

SENATE BILL 2102

By Johnson

AN ACT to amend Tennessee Code Annotated, Title 4,  
relative to state real estate management.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 4, Chapter 3, Part 11, is amended by adding the following as a new section:

**4-3-1108. STREAM Act.**

(a) This section is known and may be cited as the "State of Tennessee Real Estate Asset Management (STREAM) Act".

(b) The commissioner of general services may:

(1) Administer general custodial care and decision-making responsibility for all executive branch leases, acquisitions, and disposals of real property, and exercise responsibility for agency compliance with state building commission policy requirements on land and lease acquisitions and disposals;

(2) Provide state executive branch agencies with additional support services for real property that are not otherwise assigned by law to other departments or divisions;

(3) Notwithstanding any law or policy to the contrary:

(A) Approve construction delivery methods for projects under the commissioner's control that include, but are not limited to, design/bid/build, design/build, public-private partnerships, best value, construction manager/general contractor, and job order contract; and

(B) Approve financial incentives for the early completion of capital projects under budget and in accordance with agreed upon construction schedules; and

(4) Promulgate rules in accordance with the Uniform Administrative Procedures Act, compiled in chapter 5 of this title, and establish policies to effectuate the purposes of this section.

SECTION 2. Tennessee Code Annotated, Section 4-15-107(3)(B), is amended by deleting the subdivision and substituting:

(B) Will cost state departments, colleges of applied technology, and public two-year institutions of higher learning in excess of one million dollars (\$1,000,000) for a structure or three million dollars (\$3,000,000) for a project excluding furniture and equipment; or

SECTION 3. The headings in this act are for reference purposes only and do not constitute a part of the law enacted by this act. However, the Tennessee Code Commission is requested to include the headings in any compilation or publication containing this act.

SECTION 4. This act takes effect upon becoming a law, the public welfare requiring it.