoint, Inc.**

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| <p>12) Middle Tennessee State University
 (Student Athlete Performance Center)
 Total Project Budget: \$66,000,000.00
 SBC Project No. 166/009-02-2021
 Designer: Goodwyn Mills & Cawood, Inc.</p> | <p>17) Tennessee Technological University
 (Hooper Eblen Center Restroom Upgrades)
 Total Project Budget: \$500,000.00
 SBC Project No. 364/011-12-2021
 Designer: Wier Boerner Allin Architecture, PLLC</p> |
| <p>13) Columbia State Community College
 (Pryor & Webster Buildings HVAC Updates)
 Total Project Budget: \$3,975,000.00
 SBC Project No. 166/015-03-2021
 Designer: Hurst-Rosche, Inc.</p> | <p>18) Tennessee Technological University
 (New Hall South HVAC Upgrades)
 Total Project Budget: \$880,000.00
 SBC Project No. 364/011-13-2021
 Designer: Maffett Loftis Engineering, LLC</p> |
| <p>14) Dyersburg State Community College
 (Baseball & Softball Training Facility)
 Total Project Budget: \$1,700,000.00
 SBC Project No. 166/017-02-2021
 Designer: McGehee Nicholson Burke Architects, PC</p> | <p>19) East Tennessee State University
 (Boulevard Commons Extension)
 Total Project Budget: \$4,000,000.00
 SBC Project No. 369/005-08-2021
 Designer: Facility Systems Consultants, LLC</p> |
| <p>15) Pellissippi State Community College
 (Theater Scene Shop)
 Total Project Budget: \$900,000.00
 SBC Project No. 166/032-02-2021
 Designer: Dollar & Ewers Architecture, Inc.</p> | <p>20) TDOT Region 1 – East TN
 (Region 1 Reroof of Campus Buildings)
 Total Project Budget: \$2,000,000.00
 SBC Project No. 241/010-03-2021
 Designer: Cope Associates, Inc.</p> |
| <p>16) Tennessee Technological University
 (Bryan Fine Arts Auditorium Upgrades)
 Total Project Budget: \$1,506,000.00
 SBC Project No. 364/011-11-2021
 Designer: Upland Design Group, Inc.</p> | <p>21) TDOT Region 4 – West TN
 (Region 4 Reroof of Campus Buildings)
 Total Project Budget: \$2,600,000.00
 SBC Project No. 244/010-05-2021
 Designer: TLM Associates, Inc.</p> |

Other Business

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

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 2021-10-01

- **Proposed Lease**

- **Location:** University of Tennessee – Institute for Public Service (IPS)
Anderson County – 1201 Oak Ridge Turnpike, Oak Ridge, TN
- **Landlord:** Corporate Quarters, Inc
- **Term:** Up to one year (4 sessions – 227 nights)
- **Area / Costs:** Up to fifteen (15) two (2) bedroom units

	\$/night	Estimated Total Cost
Cost per unit (incl utilities)		
January 9, 2022 – March 18, 2022	\$108/night	\$111,780
March 27, 2022 – June 3, 2022	\$108/night	\$111,780
July 10, 2022 – July 29, 2022	\$108/night	\$ 32,400
September 11, 2022 – November 18, 2022	\$108/night	\$111,780
		<u>\$367,740</u>

- **Source of Funding:** Tuition and fees (0)

Comment: The UT Law Enforcement Innovation Center (LEIC) is an agency of the University of Tennessee Institute for Public Service. LEIC expands capabilities of law enforcement personnel by providing training that improves the quality of policing. LEIC's National Forensic Academy (NFA) is an intensive, highly hands-on, and experience-based course of instruction that requires in person training to achieve the course learning objectives.

The need for fully trained Crime Scene Investigators is critical and continues even in the COVID environment. Utilizing safety protocols and social distancing, LEIC plans to offer three (3) ten (10) week sessions for professionals and one (1) three (3) week session for college students in 2022. Attendees include county, city and state police officers; state bureau of investigation staff; and DOD personnel among others from across the country and internationally. Classes began January 9, 2022 and the last session ends November 18, 2022.

Housing is provided for attendees as part of the cost of the program. The University advertised and solicited proposals for housing accommodations. Corporate Quarters was the only respondent, offering two locations. The nightly rate per person (2-bedroom for \$108 per night, equates to \$54 per person) is lower than the state per diem rate of \$96.00 per night in Anderson County. Corporate Quarters will serve as an intermediary and provide the rooms in an apartment complex that met the bid criteria including location within 20 minutes of the LEIC. For each session, all rooms will be located at the same apartment complex. Corporate Quarters fully furnishes the apartments including linens and kitchen appliances/utensils. The rate includes maintenance, utilities, internet service and cleaning prior to each arrival date.

Either party may terminate this agreement with 30-days prior notice.

Minutes: 10/25/2021 Approved a lease

UNIVERSITY OF TENNESSEE**Acquisition – Lease (Space)****Requested Action:** Approval of waiver of advertisement**Transaction Description:** Transaction No. 21-10-013● **Proposed Lease**

- **Location:** University of Tennessee – Knoxville (UTK)
Knox County – approximately 120,000 sf – 2415 University Commons Way, Knoxville, TN
- **Landlord:** Walmart Inc.
- **Term:** TBD – most likely remaining term of Walmart lease
- **Source of Funding:** Plant Funds (Aux) (A)
- **Procurement Method:** Negotiated

Comment:

UTK's Track and Field team currently does not have a permanent practice facility. Recently the team has practiced in warehouse space on campus that is no longer available and in an old convention center site in downtown Knoxville. A functional, permanent practice facility is needed.

Walmart recently closed a store in a retail development known as University Commons on the western edge of campus. The development was built in 2014 and other stores including a Publix and smaller retail tenants remain open. With a large open floorplan and high ceilings, the Walmart space could be suitable for use as a practice facility. The University would sublease the space from Walmart for its remaining term with the intent of acquiring the fee interest in the property from the developer. This property is in UTK's 2016 Master Plan.

Minutes: 10/25/2021 Approved waiver of advertisement

UNIVERSITY OF MEMPHIS**Disposal – Lease (Space)****Requested Action:** Approval of disposal by lease with waiver of advertisement**Transaction Description:** Transaction No. 21-10-001

- **Location:** University of Memphis – Newport Hall
610 Goodman Street, Memphis, TN 38111
- **Tenant:** Memphis Symphony Orchestra
- **Term:** 5 years - September 1, 2021 - August 31, 2026; with option for additional five (5) year term
September 1, 2026 - August 31, 2031.
- **Area / Costs:** 4,487 Square Feet/\$53,844.00 per yr. (\$12.00/sf), plus 3% annual increase

Comment: The purpose is to lease space to Memphis Symphony Orchestra in the Newport Hall building on the UoM campus. Newport Hall has a total of 14,677 square feet and 10,190 square feet are used for University employees. Memphis Symphony Orchestra has been operating in partnership with UoM at this location since 2016 under a Facilities Use Agreement. This lease will continue the academic partnership between MSO and the students and faculty of the Scheidt School of Music with musical training, assistantships, master classes and auditions. A waiver of advertising is requested because of the anticipated benefits to the UoM students. A qualified State Appraiser has assessed the proposed rent and determined it is Fair Market Value.

UoM will be responsible for all maintenance and standard utility and janitorial costs during the term of the lease. Either party has the right to terminate for convenience on 60 days' notice.

Minutes: 10/25/2021 Approved disposal by lease with waiver of advertisement

UNIVERSITY OF MEMPHIS**Disposal – Lease (Space)**

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

Transaction Description: Transaction No. 21-10-002

- **Location:** University of Memphis - Highland Library
460 S. Highland, Memphis, TN
- **Tenant:** University of Memphis Research Foundation - UMRF
- **Term:** 3 years - December 1, 2021 - November 30, 2024; with option for additional five (5) year term - December 1, 2024 - November 30, 2029
- **Area / Costs:** 7,783 Square Feet (\$1.00/sf) per year, and 38 parking spaces for a total cost of \$22,891.00 per year

FRF Rate: \$18.00 (for reference only)

Comment: The purpose is to lease space to the University of Memphis Research Foundation (UMRF), a not-for-profit corporation, to be used to foster collaborations with researchers at the University of Memphis and to build employment pipelines for University of Memphis students. UMRF will lease a portion of the Highland Library, (7,783 sf) at \$1.00/sf per year. Parking cost for 39 spaces is \$15,108.00 annually. A waiver of advertising and appraisal are requested because of the anticipated employment benefits to University of Memphis students.

The UMRF is a state-approved 501C non-profit entity set up with the state's approval for the explicit purposes of supporting the mission of the University. The University's expectations of UMRF are that all surpluses from the Research Park will be reinvested directly into the modernization of the pertinent buildings and the growth of the initiative. Ultimately all revenues generated through this initiative are directly or indirectly, invested into promoting research at the UoM and generating employment opportunities for our students. All renovation work in the leased premises will receive the written approval of the UoM.

The original lease agreement from December 1, 2018, to November 30, 2021, is being replaced by this lease which deletes leased space in Defense Audit.

UoM will be responsible for all maintenance, standard utility and building upkeep in alignment with their role as landlord. UMRF will be responsible for janitorial costs, limited copier usage, parking, and network fees during the term of the lease. Either party has the right to terminate for convenience on 60 days' notice.

Minutes: 10/25/2021 Approved disposal by lease with waiver of advertisement and appraisal

UNIVERSITY OF MEMPHIS**Disposal – Lease (Space)**

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

Transaction Description: Transaction No. 21-10-003

- **Location:** University of Memphis – Defense Audit Building
4075 Park Avenue, 1st Floor, Memphis, TN
- **Tenant:** UMRF Ventures, Inc.
- **Term:** 3 years - December 1, 2021 - November 30, 2024; with option for additional five (5) year term December 1, 2024 – November 30, 2029
- **Area / Costs:** 7,130 Square Feet/\$207,410 per year (\$27.42/sf), plus 3% annual increase

FRF Rate: \$18.00 (for reference only)

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

The original Lease Agreement between the Lessor and Tenant was effective June 1, 2018. A First Amendment to Lease Agreement was approved on December 17, 2018, by ESC but said First Amendment was never circulated for signature by all parties. The Lease Agreement expired on May 31, 2021, and the Tenant has continued to occupy the Leased Premises on a month-to-month basis. The new Lease Agreement will allow the Tenant to continue a productive partnership with Landlord.

UoM will be responsible for all maintenance and standard utility and janitorial costs during the term of the lease. Either party has the right to terminate for convenience on 60 days' notice.

Minutes: 10/25/2021 Approved disposal by lease with waiver of advertisement and appraisal

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Easement (Access)

Requested Action: Approval of a disposal by easement with waiver of advertisement and one appraisal

Transaction Description: Transaction No. 21-09-012

- **Location:** North Cumberland Wildlife Management Area (NCWMA)
Anderson County – 400' x 25' – New River Highway, Oliver Springs, TN
- **Grantee:** Adam Neff
- **Estimated Purchase Price:** Fair Market Value

Comment: This request is to resolve encroachment onto state property by the adjoining landowner. The easement area is for an access road to the grantee property that crosses the state's land. The existing road was not constructed by the grantee or the State and is not maintained by the state.

Grantee will pay all costs associated with the request. The easement will not negatively impact NCWMA.

Date of Last Transfer: 02/25/2003
 Original Cost to State: \$7,615,500 (larger tract)

Minutes: 10/25/2021 Approved disposal by easement with waiver of advertisement and one appraisal

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease with waiver of advertisement**Transaction Description:** Transaction No. 21-10-900 (DCS), 21-10-901 (DHS)● **Proposed Lease**

- **Location:** Anderson County -182 Frank L. Diggs Blvd, Clinton, TN
- **Landlord:** NSI, a Tennessee General Partnership
- **Term:** 2 years (December 1, 2021 – November 30, 2023)
- **Area / Costs:** 37,000 Square Feet

Annual Contract Rent	\$405,150.00	\$10.95/sf
Estimated Utilities Cost	64,750.00	1.75/sf
Estimated Janitorial Cost	40,700.00	1.10/sf
Total Annual Effective Cost	\$510,600.00	\$13.80/sf

● **Current Lease**

- **Location:** Anderson County -182 Frank L. Diggs Blvd, Clinton, TN
- **Landlord:** NSI, a Tennessee General Partnership (Hearthwood Properties, LLC)
- **Term:** Ten (10) years (May 1, 2001 – April 30, 2011) Holdover
- **Area / Costs:** 37,000 Square Feet

Annual Contract Rent	\$289,788.00	\$7.83/sf
Estimated Utilities Cost	51,800.00	1.40/sf
Estimated Janitorial Cost	40,700.00	1.10/sf
Total Annual Effective Cost	\$382,210.00	\$10.33/sf

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

Comment: This lease will provide office space for Department of Children's Services and Department of Human Services until the approved long-term leases (TR # 18-10-903 (DHS) and 18-09-905 (DCS)) have commenced. Short-term leases (TR# 21-01-919 (DCS) and TR# 21-01-920 (DHS)) were previously approved for this location in February 2021, however the terms required renegotiation.

It is in the best interest of the State to allow continuity of operations at this location until the new lease is ready for occupancy. The tenant may terminate this lease for convenience with 90 days prior written notice to the Landlord. In addition, the Landlord may terminate this lease for convenience with 120 days prior written notice to the tenant.

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: 10/25/2021 Approved a lease with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 20-01-916 (DCS), 20-01-917 (DHS), 20-01-918 (TCCY)● **Proposed Lease**

- **Location:** Maury County - 1400-1500 College Park Dr., Columbia, TN
- **Landlord:** NSI, a Tennessee General Partnership
- **Term:** 2 years (December 1, 2021 – November 30, 2023)
- **Area / Costs:** 45,000 Square Feet

Annual Contract Rent	\$447,750.00	\$9.95/sf
Estimated Utilities Cost	78,750.00	1.75/sf
Estimated Janitorial Cost	49,500.00	1.10/sf
Total Annual Effective Cost	\$576,000.00	\$12.80/sf

● **Current Lease**

- **Location:** Maury County - 1400-1500 College Park Dr., Columbia, TN
- **Landlord:** NSI, a Tennessee General Partnership (Hearthwood Properties, LLC)
- **Term:** Ten (10) years (August 1, 2003 – July 31, 2013) Holdover
- **Area / Costs:** 45,000 Square Feet

Annual Contract Rent	\$303,750.00	\$6.75/sf
Estimated Utilities Cost	63,000.00	1.40/sf
Estimated Janitorial Cost	49,500.00	1.10/sf
Total Annual Effective Cost	\$416,250.00	\$9.25sf

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

Comment: This lease will provide office space for Department of Children's Services, Department of Human Services and Tennessee Commission on Children and Youth, until the approved long-term lease (TR # 20-02-901 (DCS), 20-02-902 (DHS), 20-02-903 (TCCY)) has commenced. A short-term lease was previously approved for this location in February 2021, however the terms required renegotiation.

It is in the best interest of the State to allow continuity of operations at this location until the new lease is ready for occupancy. The tenant may terminate this lease for convenience with 90 days prior written notice to the Landlord.

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: 10/25/2021 Approved a lease

Approved:



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