

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
November 20, 2023

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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 State Architect Ann McGauran.

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 Environment & Conservation
- Department of Safety & Homeland Security
- Department of General Services
- State Building Commission

PRESENTER

Senior Real Property Manager Bill Avant  
Senior Associate Counsel Casey Goggin  
Deputy Commissioner John Hull  
State Architect Ann McGauran

## CONSENT AGENDA

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

1. Agency: **East Tennessee State University**  
Requested Action: Approval of disposal by lease with waiver of advertisement and appraisal  
Transaction No.: 23-08-007  
Location: Washington County – 2101 Signal Drive, Johnson City, TN
  
2. Agency: **Tennessee Technological University**  
Requested Action: Approval of a lease  
Transaction No.: 23-11-001  
Location: Joe L. Evins Appalachian Center for Crafts  
DeKalb County, 451.68 acres, 1560 Craft Center Drive, Smithville, TN 37166
  
3. Agency: **Tennessee Wildlife Resources Agency**  
Requested Action: Approval of disposal by lease with waiver of advertisement and appraisal  
Transaction No.: 23-05-004  
Location: Hardin County – 3.78 +/- acres – (2 tracts) – Main Street, Saltillo, TN
  
4. Agency: **Tennessee Wildlife Resources Agency**  
Requested Action: Approval of a revision of disposal by easement  
Transaction No.: 22-06-003  
Location: Yanahli Wildlife Management Area (YWMA)  
Maury County – 0.83 ± acres – South of New Lewisburg Highway, TN
  
5. Agency: **Department of General Services**  
Requested Action: Approval of a lease  
Transaction No.: 22-01-904 (DCS)  
Location: Lauderdale County – Lot 1, HWY 51 S, Ripley, TN
  
6. Agency: **Department of General Services**  
Requested Action: Approval of a lease  
Transaction No.: 22-01-906 (DHS)  
Location: Lauderdale County – Lot 1, HWY 51 S, Ripley, TN
  
7. Agency: **Department of General Services**  
Requested Action: Approval of a lease amendment with waiver of advertisement  
Transaction No.: 20-12-901 (DOC)  
Location: Montgomery County – 100 Providence Boulevard, Suite A, Clarksville, TN

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Fee (Purchase)**

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

**Transaction Description:**       Transaction No. 23-07-007  
• **Location:**                       Rutherford County – 39.68 +/- acres – 0 Bowles Road, Eagleville, TN  
• **Owner(s):**                        H.R. Crockett and Patricia Ann Crockett  
• **Estimated Purchase Price:**   Fair Market Value  
• **Source of Funding:**         23/24 State Lands Acquisition Fund (A)

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

This property located at Versailles Knob will become a new State Natural Area. The northern section of the parcel includes a hill with the plant species Braun’s Rockcress, a federal and Tennessee endangered species, and will be the second population of this plant on public lands. TDEC has been monitoring this site since 2004. The landowner recently passed away and his heirs have offered TDEC the opportunity to acquire this property to continue protecting this species.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:               03/23/1981  
Purchase Price:                      \$17,500.00 (Interfamily transfer)  
Property Assessor’s Value:       \$115,700.00 (larger tract)  
Square Footage Improvements:   N/A

**Minutes:**                         11/20/2023   Approved acquisition in fee with waiver of advertisement

DEPARTMENT OF SAFETY & HOMELAND SECURITY

**Acquisition – Lease (Land)**

**Requested Action:** Approval of leases with waiver of advertisement and appraisal

**Transaction Description:** Transaction No. TACN-1000

- **Location:** Statewide – Tennessee
- **Landlord:** Various Private Entities
- **Term:** +/- 50 years
- **Area/Cost:** Variable / Fair Market Value
- **Source of Funding:** TDSHS Op Funds (A)

**Comment:** The Department of Safety & Homeland Security (DSHS) requests approval to lease various sites across the State for the Tennessee Advanced Communications Network (TACN). The TACN system is a statewide radio system that provides inter-operable radio communication infrastructure for local, state, and federal first responders. These leases will provide the land for the communications towers and associated improvements to be constructed under SBC Project 502/001-01-2023 and future TACN projects. Sites where communications towers are needed will be identified based on coverage maps to ensure optimal connectivity.

The agency consultant will determine the fair market rent based on market indicators. Monthly rent will vary based on location and typically range from \$500 to \$1,500 per month with a maximum of \$50,000 per year. Leased premises will be less than three acres each plus access easements. DSHS is responsible for all maintenance of its improvements.

**Minutes:** 11/20/2023 Approved leases with waiver of advertisement and appraisal

DEPARTMENT OF SAFETY & HOMELAND SECURITY

**Acquisition – Lease (Land)**

**Requested Action:**                   **Approval of leases with waiver of advertisement and appraisal**

**Transaction Description:**       Transaction No. TACN-2000

- **Location:**                        Statewide – Tennessee
- **Landlord:**                        Utility and Communications Entities
- **Term:**                                +/- 50 years
- **Area/Cost**                         Variable / Mutual Benefit
- **Source of Funding**               TDSHS Op Funds (REM Fees) (A)

**Comment:**                            The Department of Safety & Homeland Security (DSHS) requests approval to lease various sites across the State for the Tennessee Advanced Communications Network (TACN). The TACN system is a statewide radio system that provides inter-operable radio communication infrastructure for local, state, and federal first responders. These leases will provide the land for the communications towers and associated improvements to be constructed under SBC Project 502/001-01-2023 and future TACN projects. Sites where communications towers are needed will be identified based on coverage maps to ensure optimal connectivity.

It is anticipated that the landlords will be utility or communications companies who will also benefit from the improved connectivity of the system and the construction of additional towers. Leased premises will be less than three acres each plus access easements. DSHS is responsible for all maintenance of its improvements.

**Minutes:**                               11/20/2023    Approved leases with waiver of advertisement and appraisal

DEPARTMENT OF SAFETY & HOMELAND SECURITY

**Acquisition – Lease (Land)**

**Requested Action:**                   **Approval of leases with waiver of advertisement and appraisal**

**Transaction Description:**       Transaction No. TACN-3000

- **Location:**                        Statewide – Tennessee
- **Landlord:**                        Various Local Municipalities
- **Term:**                                +/- 50 years
- **Area/Cost:**                        Variable / Mutual Benefit
- **Source of Funding:**            TDSHS Op Funds (REM Fees) (A)

**Comment:**                            The Department of Safety & Homeland Security (DSHS) requests approval to lease various sites across the State for the Tennessee Advanced Communications Network (TACN). The TACN system is a statewide radio system that provides inter-operable radio communication infrastructure for local, state, and federal first responders. These leases will provide the land for the communications towers and associated improvements to be constructed under SBC Project 502/001-01-2023 and future TACN projects. Sites where communications towers are needed will be identified based on coverage maps to ensure optimal connectivity.

The municipalities are willing to enter these leases at no cost to gain the benefits of the improved TACN interoperability. Leased premises will be less than three acres each plus access easements. DSHS is responsible for all maintenance of its improvements.

**Minutes:**                               11/20/2023    Approved leases with waiver of advertisement and appraisal

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:**       Transaction No. 22-08-904 (BOP)

● **Proposed Lease**

- **Location:**                   Williamson County –5217 Maryland Way, Suite 302, Brentwood, TN
- **Landlord:**                   United Premier Building, LLC, a Tennessee limited liability company, 5217 Maryland Way, LLC, a Tennessee limited liability company and 987 Union Street, L.L.C., a Tennessee limited liability company, as tenants in common c/o AmCorp Realty ATTN: Ben H. Willingham III
- **Term:**                         6 years
- **Area / Costs:**               1,578 Square Feet

Annual Contract Rent (includes utilities and janitorial)	\$49,991.04	\$31.68/sf
Total Annual Effective Cost	\$49,991.04	\$31.68sf

● **Current Lease**

- **Location:**                   Williamson County –5217 Maryland Way, Suite 302, Brentwood, TN
- **Landlord:**                   United Premier Building, LLC c/o AmCorp Realty ATTN: Ben H. Willingham III
- **Term:**                         2 years and 8 months (June 1, 2021 to January 31, 2024)
- **Area / Costs:**               1,578 Square Feet

Annual Contract Rent (includes utilities and janitorial)	\$48,918.00	\$31.00/sf
Total Annual Effective Cost	\$48,918.00	\$31.00/sf

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

**Comment:**                       This lease will provide office space for Board of Parole. This lease is estimated to commence on or before February 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.

Advertisement is not required pursuant to TCA §12-2-114.

**Minutes:**                         11/20/2023     Approved a lease

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on October 23, 2023.

### 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 three capital improvements 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:** University of Tennessee – Southern  
**Location:** Pulaski, Tennessee  
**Project Title:** Martin Hall Improvements  
**Project Description:** Improvements of Martin Hall including new electrical upgrades *and interior finishes*. Project includes all related work.  
**SBC Project No.** 540/006-22-2023  
**Total Project Budget:** \$76,500.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget, scope, and funding (increase of \$11,500.00)  
**Approval Date:** 11/20/2023
  - 2) **State Procurement Agency:** University of Tennessee – Martin  
**Location:** Martin, Tennessee  
**Project Title:** Pryor Conner Buildings  
**Project Description:** Renames the University Village Ph 1 & Ph II to Jessie Lou Arnold Pryor Place, and Harold Conner, Sr. Community. Includes building signage and installation of permanent exterior standalone structures with memorial plaques in honor of Jessie Lou Arnold Pryor and Harold Conner, Sr.  
**SBC Project No.** 540/011-05-2023  
**Total Project Budget:** \$12,000.00  
**Source of Funding:** Plant Funds (Aux-Housing) (A)  
**Approval:** Approved project and utilizing Campus Consultant (TLM & Associates, Inc.) for design and System Procurement for construction  
**Approval Date:** 11/20/2023



3) **State Procurement Agency:** STREAM / Tennessee State Veterans' Homes Board  
**Location:** Cleveland, Tennessee  
**Project Title:** Cleveland Veterans Home Blue Star Memorial Marker  
**Project Description:** Install a Blue Star Memorial marker at the Cleveland Veterans Home and all required related work.  
**SBC Project No.** 680/001-01-2023  
**Total Project Budget:** \$1,765.00  
**Source of Funding:** Gift-in-Place (O)  
**Approval:** Approved gift-in-place construction, with plans and specifications to be approved by the State Architect  
**Approval Date:** 11/20/2023

- 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 Institute of Agriculture  
**Location:** Walland, Tennessee  
**Project Title:** ARP – LRAEU – Feed Center Expansion  
**Project Description:** Expansion of Little River Animal & Environmental Unit (LRAEU) facilities needed for the dairy unit. Construction of new feed bin areas that include open structures, site infrastructure, and equipment. Includes all related work.  
**SBC Project No.** 540/001-22-2023  
**Total Project Budget:** \$498,000.00  
**Source of Funding:** Federal Funds (ARP) (F)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 11/06/2023

2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Lindsay Nelson Stadium Upgrades  
**Project Description:** Upgrades include replacement of some existing bleachers with seatbacks to match the rest of the seating in the stadium. Work includes waterproofing of the concrete seat deck, *replacing video board*, *adding field wall pads*, as well as replacement of interior moveable shelving. Includes all related work to complete the project.  
**SBC Project No.** 540/009-36-2021  
**Total Project Budget:** \$590,000.00  
**Source of Funding:** Plant Funds (Aux-Athletics) (A)  
**Approval:** Approved a revision in project scope, budget, and funding (increase of \$120,000.00)  
**Approval Date:** 11/06/2023

## Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals of an alternate delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Spring Hill, Tennessee  
**Project Title:** ARP – MTREC Spring Hill Improvements  
**Project Description:** Improvements for Beef Cattle large scale production research, including concrete pads of various sizes, electrical and water services to pastures, infrastructure improvements, and all related work to complete the project.  
  
**SBC Project No.** 540/001-01-2023  
**Total Project Budget:** \$2,400,000.00  
**Source of Funding:** Federal Funds (ARP (F))  
**Approval:** Approved utilizing System Procurement for a portion of the work  
**Approval Date:** 10/25/2023
  - 2) **State Procurement Agency:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Athletic Facilities Upgrades  
**Project Description:** Maintenance and upgrades of multiple athletic facilities including technology, finishes, furnishings, building systems, code related items, structural needs, and improvements to spaces as needed. Project includes all related work.  
  
**SBC Project No.** 540/009-29-2022  
**Total Project Budget:** \$5,600,000.00  
**Source of Funding:** Plant Funds (Aux-Athletics) (A)  
**Approval:** Approved utilizing System Procurement for a portion of the work  
**Approval Date:** 10/27/2023
- Reported the following two approvals 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:** Tennessee Board of Regents / Pellissippi State Community College  
**Location:** Knoxville, Tennessee  
**Project Title:** Hardin Valley Campus Renovations  
**Project Description:** Renovate and reconfigure spaces in multiple buildings on the Hardin Valley campus and all related work.  
  
**SBC Project No.** 166/032-01-2022  
**Total Project Budget:** \$25,000,000.00  
**Source of Funding:** \$24,500,000.00 22/23 CurrFunds-CapImp (A)  
\$ 500,000.00 Gifts (O)  
**Approval:** Approved awarding a contract to the best evaluated proposer for CM/GC (Johnson Galyon, Inc.)  
**Approval Date:** 10/30/2023

- 2) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Nashville, Tennessee  
**Project Title:** TEMA Main Warehouse & Middle Regional Coordination Center  
**Project Description:** Construction of a new TEMA warehouse and a new regional coordination center and all required related work.  
**SBC Project No.** 361/107-01-2023  
**Total Project Budget:** \$59,320,000.00  
**Source of Funding:** 22/23 CurrFunds-CapImp (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for CM/GC (T.W. Frierson)  
**Approval Date:** 10/30/2023

### Other Report Item

- 1) **State Procurement Agency:** STREAM / Department of Transportation  
**Transaction Description:** Transaction No. 23-10-002  
**Location:** Hamblen County – 0.29 ± acres permanent drainage easement – Evan Greene Plaza, Morristown, TN  
**Owner:** Merchant Greene Partners  
**Source of Funding:** Merchant Greene Partners (REM Fees) (O)  
**Approval:** Acknowledgement of Termination of Drainage Easement (Reversion-No Longer Needed)

### Designer Selections

- Reported the following designer selection 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 / TN College of Applied Technology  
**Location:** Crump, Tennessee  
**Project Title:** TCAT Crump Plumbing & Life Safety Updates  
**SBC Project No.** 166/084-02-2023  
**Total Project Budget:** \$800,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Designer:** Mid South Engineering Consultants, LLC  
**Approval Date:** 10/20/2023
- 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**  
(Panhellenic Demolition)  
Total Project Budget: \$1,050,000.00  
SBC Project No. 540/009-15-2023  
Designer: **Sparkman & Associates Architects, Inc.**

2) **Tennessee Board of Regents**  
(Statewide Consultant - Stormwater)  
Total Project Budget: Not Applicable  
SBC Project No. 166/000-01-2023  
Designer: **WSP USA Environment & Infrastructure, Inc.**

- |   |  |
|---|--|
| <p>3) <b>University of Memphis</b><br/>           (Statewide Consultant – Architectural)<br/>           Total Project Budget: \$500,000.00<br/>           SBC Project No. 367/000-01-2023<br/>           Designer: <b>Self Tucker Architects, Inc.</b></p>          | <p>10) <b>Fall Creek Falls State Park</b><br/>           (Wastewater Collection System Replacement)<br/>           Total Project Budget: \$5,000,000.00<br/>           SBC Project No. 126/036-01-2023<br/>           Designer: <b>McGill Associates, P.A., Inc.</b></p>                           |
| <p>4) <b>University of Memphis</b><br/>           (Statewide Consultant – Electrical)<br/>           Total Project Budget: \$500,000.00<br/>           SBC Project No. 367/000-01-2023<br/>           Designer: <b>Canup Engineering, Inc.</b></p>                  | <p>11) <b>Natchez Trace State Park</b><br/>           (Septic System Replacement)<br/>           Total Project Budget: \$4,000,000.00<br/>           SBC Project No. 126/057-03-2023<br/>           Designer: <b>Ardurra Group, Inc.</b></p>   |
| <p>5) <b>University of Memphis</b><br/>           (Statewide Consultant – Mechanical)<br/>           Total Project Budget: \$500,000.00<br/>           SBC Project No. 367/000-01-2023<br/>           Designer: <b>Halton Engineering, Inc.</b></p>                 | <p>12) <b>Pickett State Park</b><br/>           (Wastewater Treatment Plant Replacement)<br/>           Total Project Budget: \$6,000,000.00<br/>           SBC Project No. 126/078-01-2023<br/>           Designer: <b>Ardurra Group, Inc.</b></p>  |
| <p>6) <b>University of Memphis</b><br/>           (Statewide Consultant – Structural/Civil)<br/>           Total Project Budget: \$500,000.00<br/>           SBC Project No. 367/000-01-2023<br/>           Designer: <b>SSR Ellers, Inc.</b></p>                   | <p>13) <b>Pickwick Landing State Park</b><br/>           (Wastewater Collection System Replacement)<br/>           Total Project Budget: \$2,500,000.00<br/>           SBC Project No. 126/079-02-2023<br/>           Designer: <b>Smith Seckman Reid, Inc.</b></p>                                |
| <p>7) <b>Austin Peay State University</b><br/>           (Campus Consultant - Architect)<br/>           Total Project Budget: \$500,000.00<br/>           SBC Project No. 373/003-02-2023<br/>           Designer: <b>Wier Boerner Allin Architecture, PLLC</b></p> | <p>14) <b>Roan Mountain State Park</b><br/>           (Wastewater Infrastructure Replacement)<br/>           Total Project Budget: \$6,500,000.00<br/>           SBC Project No. 126/086-01-2023<br/>           Designer: <b>Cannon &amp; Cannon, Inc.</b></p>                                     |
| <p>8) <b>Big Ridge State Park</b><br/>           (Wastewater Collection System Replacement)<br/>           Total Project Budget: \$3,500,000.00<br/>           SBC Project No. 126/009-01-2023<br/>           Designer: <b>McGill Associates, P.A., Inc.</b></p>    | <p>15) <b>Standing Stone State Park</b><br/>           (Wastewater Infrastructure Replacement)<br/>           Total Project Budget: \$6,000,000.00<br/>           SBC Project No. 126/091-01-2023<br/>           Designer: <b>Smith Seckman Reid, Inc.</b></p>                                     |
| <p>9) <b>Bledsoe Creek State Park</b><br/>           (Wastewater Infrastructure Replacement)<br/>           Total Project Budget: \$6,500,000.00<br/>           SBC Project No. 126/012-01-2023<br/>           Designer: <b>Smith Seckman Reid, Inc.</b></p>        | <p>16) <b>Department of Children’s Services</b><br/>           (New West, Middle, &amp; East Assessment &amp; Intake Facilities)<br/>           Total Project Budget: \$88,360,000.00<br/>           SBC Project No. 144/000-01-2023<br/>           Designer: <b>Allen &amp; Hoshall, Inc.</b></p> |

17) **Department of Children's Services**  
(New Woodland Hills & John S. Wilder Hardware &  
Staff Secure Facilities)  
Total Project Budget: \$333,300,000.00  
SBC Project No. 144/000-02-2023  
Designer: **A2H, Inc.**

18) **Andrew Jackson State Office Building**  
(Office Space Consolidation - SWAC)  
Total Project Budget: \$3,700,000.00  
SBC Project No. 529/073-02-2023  
Designer: **HMK Architects, PLLC**

**Other Business**

There being no further business, the meeting adjourned at 11:09 a.m.

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EAST TENNESSEE STATE UNIVERSITY**Disposal – Lease (Space)****Requested Action:** Approval of disposal by lease with waiver of advertisement and appraisal

**Transaction Description:** Transaction No. 23-08-007

- **Location:** East Tennessee State University  
Washington County – 2101 Signal Drive, Johnson City, TN
- **Tenant:** Mountain States Health Alliance (Ballad Health)
- **Term:** 5 years and 1 month (December 1, 2023 to December 31, 2028)
- **Area / Costs:** 14,042 sf / \$196,588/year (\$14.00/sf)

**FRF Rate:** \$18.00/sf

**Comment:** East Tennessee State University (ETSU) currently operates a childcare facility on this site and requests approval to enter a lease with Mountain States Health Alliance (MSHA) to manage and operate the childcare facility. Transferring operation of the childcare facility to MSHA will allow approximately 75 more children to be served. Childcare slots will be allocated in accordance with a separate agreement between the parties and will be open to ETSU student families, MSHA employee families, and others as identified. MSHA will also partner with ETSU to provide field experiences and other opportunities for ETSU students pursuing degrees in early childhood care and education.

A Request for Information to gauge interest in operating this childcare facility was posted on the ETSU website on May 15, 2023. Ballad Health was the only respondent and so ETSU requests waiver of advertisement. MSHA will be responsible for all utility costs and maintenance costs under \$60,000, and the rent paid by Ballad Health will include \$2.00/sf to offset any maintenance and repair costs to be paid by ETSU. ETSU believes this rental amount is appropriate given the benefits that will accrue to ETSU.

**Minutes:** 11/20/2023 Approved disposal by lease with waiver of advertisement and appraisal

TENNESSEE TECHNOLOGICAL UNIVERSITY**Acquisition – Lease (Land)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 23-11-001● **Proposed Lease**

- **Location:** Joe L. Evins Appalachian Center for Crafts  
DeKalb County, 451.68 acres, 1560 Craft Center Drive, Smithville, TN 37166
- **Landlord:** Department of the Army (U.S. Army Corps of Engineers)
- **Term:** 25 years (November 30, 2020 – November 29, 2045)
- **Area / Costs:** +/- 451.68 acres/Cost – Operation and Maintenance of the Premises

● **Current Lease**

- **Location:** Joe L. Evins Appalachian Center for Crafts  
DeKalb County, 451.68 acres, 1560 Craft Center Drive, Smithville, TN 37166
- **Landlord:** U.S. Government, U.S. Army Corps of Engineers
- **Term:** 25 years (December 1, 1995 – November 30, 2020)
- **Area / Costs:** +/- 451.68 acres/Cost – Operation and Maintenance of the Premises

● **Source of Funding:** N/A● **Procurement Method:** Negotiated

**Comment:** This lease will allow for the continued operation of the Joe L. Evins Appalachian Center for Crafts (Craft Center). The Craft Center was originally funded by the Appalachian Regional Commission and construction began in 1977. The first classes and workshops were held at the Craft Center in 1979. The Craft Center is operated by Tennessee Technological University and is an administrative division of the School of Art, Craft & Design in the College of Fine Arts.

A four-building complex exceeding 87,000 square feet houses the instructional and administrative office for the Craft Center. The four buildings include over 50,000 square feet of studio space, 4,000 square feet of exhibition and sales galleries, administrative offices, conference room, computer lab, audio/visual room, a library, laundry, and cafeteria. A housing complex consists of four units with rooms in each unit that accommodate up to 128 individuals. A resident manager's house and maintenance storage building are also on site. TTU is responsible for the operation and maintenance of the property for the benefit of the United States and the general public and in accordance with annual plans approved by the Landlord.

**Minutes:** 11/20/2023 Approved a lease

TENNESSEE WILDLIFE RESOURCES AGENCY**Disposal – Lease (Land)**

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

**Transaction Description:** Transaction No. 23-05-004

- **Location:** Hardin County – 3.78 +/- acres – (2 tracts) – Main Street, Saltillo, TN
- **Tenant:** Town of Saltillo (Town)
- **Term:** 30 years
- **Cost:** Mutual Benefit
- **Source of Funding:** TWRA Op Funds (REM Fee) (A)

**Comment:** Tennessee Wildlife Resources Agency (TWRA) is requesting approval to dispose, by lease, of two tracts to the Town. These tracts will be used to provide public boating access and parking. A prior memorandum of understanding with the Town for this purpose has expired and the parties desire to document their agreement in a new lease. Under the terms of the Lease, the Town will be responsible for the maintenance and operation of the public boat ramp and parking area, eliminating the need for TWRA to perform this work. The lease will require that the Town operate the boat ramp and parking area in accordance with TWRA rules and regulations. Waiver of advertisement and appraisal is requested since the tenant is a governmental entity and the lease is for a public purpose.

**Minutes:** 11/20/2023 Approved disposal by lease with advertisement and appraisal



TENNESSEE WILDLIFE RESOURCES AGENCY**Disposal – Easement (Utility)****Requested Action:** Approval of a revision of disposal by easement**Transaction Description:** Transaction No. 22-06-003● **Proposed Revision**

- **Location:** Yanahli Wildlife Management Area (YWMA)  
Maury County– 0.83 ± acres – South of New Lewisburg Highway, TN
- **Estimated Sale Price:** Fair Market Value

● **Previously Approved**

- **Location:** Yanahli Wildlife Management Area (YWMA)  
Maury County– 0.31 ± acres – South of New Lewisburg Highway, TN
- **Estimated Sale Price:** Mutual Benefit
- **Grantee:** Donald Dwayne Martin, Ronald Wayne Martin, Charlotte Ann McCord, and Melanie Dawn Pilkinton

**Comment:** Tennessee Wildlife Resources Agency (TWRA) is requesting a revision to the previously approved transaction to increase the acreage of a permanent utility easement to the landlocked Charles Martin Estate Tract. The increase is due to utility company requirement for a 50-foot-wide easement.

Grantees receiving benefit of easement will be paying all cost associated with this easement.

**Previous Action:** 11/21/2022 Approved acquisition by easement and disposal by easement with waiver of appraisal  
08/21/2023 Approved disposal by utility easement with waiver of appraisal

**Minutes:** 11/20/2023 Approved a revision of disposal by easement

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 22-01-904 (DCS)● **Proposed Lease**

- **Location:** Lauderdale County – Lot 1, HWY 51 S, Ripley, TN
- **Landlord:** Allied Partners LLC c/o William Richard Douglas
- **Term:** 10 years with one 5-year renewal option
- **Area / Costs:** 4,600 Square Feet

Annual Contract Rent (includes utilities)	\$124,200.00	\$27.00/sf
Estimated Annual Janitorial Cost	5,060.00	1.10/sf
Total Annual Effective Cost	\$129,260.00	\$28.10/sf

● **Current Lease**

- **Location:** Lauderdale County – 417 South Washington Street Suite B, Ripley, TN
- **Landlord:** Allied Partners LLC c/o William Richard Douglas
- **Term:** 5 years (January 1, 2019 to December 31, 2023)
- **Area / Costs:** 7,077 Square Feet

Annual Contract Rent	\$49,190.00	\$6.95/sf
Estimated Utilities Cost	12,384.75	1.75/sf
Estimated Janitorial Cost	7,784.70	1.10/sf
Total Annual Effective Cost	\$69,359.45	\$9.80/sf

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

**Comment:** This lease will provide office space for Department of Children’s Services (DCS). One proposal from one proposer was received and evaluated. The proposed location will be a build to suit to meet the State’s needs. DCS is implementing Alternative Workplace Solutions (AWS) that will result in a decrease of 2,477 rentable square feet. The lease contains a purchase option with a stated purchase price for each year of the lease. The lease is expected to commence on or before January 2027.

The tenant may terminate this lease for convenience with 90-days’ written notice to the landlord after 60 months.

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:** 11/20/2023 Approved a lease

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 22-01-906 (DHS)● **Proposed Lease**

- **Location:** Lauderdale County – Lot 1, HWY 51 S, Ripley, TN
- **Landlord:** Allied Partners LLC c/o William Richard Douglas
- **Term:** 10 years with one 5-year renewal option
- **Area / Costs:** 4,400 Square Feet

Annual Contract Rent (includes utilities)	\$118,800.00	\$27.00/sf
Estimated Janitorial Cost	4,840.00	1.10/sf
Total Annual Effective Cost	<u>\$123,640.00</u>	<u>\$28.10/sf</u>

● **Current Lease**

- **Location:** Lauderdale County – 417 South Washington Street Suite A, Ripley, TN
- **Landlord:** Allied Partners LLC c/o William Richard Douglas
- **Term:** 5 years (January 1, 2019 to December 31, 2023)
- **Area / Costs:** 4,337 Square Feet

Annual Contract Rent	\$26,022.00	\$6.00/sf
Estimated Utilities Cost	7,589.75	1.75/sf
Estimated Janitorial Cost	4,770.70	1.10/sf
Total Annual Effective Cost	<u>\$38,382.45</u>	<u>\$8.85/sf</u>

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

**Comment:** This lease will provide office space for Department of Human Services. One proposal from one proposer was received and evaluated. The additional square footage will allow for the implementation of security zones. The lease contains a purchase option with a stated purchase price for each year of the lease. The lease is a build to suit and is estimated to commence on or before January 2027.

The tenant may terminate this lease for convenience with 90-days' written notice to the landlord after 60 months.

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:** 11/20/2023 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. 20-12-901 (DOC)

- **Proposed Amendment**

- **Term:** 6 years (February 1, 2021 – January 31, 2027)
- **Area / Costs:** 9,941 Square Feet

Average Annual Contract Rent	\$178,938.00	\$18.00/sf
Estimated Utilities Cost	17,396.75	1.75/sf
Estimated Janitorial Cost	10,935.10	1.10/sf
Total Annual Effective Cost	<u>\$207,269.85</u>	<u>\$20.85/sf</u>

- **Current Lease**

- **Location:** Montgomery County – 100 Providence Boulevard, Suite A, Clarksville, TN
- **Landlord:** Boot Hill Holdings, LLC
- **Term:** 3 years (February 1, 2021 – January 31, 2024)
- **Area / Costs:** 9,941 Square Feet

Average Annual Rent	\$148,120.90	\$14.90/sf
Estimated Annual Utility Cost	17,396.75	1.75/sf
Estimated Annual Janitorial Cost	10,935.10	1.10/sf
Total Average Annual Effective Cost	<u>\$176,452.75</u>	<u>\$17.75/sf</u>

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

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

This amendment is in the best interest of the State to prevent a lease holdover while allowing additional time to evaluate how to best meet programmatic needs in support of the Agency's real estate strategy. The long-term procurement is currently in the preliminary phase.

**Previous Action:** 01/25/2021 Approved a lease**Minutes:** 11/20/2023 Approved a lease amendment with waiver of advertisement

Approved:



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