



**STATE OF TENNESSEE
DEPARTMENT OF GENERAL SERVICES**

**REQUEST FOR INFORMATION (RFI)
FOR**

**State Parking Lots - Planning and Development
RFI # 50101.001.24**

Release Date: July 29, 2024

1. STATEMENT OF PURPOSE:

The State of Tennessee, Department of General Services, State of Tennessee Real Estate Asset Management (STREAM), hereinafter referred to as "the State," has issued this RFI for the purpose of gathering information from the real estate development community regarding the potential development opportunities, if the State offered parking lots 28 and 29 adjacent to Dr. Martin Luther King Jr. Blvd. (MLK Blvd), and lot 16 adjacent to Rosa L. Parks Blvd. in the downtown Nashville area.

2. BACKGROUND:

The State is reviewing options for the sale and development of three State-owned parking lots with the following conditions:

- The State has entered into a lease agreement for lot 29 until 2042 to provide 100 parking spaces to support the development of "workforce housing" units to be constructed along MLK Blvd. on private property. We request a new owner of lot 29 negotiate a fair market value (FMV) rent rate for the 100 parking spaces with the State lessee for the remainder of the lease term.
- The State has a requirement of 700 parking spaces for employees on weekdays (Monday – Friday) from 6:00 a.m. through 6:00 p.m. (additional hours may be required during the legislative session). There is a preference for 500 of these spaces in close proximity to MLK Blvd and 200 spaces in close proximity to the Andrew Johnson State Office Building located at 710 James Robertson Pkwy.

A parking lot map has been included as an attachment to this RFI for reference.

3. COMMUNICATIONS:

3.1. Please email your written response to this RFI and any questions to:

Tammy Robbins, STREAM Procurement Manager
Email: Tammy.Robbins@tn.gov

3.2. Please reference **RFI No. 50101.001.24** with all communications to this RFI.

3.3. Please limit your response to twenty (20) pages.

4. RFI SCHEDULE OF EVENTS:

EVENT		TIME (Central Time Zone)	DATE (All dates are State business days)
1.	RFI Issued		July 29, 2024
2.	Written "Questions & Comments" Deadline	2:00 p.m.	August 9, 2024
3.	State Response to Written "Questions & Comments"		August 23, 2024
4.	RFI Response Deadline	2:00 p.m.	August 30, 2024
5.	State may reach out to Respondents for clarifications and discussions		September 3, 2024 – September 13, 2024

5. GENERAL INFORMATION:

5.1. Please note that responding to this RFI is not a prerequisite for responding to any future solicitations related to this project, and a response to this RFI will not create any contractual rights or obligations for any party. Responses to this RFI will become property of the State.

5.2. The information gathered from this RFI is intended to be used in the planning for a future potential sale for the development of the State-owned parking lots (16, 28 and 29). In order to prevent an unfair advantage among potential respondents, the RFI responses will not be available until after the completion of the evaluation of any responses, proposals, or bids resulting from a future procurement. In the event the State chooses not to go further in the procurement process and responses are never evaluated, the responses to the procurement, including the responses to the RFI, will be considered confidential by the State.

5.3. The State will not pay for any costs associated with responding to this RFI.

5.4. The State may contact select Respondents to discuss this RFI or ask questions.

6. INFORMATIONAL FORMS:

The State is requesting the following information from all interested parties in their response to the RFI. Please complete the Technical Information Form by September 12, 2024:

RFI No. 50101.001.24
TECHNICAL INFORMATIONAL FORM
1. RESPONDENT LEGAL ENTITY NAME:
2. RESPONDENT CONTACT PERSON: Name, Title: Address: Phone Number: Email:
3. Please describe examples of prior work or similar development projects in the Metropolitan Nashville area or other TN cities.
4. What do you think would be the highest and best use for the three parking lots and provide a description of the type of development?
5. Describe any issues or limitations with the zoning, height restrictions, ingress/egress or other concerns to develop the properties?
6. Parking lots (16, 28 and 29) are separate and may be purchased individually or as a group. Please list the parking lots in order of highest to lowest overall value and priority and explain your reasoning.
7. The State has a continuing need for approximately 700 parking spaces for employees and would like to understand options for this need. Would you consider building a parking garage for the State or allocating parking spaces to accommodate up to 700 spaces as part of the sale and purchase agreement?
8. How would you provide for the 700 State parking spaces requirement during the construction and development of the properties?
9. How would you provide for the 100 private "workforce housing" parking spaces that would be needed near MLK Blvd during the construction and development of the properties? How would you provide for the 100 spaces for the remainder of the lease term after the

development of the properties?
10. Please provide additional thoughts or ideas to consider that might benefit the State in the development of the three parking lots.

Nashville Central Business District Parking Lots

