

AGENDA
State Building Commission
Executive Subcommittee

Cordell Hull State Office Building
House Hearing Room II
April 20, 2026
11:00 a.m.

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Pursuant to T.C.A. 8-44-108(c)(2), if one or more members is not physically present at the meeting but may attend virtually, the meeting will include one or more members who will participate by electronic means of communication. Regardless of whether any member participates by electronic means of communication, members of the public may attend the meeting in-person at the location listed on the meeting agenda or may access the meeting by clicking [Capitol streaming](#) to view and listen to the meeting by electronic means of communication. If you wish to provide public comment during the meeting, please send a message to state.architect@tn.gov indicating your intent to comment at least 48 hours in advance of the meeting or make a request in person by speaking with the State Architect prior to the meeting start.

CONSENT AGENDA

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

1. **Agency:** University of Tennessee
Requested Action: Approval to award a contract to the best evaluated proposer for leasing brokerage services
Transaction No.: 25-11-001
Location: Washington, D.C.

2. **Agency:** Department of Environment & Conservation
Requested Action: Approval of acquisition in fee
Transaction No.: 26-03-014
Location: Head of the Crow State Park (HOTCSP)
Franklin County – 290.00 +/- acres (2 tracts) – 0 Sherwood Road, Sherwood City, TN

3. **Agency:** Department of Environment & Conservation
Requested Action: Approval of acquisition in fee and to pay expenses
Transaction No.: 26-03-008
Location: Fiery Gizzard State Park (FGSP)
Grundy County - 1.00 +/- acres- 0 Lake Road, Tracy City, TN

4. **Agency:** Department of Environment & Conservation
Requested Action: Approval of acquisition in fee with waiver of appraisal
Transaction No.: 26-03-003
Location: Washmorgan Hollow State Natural Area
Jackson County – 72.33 +/- acres – Spring Creek Road, Dodson Branch, TN

5. **Agency:** Department of Environment & Conservation
Requested Action: Approval of acquisition in fee for more than appraised value and to pay expenses
Transaction No.: 26-03-010
Location: Justin P. Wilson Cumberland Trail State Park (JPWCTSP)
Morgan County - 9.00 +/- acres- 0 West of Catoosa Road, Wartburg, TN

6. **Agency:** Department of Transportation
Requested Action: Approval of disposal in fee
Transaction No.: 26-01-004
Location: Carter County – 24.323 +/- acres – Land Behind Wedgewood Cir, Elizabethton, TN

7. **Agency:** Department of Agriculture
Requested Action: Approval of disposal by lease and easement with waiver of advertisement
Transaction No.: 26-01-001
Location: Pickett State Forest
Pickett County – Hwy 154, Pall Mall, TN

8. **Agency:** Tennessee Wildlife Resources Agency
Requested Action: Approval of disposal by easement with waiver of appraisal
Transaction No.: 26-02-007
Location: The Boils Wildlife Management Area
Jackson County – 0.04 +/- acres – 12968 Dodson Branch Hwy, Gainesboro, TN

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Gift)

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

Transaction Description: Transaction No. 26-03-023

- **Location:** Roaring Creek State Park
 Hamilton County – 789 +/- acres– 16375 Dayton Pike, Chattanooga, TN
- **Owner:** Hamilton County
- **Purchase Price:** Gift
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A) (REM Fees)

Transaction Description: Transaction No. 26-03-006

- **Location:** Roaring Creek State Park
 Rhea County – 511 +/- acres– Walker Rd
- **Owner:** Hamilton County
- **Purchase Price:** Gift
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A) (REM Fees)

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 donation of 1,300 acres that would establish Tennessee’s 70th state park, advancing Governor Lee’s conservation initiative to create 14 new state parks during his administration. This site, planned to be Roaring Creek State Park, would expand Tennessee State Parks’ presence on the Cumberland Plateau and provide access to the Cumberland Trail. Its rolling pastures, woodlands, and ridgelines offer diverse recreational opportunities, including hiking, mountain biking, and fishing. This property contains five known prehistoric sites to include burial mounds, a former Cherokee village, as well as the historic McDonald family settlement, presenting opportunities for preservation and interpretation that support both conservation and regional tourism.

The Roaring Creek State Park visitor center and campground is a FY26/27 budget request.

Historical Property Information:

- Hamilton County 26-03-023
- Date of Last Transfer: 12/21/2021
- Purchase Price: \$0
- Property Assessor’s Value: \$13,095,900.00 (multiple parcels)
- Square Footage Improvements: N/A

- Rhea County 26-03-006
- Date of Last Transfer: 12/21/2021
- Purchase Price: \$0
- Property Assessor’s Value: \$2,818,800.00 (multiple parcels)
- Square Footage Improvements: N/A

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

Requested Action: **Approval of acquisition in fee**

Transaction Description: Transaction No. 25-10-003

- **Location:** Wolf River Wildlife Management Area (WRWMA)
Fayette County- 747 +/- acres- 0 Highway 196, Piperton, TN
- **Owner:** Wolf River Conservancy (WRC)
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A), 25/26 Wetlands Acquisition Fund (A), and TN Heritage Conservation Trust (O)

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 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. §11-14-402.

TWRA is requesting approval to acquire a high priority conservation tract in the Wolf River watershed. This property fills an important gap in the Wolf River WMA, containing over 2.75 miles of frontage on the Wolf River and linking over 5,800 acres of public conservation lands along 14 continuous miles of protected river frontage.

The tract also contains a small hunting shed that will be used for storage.

The grant agreement between the Tennessee Heritage Conservation Trust and Tennessee Wildlife Resources Agency requires that the tract maintain its conservation values in perpetuity.

The agency certifies that it does not anticipate making a request within the next 5 years for a budget adjustment or an appropriation in the budget to support uses on the land being acquired.

Historical Property Information:

- Date of Last Transfer: 11/18/2025
- Purchase Price: \$2,614,500.00
- Property Assessor's Value: \$2,532,600.00
- Square Footage Improvements: 500 square feet

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: Approval of a lease

Transaction Description: Transaction No. 23-06-912 (DCS) and 23-06-913 (DHS)

• **Proposed Lease:**

- **Location:** Henry County – TBD., Paris, TN
- **Landlord:** The 2011-D Pedigo Trust c/o: Jerrold Pedigo
- **Term:** 10 years with one 5-year renewal option
- **Buildout:** \$1,302,651 (Landlord Expense)
- **Area:** 12,155 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent	\$26.36/sf	\$320,373.54
Average Annual Contract Rent	26.90/sf	327,024.31
Estimated Annual Utility Cost	1.75/sf	21,271.25
Estimated Annual Janitorial Cost	1.10/sf	13,370.50
Total Annual Effective Cost	\$29.75/sf	\$361,666.06

• **Current Lease:**

- **Location:** Henry County – 126 Culley Dr., Paris, TN (DCS)
- **Landlord:** Robert G. Pastor, Robert John Pastor, & Marion Michelle Pastor-Goughenour
- **Term:** 3 years (July 1, 2024 – June 30, 2027)
- **Area:** 7,000 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent	\$11.00/sf	\$77,770.00
Average Annual Contract Rent	11.50/sf	80,523.00
Estimated Annual Utility Cost	1.75/sf	12,250.00
Estimated Annual Janitorial Cost	1.10/sf	7,700.00
Total Annual Effective Cost	\$14.35/sf	\$100,473.00

• **Current Lease:**

- **Location:** Henry County – 1023 Mineral Wells Ave., Suite F, Paris, TN (DHS)
- **Landlord:** Adams & Sullivan Real Estate, LLC
- **Term:** 3 years (October 1, 2024 – August 31, 2027)
- **Area:** 12,200 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	6.00/sf	73,200.00
Estimated Annual Utility Cost	1.75/sf	21,350.00
Estimated Annual Janitorial Cost	1.10/sf	13,420.00
Total Annual Effective Cost	\$8.85/sf	\$107,970.00

- **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) and Department of Human Services (DHS) in Henry County. Two proposals from two proposers were received and evaluated. The new location will be a build to suit to meet the State’s needs. This lease is estimated to commence on or before July 2027.

The current footprint reflects excess space DHS assumed. AWS will be implemented in the new locations and the footprint will be rightsized.

The tenant may terminate this lease for convenience at any time after the 8th year of this lease term within 90-days’ written notice to the landlord.

The renewal option, if exercised, increases rent by \$.50 every other year.

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

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

1. APPROVAL of the Minutes of the Executive Subcommittee meeting held on March 23, 2026.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- REPORT of the following capital project(s) 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:** STREAM / Department of Agriculture
Location: Statewide, Tennessee
Project Title: Natchez Trace State Forest Residential Demolitions
Project Description: Demolish two vacant residences, a shed, a detached garage and all required related work.
SBC Project No: 100/010-01-2025
Total Project Budget: \$ 30,000.00
Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	
\$270,000.00	(\$240,000.00)	\$30,000.00	24/25 Ag Op Funds (A)

Approval: Approved a revision in project budget and funding (decrease of \$240,000.00)
Approval Date: 03/26/2026

Approvals of Revisions to Existing Capital Projects

- REPORT of the following approval of an alternate delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College
Location: Chattanooga, Tennessee
Project Title: Nale Road Demolition
Project Description: Demolition of a 1,478 +/- sf house located at 117 Nale Road.
SBC Project No: 166/012-01-2025
Total Project Budget: \$55,830.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved utilizing a previously selected contractor (Pillar Construction Group, LLC)
Approval Date: 04/07/2026

- REPORT of the following approval of a revision in Total Project Budget for Capital Project in accordance with Item 2.04(B)(7) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Driver Service Center Interior & Exterior Renovation – Hart Lane
Project Description: Interior and exterior renovations and all required related work.
SBC Project No: 502/056-01-2022
Total Project Budget: \$3,230,000.00
Source of Funding:

	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$4,400,000.00	(\$1,170,000.00)	\$3,230,000.00	22/23 FRF CurrFunds-CapMaint (A)

- Approval:** Approved a revision in project budget and funding (decrease of \$1,170,000.00)
Approval Date: 03/27/2026

Approvals of Acquisitions and Disposals of State Property

- REPORT of the following acquisition(s) of land (fee or easement) in accordance with Item 2.04(E)(I)(1) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 25-10-014
Location: Franklin County – 90.69 +/- acres – 0 Sherwood Road, Sherwood, TN
Owner: TennGreen Land Conservancy & The Nature Conservancy
Estimated Sale Price: Fair Market Value
Source of Funding: 25/26 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 04/06/2026
2. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 26-02-005
Location: Head of the Crow State Park (HOTCSP)
Owner: Lyme Skyline Land Company, LLC
Purchase Price: Fair Market Value
Source of Funding: 25/26 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 04/01/2026
3. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 26-03-005
Location: Coffee County – 28.00 +/- acres – Short Springs Rd, Tullahoma, TN
Owner: Tullahoma Utilities Authority
Estimated Purchase Price: Gift
Source of Funding: 25/26 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee with waiver of appraisal
Approval Date: 04/01/2026

Designer Selections

- REPORT of the following 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: Agriculture Premanufactured Offices
SBC Project No.: 166/001-04-2025
Total Project Budget: \$545,000.00
Source of Funding: Federal Funds (USDA) (F)
Designer: Moody Nolan, Inc.
Approval Date: 03/18/2026
 2. **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Agriculture Headhouse Renovation
SBC Project No.: 166/001-05-2025
Total Project Budget: \$770,000.00
Source of Funding: Federal Grant (USDA) (F)
Designer: Moody Nolan, Inc.
Approval Date: 03/18/2026
 3. **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Agriculture Research Supplies Storage Shed
SBC Project No.: 166/001-06-2025
Total Project Budget: \$560,000.00
Source of Funding: Federal Funds (USDA) (F)
Designer: Kline Swinney Associates, LLC
Approval Date: 03/20/2026
 4. **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Agriculture Farm Improvements
SBC Project No.: 166/001-07-2025
Total Project Budget: \$620,000.00
Source of Funding: Federal Grant (USDA) (F)
Designer: Kline Swinney Associates, LLC
Approval Date: 03/20/2026

- SELECTION of DESIGNERS for projects approved by the State Building Commission as recommended by the State Procurement Agencies.

Other Business

CONSENT AGENDA ITEMS

1.

UNIVERSITY OF TENNESSEE

Procurement

Requested Action: **Approval to award a contract to the best evaluated proposer for leasing brokerage services**

Location: Washington, D.C.

Transaction No.: 25-11-001

Comment: Six proposals were received on January 9, 2026. The Notice of Intent to award was sent on March 9, 2026 naming Cresa, LLC as the best evaluated proposer. No protests were received in the protest period.

Previous Action: 11/24/2025 Approved issuing an RFQ for leasing brokerage services

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: **Approval of acquisition in fee**

Transaction Description: Transaction No. 26-03-014

- **Location:** Head of the Crow State Park (HOTCSP)
Franklin County – 290.00 +/- acres (2 tracts) – 0 Sherwood Road, Sherwood City, TN
- **Owner:** Rocky Mountain Property, GP
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A), TennGreen Land Conservancy (O)

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 tract is a priority acquisition for the continued expansion of Head of the Crow State Park (HOTCSP). The site is being strongly considered at the future location of the HOTCSP Visitor Center and will support expanded recreational opportunities through development of an enhanced trail system, improving access to both Buggytop Cave and Crow Creek.

The existing hunting cabin will not be utilized and will be demolished within one year.

The visitor's center and other amenities were approved as an FY24/25 **line-item**. The agency certifies that it does not anticipate making further requests within the next 5 years for a budget adjustment or an appropriation in the budget to support uses on the land being acquired.

Historical Property Information:

- Date of Last Transfer: 04/15/2025
- Purchase Price: \$860,000
- Property Assessor's Value: \$464,700
- Square Footage Improvements: N/A

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Gift)

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

Transaction Description: Transaction No. 26-03-003

- **Location:** Washmorgan Hollow State Natural Area
Jackson County – 72.33 +/- acres– Spring Creek Road, Dodson Branch, TN
- **Owner:** The Nature Conservancy
- **Purchase Price:** Gift
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A) (REM Fees)

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 transaction involves the donation of the Washmorgan Hollow State Natural Area from The Nature Conservancy to the State. This natural area is a 73-acre wooded ravine that was designated as a State Natural Area in 1995 due to its rare and diverse flora along with the habitat it provides for neotropical migratory birds. Acquiring the property eliminates any uncertainty regarding its future and ensures long-term protection and management as a state natural area in perpetuity. The Division of Natural Areas will use its existing budget for management and maintenance of these lands. The State currently holds a conservation easement on the property that can be extinguished with a written agreement.

The agency certifies that it does not anticipate making a request within the next 5 years for a budget adjustment or an appropriation in the budget to support uses on the land being acquired.

Historical Property Information:

- Date of Last Transfer: January 23, 2008
- Purchase Price: \$0.00
- Property Assessor's Value: \$84,600.00
- Square Footage Improvements: N/A

DEPARTMENT OF ENVIRONMENT AND CONSERVATION**Acquisition – Fee (Purchase)**

Requested Action: **Approval of acquisition in fee for more than appraised value and to pay expenses**

Transaction Description: Transaction No. 26-03-010

- **Location:** Justin P. Wilson Cumberland Trail State Park (JPWCTSP)
Morgan County - 9.00 +/- acres- 0 West of Catoosa Road, Wartburg, TN
- **Owner:** Tennessee State Parks Conservancy (TSPC)
- **Purchase Price:** \$96,000.00
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A)
- **Third Party:** Tennessee State Parks Conservancy (TSPC)

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 acquisition will advance completion of a high priority Justin P. Wilson Cumberland Trail State Park (JPWCTSP) corridor segment in Morgan County by securing a tract necessary for long-term trail connectivity and permanent public access and, therefore, a purchase price above appraised value is requested. Due to time constraints which prevented direct state acquisition when the property was listed for sale, Tennessee State Parks Conservancy (TSPC) acquired this property with the intent to transfer it to the State.

The State will be able to use the due diligence materials obtained by TSPC for its acquisition and will reimburse TSPC for its due diligence costs and pay certain administrative and legal fees incurred by TSPC in acquiring and holding this property until it can be conveyed to the State.

The agency certifies that it does not anticipate making a request within the next 5 years for a budget adjustment or an appropriation in the budget to support uses on the land being acquired.

Historical Property Information:

- Date of Last Transfer: 03/18/2026
- Purchase Price: \$96,000.00
- Property Assessor's Value: \$162,000.00 (Larger Tract)
- Square Footage Improvements: N/A

DEPARTMENT OF TRANSPORTATION**Disposal– Fee**

Requested Action: **Approval of disposal in fee**

Transaction Description: Transaction No. 26-01-004

- **Location:** Carter County – 24.323 ± acres – Land Behind Wedgewood Cir, Elizabethton, TN
- **Sale Price:** \$617,055.52
- **Grantee:** Linda Whitehead

Comment: The Department of Transportation (TDOT) is requesting approval to dispose of property to an adjoining landowner, as the property is deemed surplus to the agency’s needs. All adjoining landowners were offered the opportunity to purchase the property and Ms. Whitehead was the highest bidder.

In accordance with T.C.A. § 12-2-112 (a) (7), proceeds from sale will be appropriated to the Department of Transportation Highway Fund.

DEPARTMENT OF AGRICULTURE**Disposal – Lease (Land) & Easement (Access/Utility)**

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

Transaction Description: Transaction No. 26-01-001

- **Proposed Lease**

- **Location:** Pickett State Forest
Pickett County – HWY 154, Pall Mall, TN
- **Tenant:** Municipal Communications III, LLC
- **Term:** Five years with eleven 5-year renewal options
- **Area / Costs:** 75' x 75' area plus 30' access/utility easement
Fair Market Value as determined by appraisal, with 10% increases at the end of the initial term and each renewal term

Comment: This lease is for an approximate 75'x75' area in the Pickett State Forest in order to construct a cell site to help increase cell phone coverage and emergency services in this area. The leased area will be graveled, fenced-in and include an area for access/utility easement(s) to service the cell site. The Tenant will pay all construction, utility and other costs associated with the Tower and remove the Tower at the end of the term. Compensation includes annual rent and a one-time timber removal fee.

This lease will not negatively impact the state forest. The Department of Forestry has the right to place a state emergency communications antenna on the Tower. Waiver of advertisement is requested because this is the only entity who has requested a cell tower lease at a location that is also in alignment with Forestry's land use plan and communications needs.

The State may terminate upon 30 days' written notice unless a shorter period is required by law if Tenant's interest in the Leased Premises is determined to be prohibited or unlawful. The tenant may terminate at any time for any reason upon 180 days' written notice.

Proceeds will be deposited as departmental revenue to Forestry Operations pursuant to 2025 Appropriations Act, Public Chapter 530, Section 10, Item 14.

TENNESSEE WILDLIFE RESOURCES AGENCY**Disposal – Easement (Access)**

Requested Action: **Approval of disposal by easement with waiver of appraisal**

Transaction Description: Transaction No. 26-02-007

- **Location:** The Boils Wildlife Management Area
Jackson County – 0.04± acres – 12968 Dodson Branch Hwy, Gainesboro, TN
- **Grantee:** Byrl and Ruth Henry
- **Sale Price:** Fair Market Value
- **Source of Funding:** Byrl and Ruth Henry (O)

Comment: TWRA is requesting approval to dispose of a permanent egress/ingress access easement at The Boils Wildlife Management Area. The Henry's property is adjacent to State property and landlocked from road access. This easement does not negatively impact the State.

Byrl and Ruth Henry will pay all costs associated with this request.

Waiver of appraisal is requested with fair market value being determined by a qualified State employee in accordance with SBC Policy 8.02D.