MINUTES

STATE BUILDING COMMISSION
Executive Subcommittee
August 25, 2025

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room III of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 11:00 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
Jason Mumpower, Comptroller of the Treasury
David Lillard, State Treasurer

ORGANIZATION	PRESENTER
• University of Tennessee	Associate Vice President Austin Oakes
• Department of Environment & Conservation	Senior Real Property Manager Bill Avant
• Tennessee Wildlife Resources Agency	Executive Director Jason Maxedon
• Department of General Services	Deputy Commissioner John Hull
• State Building Commission	State Architect Ann McGauran

Commissioner Bryson asked if there were any requests for public comment and State Architect McGauran replied that there were no requests.

CONSENT AGENDA

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

1. Agency: **University of Tennessee Health Science Center**
   Requested Action: Approval of disposal by lease with waiver of advertisement
   Transaction No.: 25-08-002
   Location: University of Tennessee Health Science Center (UTHSC)
   Shelby - 0.55 acres – 900 Madison Avenue, Memphis, Tennessee

2. Agency: **Tennessee Board of Regents / Volunteer State Community College**
   Requested Action: Approval of acquisition in fee
   Transaction No.: 25-03-011
   Location: Volunteer State Community College (VSCC)
   Wilson County – 11.82+/- acres – 0 Old Lebanon Dirt Road, Mt. Juliet, TN

3. Agency: **Tennessee Board of Regents / TN College of Applied Technology @ Crump**
   Requested Action: Approval of a lease with waiver of advertisement
   Transaction No.: 25-01-084
   Location: Tennessee College of Applied Technology @ Crump
   Hardin County – 8.39+/- acres – State Highway 22, Crump, TN

4. Agency: **Department of Military**
   Requested Action: Approval of disposal in fee
   Transaction No.: 24-12-004
   Location: Hickman County – 18 ± acres – 150 Universal Drive, Centerville, TN

5. Agency: **Department of Military**
   Requested Action: Approval of disposal in fee
   Transaction No.: 25-04-003
   Location: Weakley County – 19 ± acres – 6525 Hwy 22, Dresden, TN

6. Agency: **Department of Environment & Conservation**
   Requested Action: Approval of acquisition in fee
   Transaction No.: 25-07-002
   Location: Head of the Crow State Park
   Franklin County – 33.00 ± acres (2 tracts) – 0 and 9073 Sherwood Road, Sherwood, TN

7. Agency: **Department of Environment & Conservation**
   Requested Action: Approval of acquisition in fee and easement and to utilize third party
   Transaction No.: 25-07-001
   Location: Henry Horton State Park
   Marshall County – 30.00 +/- acres – 2041 Highway 99, Chapel Hill, TN

8. Agency: **Department of Environment & Conservation**
   Requested Action: Approval of acquisition in fee and to utilize third party
   Transaction No.: 25-07-004
   Location: Rocky Hill State Natural Area
   Rutherford County – 25.00 +/- acres – 8324 Rocky Hill Rd., Lascassas, TN

9. Agency: **Tennessee Wildlife Resources Agency**
Requested Action: Approval of acquisition in fee
Transaction No.: 25-02-012
Location: Lonestar Unit of Luper Mountain Wildlife Management Area
Cumberland County – 47.35± acres (2 tracts) – Millstone Mountain Road, Rockwood, TN

10. Agency: **Department of Agriculture**
Requested Action: Approval of disposal in fee
Transaction No.: 25-06-002
Location: Wayne County – 1.0 ± acre – 3021 Highway 13 N., Waynesboro, TN

11. Agency: **Department of General Services**
Requested Action: Approval of a lease
Transaction No.: 24-01-902 (DOR)
Location: Washington County – 204 High Point Drive, Johnson City, TN

12. Agency: **Department of General Services**
Requested Action: Approval of a lease amendment with waiver of advertisement
Transaction No.: 19-08-909 (TBI)
Location: Washington County – 2001 Waters Edge Drive, Johnson City, TN

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 2025-08-003

- **Proposed Lease**
  - **Location:** University of Tennessee-Health Science Center (UTHSC)
    Knox County – 8700 Hopemont Way, Knoxville, TN
  - **Landlord:** Corporate Quarters, Inc.
  - **Term:** September 1, 2025-August 31, 2026
  - **Area / Costs:** Up to 9 – two-bedroom units
    $3,703.70/month per 2-bedroom unit including utilities, $400,000/year
- **Source of Funding:** Plant Funds (Aux-Housing) (A)
- **Procurement Method:** Negotiated

Comment: These apartments will be used by medical students on clinical rotations with UTHSC's College of Medicine-Knoxville and UTHSC dental students on clinical rotations in Knoxville. The ability to provide a limited amount of housing for students is considered a highly significant and a valuable recruiting tool in attracting students to the UTHSC with long-range benefits of students considering Knoxville for their residency. Advertisement is not required because the term of the lease is one year and the need for this lease was unforeseen making it impractical to advertise given the timing constraints. UTHSC intends to advertise this lease need for future years.

A $100 cleaning fee will be assessed for cleaning services each time a medical student rotates out and a new one arrives.

Minutes: 08/25/2025 Approved a lease contingent on subsequent approval of the lease by the Tennessee Secondary School Bond Authority

UNIVERSITY OF TENNESSEE

Acquisition – Holding and Option Agreement

Requested Action:	**Approval of a holding and option agreement with waiver of advertisement**
Transaction Description:	Transaction No. 25-04-023_024
• **Location:**	Maplehurst - University of Tennessee-Knoxville (UTK) Knox County – 5.60 acres - W. Hill Ave., Maplehurst Ct. and Front Ave., Knoxville, TN
• **Holder:**	TUFF UT Park, LLC (TUFF)
• **Term:**	5 Years with one (1) five-year extension option
• **Maximum Annual Holding Cost:**	$1,500,000.00
• **Potential Liability:**	$10,000,000.00
• **Source of Funding:**	Plant Funds (Non-Aux) A
• **Procurement Method:**	Negotiated

Comment:

The University is seeking approval of a Holding and Option Agreement with TUFF. The proposed agreement will provide UTK with the ability to control the future development of approximately 5.6 acres of land currently improved with 199 apartment units, commonly referred to as the "Maplehurst Property." Such property is adjacent to the main UTK campus and lies within the zone of influence of the current Master Plan.

The proposed term of the holding period is five (5) years, and the University may elect to extend the term by five (5) additional years conditioned upon TUFF being able to extend its financing. During the term, TUFF will operate and manage the Maplehurst Property, including the ongoing leasing of the apartments, and the University will pay an amount to TUFF equal the annual net holding costs. In no event shall the University's obligation for these holding costs be greater than $1,500,000 in a single year. The University will have an option to purchase the Maplehurst Property or the remaining portion thereof for the lesser of TUFF's initial purchase price or the amount required to pay off any outstanding debt. If the University does not elect to purchase the Maplehurst Property and if TUFF does not move forward with the development and elects to sell the Maplehurst Property, the University will compensate TUFF for losses on a third-party sale up to $10 million within specified time parameters.

The agreement will automatically terminate if the University fails to exercise the option by the initial exercise date.

Minutes:

08/25/2025 Approved a holding and option agreement with waiver of advertisement

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: **Approval of acquisition in fee and to utilize a third party**

Transaction Description: Transaction No. 25-06-008

- **Location:** Clinch River State Park
  Hancock County – 21.09 +/- acres – 0 Horton Ford Rd., Eidson, TN
- **Owner(s):** Jonah Kaden Belcher
- **Estimated Purchase Price:** Fair Market Value
- **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 supports the development of the new state park along the Clinch River, with both an operational and capital budget having been requested and approved. The Clinch River, a key ecological and recreational area supporting rare species, is a conservation priority.

Third-party use is requested because of timing. TSPC will acquire the property and then transfer to the State. The agency intends to reimburse TSPC for all due diligence costs and legal fees, in accordance with SBC By-laws, Policy & Procedures.

The agency does not anticipate making a request within the next 5 years for a budget adjustment or appropriation in the budget to support this acquisition.

Date of Last Transfer:	November 15, 2024
Purchase Price:	$58,000.00
Property Assessor's Value:	$43,700.00
Square Footage Improvements:	N/A

Minutes:

08/25/2025 Commissioner Bryson received confirmation that the Clinch River State Park would be a series of access points that that will connect to Virginia's series of access points on this same river, and that a paddler could start in Virginia and move down this river. Mr. Avant added that the vision is to have a couple of access points along the river that will connect to access points in Virginia and that TDEC is working with the City of Sneedville and Handcock County who are both very excited about this project.

The Subcommittee approved acquisition in fee and utilizing a third party.

Acquisition – Fee (Third Party)

Requested Action: **Approval of acquisition in fee and to utilize a third party**

Transaction Description: Transaction No. 25-06-007

- **Location:** Clinch River State Park
  Hancock County – 17.00 +/- acres (4 tracts) – 2788 Highway 70, Kyles Ford, TN
- **Owner(s):** Templeton, LLC
- **Estimated Purchase Price:** Fair Market Value
- **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 supports the development of the new state park along the Clinch River, with both an operational and capital budget having been requested and approved. The Clinch River, a key ecological and recreational area supporting rare species, is a conservation priority. Public ownership will protect the land while allowing activities like paddling.

The property contains eight structures. The single-family home and four cabins will be made available to park guests as overnight rentals. The pole barn and attached shed would be used for storage and maintenance. The shop would be used for the park office and visitor center. These structures have been assessed by a qualified professional to be in appropriate condition for continued use by TDEC within current operations budget in the first year of occupancy and without an anticipated need for state appropriations for repairs or renovations within five years.

Third-party use is requested because of timing and to take advantage of due diligence funded by the third parties and approved by the State. TDEC will work with the TSPC to get the property under contract. Once under contract by TSPC, the State of Tennessee will acquire the property and place it under the management of TDEC/Tennessee State Parks. Ongoing management will be the responsibility of the Tennessee State Parks. No additional third-party costs are requested as part of this acquisition.

Date of Last Transfer:	May 19, 2022
Purchase Price:	$600,000.00
Property Assessor's Value:	$382,200.00 (total)
Square Footage Improvements:	9,430 sq ft (total of eight structures)

Minutes:

08/25/2025 Commissioner Bryson received confirmation that the Clinch River State Park would be a series of access points that that will connect to Virginia's series of access points on this same river, and that a paddler could start in Virginia and move down this river. Mr. Avant added that the vision is to have a couple of access points along the river that will connect to access points in Virginia and that TDEC is working with the City of

Sneedville and Handcock County who are both very excited about this project.

The Subcommittee approved acquisition in fee and utilizing a third party.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: **Approval of acquisition in fee and to utilize a third party**

Transaction Description: Transaction No. 25-04-014

- **Location:** Scott's Gulf Wilderness State Park
  White County – 431.45 +/- acres – 0 Whites Cave Rd., Sparta, TN
- **Owner(s):** Janie Lewis Hawkins
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A)
- **Third Party:** TennGreen Land Conservancy
  The Nature Conservancy
  The Conservation Fund

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 adjacent to the Scott's Gulf Wilderness State Park and offers watershed protection to Lost Creek, the source of water that flows over Lost Creek Falls. The creek disappears underground into a large sink located within the proposed acquisition area.

There are three existing structures on the property, a farm shop, shed, and a historical home. The farm shop and shed will be used for storage. Discussions with the Historical Commission are currently underway regarding the maintenance of the historic home; however, it is intended to be used for interpretive purposes to highlight the region's historical significance. Stabilization of the historical home structure can be accomplished within the Park's current budget.

Third-party use is requested because of timing and to take advantage of due diligence funded by the third parties and approved by the State. TennGreen Land Conservancy, The Nature Conservancy, and The Conservation Fund will acquire the property and then transfer to the State. No additional third-party costs are requested as part of this acquisition.

The agency does not anticipate making a request within the next 5 years for a budget adjustment or appropriation in the budget to support this acquisition.

Date of Last Transfer:	March 31, 2017
Purchase Price:	$0.00 (intra-family transfer)
Property Assessor's Value:	$1,120,600.00
Square Footage Improvements:	3,400 sq ft

Minutes: 08/25/2025 Commissioner Bryson received confirmation that the purpose of this acquisition is to protect the Lost Creek watershed.

The Subcommittee approved acquisition in fee and utilizing a third party.

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 25-01-012

- **Location:** High Cliff Unit of North Cumberland Wildlife Management Area (NCWMA)
  Campbell County – 3,295.77± acres (3 tracts) – Pine Mountain Road, Caryville, TN
- **Owner(s):** Robert O. Little, Trustee of the Robert and Renee Little Revocable Trust
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 Wetlands Acquisition Fund (A)
  Tennessee Heritage Conservation Trust Fund (O)

Comment: 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.

These tracts, located adjacent to the High Cliff Unit of the North Cumberland Wildlife Management Area (NCWMA), consist of open and forested land and are considered highly valuable for expanding wildlife habitat and improving public access.

The Grant Agreement between the Tennessee Heritage Conservation Trust and Tennessee Wildlife Resources Agency requires that the tracts maintain their conservation values in perpetuity.

The agency does not anticipate making a request within the next 5 years for a budget adjustment or appropriation in the budget to support this acquisition.

Date of Last Transfer:	June 3, 2022
Purchase Price:	$2,606,340.00
Property Assessor's Value:	$4,692,600.00
Square Footage Improvements:	N/A

Minutes: 08/25/2025 Approved acquisition in fee

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

Requested Action: **Approval of acquisition in fee and to utilize third party**

Transaction Description: Transaction No. 25-05-001

- **Location 1:** Haywood County – 1,388 ± acres (2 tracts) – 613 Howard Powell Road and 0 Hatchie River Road, Whiteville, TN
- **Location 2:** Hardeman County – 5,793 ± acres (6 tracts) – 0 Vildo Road, 0 Hatchie Station Road, 0 Hatchie River Road, 0 Clover Creek Road, and 0 Cloverport Road, Toone, TN
- **Location 3:** Madison County – 90 ± acres (3 tracts) – 0 Hatchie Station Road, and 0 Joe Lyon Road, Mercer, TN
- **Owner(s):** Hatchie River Hardwoods, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 Wetlands Acquisition Fund (A)
  Tennessee Heritage Conservation Trust Fund (O)
- **Third Party:** The Conservation Fund

Comment: 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.

This acquisition will secure the protection of sensitive wetlands and unique wildlife habitat while adding a large amount of huntable land and is mostly contiguous with state lands. This will become a new Wildlife Management Area. The tracts will be purchased directly from the owner Hatchie River Hardwoods LLC, utilizing The Conservation Fund as a facilitator. This is open and forested land, and no additional management costs are anticipated for this acquisition.

This project is a priority acquisition for the current administration's Conservation Legacy initiative and is a longstanding TWRA priority and Conservation Area of Interest (COA) in the TN State Wildlife Action Plan (SWAP) and 2021 TN Wildlife Legacy Plan. Additionally, creation of a new public WMA on the Hatchie provides new public access and aligns with Tennesseans Outdoors Vision 2023 and the TN Statewide Comprehensive Outdoor Recreation Plan (SCORP).

There is a small hunter's cabin located on one of the Haywood County parcels that will remain and is in good condition. The cabin has electrical but no plumbing.

The Grant Agreement between the Tennessee Heritage Conservation Trust and Tennessee Wildlife Resources Agency requires that the tracts maintain their conservation values in perpetuity.

Third-party use is requested because of timing and to take advantage of due diligence funded by the third parties and approved by the State. TWRA will work with The Conservation Fund to get the property under contract. Once under contract by The Conservation Fund, the State of Tennessee will acquire the property and place it under the management of TWRA. No additional third-party costs are requested as part of this acquisition.

The agency does not anticipate making a request within the next 5 years for a budget adjustment or appropriation in the budget to support this acquisition. The cabin will be used as a shelter for staff as needed.

Date of Last Transfer:	September 07, 2021
Purchase Price:	$27,450,000.00
Property Assessor's Value:	$9,615,600
Square Footage Improvements:	592 s.f.

Minutes: 08/25/2025 Approved acquisition in fee and utilizing a third party

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease Amendment

Requested Action: **Approval of a lease amendment with waiver of advertisement**

Transaction Description: Transaction No. 21-04-920 (TBI)

- **Proposed Amendment**
  - **Payment for Additional Buildout:** $171,200.00

- **Current Lease**
  - **Location:** Davidson County – 2816 B Dickerson Pike, Nashville, TN
  - **Landlord:** French Landing Investors
  - **Term:** 10 years
  - **Area / Costs:** 8,500 Square Feet
  - **Current:**

First Year Annual Contract Rent	$293,250.00	$34.50/sf
Average Annual Contract Rent	336,179.26	39.55/sf
Estimated Annual Utility Cost	14,875.00	1.75/sf
Estimated Annual Janitorial Cost	9,350.00	1.10/sf
Total Average Annual Effective Cost	$360,404.26	$42.40/sf

- **Source of Funding:** FRF
- **Procurement Method:** Negotiated
- **FRF Rate:** $26.50

Comment: This lease will provide office space for the Tennessee Bureau of Investigation.

This amendment will provide an additional one-time payment to complete additional work due to programmatic needs of the agency. The additional work includes fire suppression for garage, bullet resistant windows, additional fans in garage and additional light poles. A one-time payment to Landlord after commencement and upon receipt of backup invoices. The additional work will not delay estimated commencement of on or before October 2025.

No additional commission fee will be paid to CBRE.

Previous Action: 06/20/2023 ESC Approved lease

Minutes: 08/25/2025 SBC Commissioner Bryson asked why these additional programmatic needs, which seem standard for a use of this type, were not included in the lease procurement or proposal. Mr. Hull responded that there is no good reason why these needs were not given to STREAM when the lease was procured. He added that TBI asked for a garage, but not that these components be included in the garage, and did not ask for the bullet proof windows.

The Subcommittee approved a lease amendment with waiver of advertisement.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval to waive advertisement**

Transaction Description: Transaction No. 25-05-905 (DOC)

- **Proposed Lease**
  - **Term:** 3 years (November 1, 2025 – October 31, 2028)

- **Current Lease**
  - **Location:** Greene County – 219 West Depot Street, Greeneville, TN
  - **Landlord:** FDA-Greeneville LLC
  - **Term:** 9 years (November 1, 2016 – October 31, 2024) (Holdover)
  - **Area / Costs:** 4,311 Square Feet

Annual Contract Rent	$80,615.76	$18.70/sf
Estimated Utilities Cost	7,544.25	1.75/sf
Estimated Janitorial Cost	4,742.10	1.10/sf
Annual Effective Cost	$92,902.11	$21.55/sf

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

Comment: This lease will provide office space for Department of Correction in Greene County.

A request for waiver of advertisement for procurement of a new three-year lease is in the best interest of the State at this time to allow for the procurement of a long-term lease. An un-commenced lease will be terminated due to increased construction costs. A new long-term procurement is currently in the market phase.

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: 08/25/2025 Approved waiving advertisement

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

1) Approved the Minutes of the Executive Subcommittee meetings held on July 21, 2025 and July 31, 2025.

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 six 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 – Knoxville
Location:	Knoxville, Tennessee
Project Title:	UTK Neyland Drive Traffic Improvements (25/26)
Project Description:	Improvements to site and traffic flow at Neyland Drive including signalization and pedestrian safety at the intersection of Joan Cronan Way and Neyland Drive. The project includes all related work.
SBC Project No.	540/009-11-2025
Total Project Budget:	$825,000.00
Source of Funding:	Plant Funds (Non-Aux) (A)
Approval:	Approved project and to select a designer
Approval Date:	08/08/2025

2)

State Procurement Agency:	Tennessee Board of Regents / Tennessee State University
Location:	Nashville, Tennessee
Project Title:	Ag Campus Organic Research Lab
Project Description:	Construct a prefabricated building to house organic research, including all related site, utilities, and parking.
SBC Project No.	166/001-01-2024
Total Project Budget:	$975,000.00
Source of Funding:	22/23 CurrFunds-CapImp (A)
Approval:	Approved a revision in project budget and funding (replace Federal Funds that are no longer available).
Approval Date:	08/08/2025

3) **State Procurement Agency:** Tennessee Board of Regents / Cleveland State Community College
Location: Cleveland, Tennessee
Project Title: Master Plan
Project Description: Develop master plan.
SBC Project No. 166/013-02-2024
Total Project Budget: $200,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved awarding a contract to the best evaluated proposer (Sizemore Group, LLC)
Approval Date: 08/05/2025

4) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College
Location: Dyersburg, Tennessee
Project Title: Naifeh Center Paving & Resurfacing
Project Description: Repair and replace existing parking, curbs, sidewalks, storm drains, and related work. Install new traffic signage and traffic calming devices. Provide new drive to the soccer field. Work at Covington Campus.
SBC Project No. 166/017-01-2025
Total Project Budget: $850,000.00
Source of Funding: Plant Funds (Non-Aux)
Approval: Approved project and to select a designer
Approval Date: 08/06/2025

5) **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Campus Emergency Notification System
Project Description: Design and install an outdoor/indoor emergency alert PA system for the Gallatin campus.
SBC Project No. 166/025-01-2024
Total Project Budget: $455,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding in order to award a contract (Beacon Technologies) (increases by $55,000.00)
Approval Date: 08/08/2025

6) **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Roof Replacements
Project Description: Replace roof systems on multiple buildings and all related work.
SBC Project No. 166/025-02-2025
Total Project Budget: $800,000.00
Source of Funding: 25/26 CurrFunds-CapMaint (MP) (A)
Approval: Approved project and to select a designer
Approval Date: 08/08/2025

Approvals of Revisions to Existing Capital Projects

- Reported 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:	University of Tennessee – Knoxville
Location:	Knoxville, Tennessee
Project Title:	Neyland Stadium Maintenance
Project Description:	Maintenance of Neyland Stadium including repairs and enhancements to existing building systems and includes all related work to complete the project.
SBC Project No.	540/009-30-2022
Total Project Budget:	$2,100,375.00
Source of Funding:	Plant Funds (Aux-Athletics) (A)
Approval:	Approved utilizing an alternative delivery method for a portion of the work
Approval Date:	08/08/2025

- Reported the following four approvals 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:	Tennessee Board of Regents / East Tennessee State University
Location:	Johnson City, Tennessee
Project Title:	Housing Renovations
Project Description:	Renovate Lucille Clement, Stone, Buc Ridge, West, Nell Dossett, and Yoakley Halls. Work to include building system replacements as well as selected space reconfiguration and new finishes. Replacement of the furnishings will also be part of the project.
SBC Project No.	166/005-01-2022
Total Project Budget:	$27,300,000.00
Source of Funding:	$22,000,000.00 TSSBA (Housing) (A) $ 5,300,000.00 Plant Funds (Aux-Housing) (A)
Approval:	Approved a revision in project funding (increases designer fee)
Approval Date:	08/06/2025

2)

State Procurement Agency:	STREAM / Department of Environment & Conservation
Location:	Rocky Top, Tennessee
Project Title:	Norris Dam State Park Campground Renovations
Project Description:	Renovate campgrounds to include utility upgrades; road reconfiguration and paving; campsite upgrades; demolition of existing bathhouse facilities; construction of ADA compliant bathhouse facilities; and all required related work.
SBC Project No.	126/063-01-2022
Total Project Budget:	$12,040,000.00
Source of Funding:	22/23 CurrFunds-CapMaint (A)
Approval:	Approved a revision in project funding (move $2,266,000.00 from Construction)
Approval Date:	08/13/2025

3) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TN Tower Life Safety Systems Upgrades
Project Description: Replacement of multiple life safety systems, including fire alarm and sprinkler systems, and all required related work.
SBC Project No. 529/079-02-2018
Total Project Budget: $7,460,000.00
Source of Funding: $3,890,000.00 18/19 FRF CurrFunds-CapMaint (MP) (A)
$3,570,000.00 FRF Reserves (R)
Approval: Approved a revision in funding (move $600,000.00 to Construction)
Approval Date: 08/08/2025

4) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TN Tower Office Space Consolidation – TDOT
Project Description: Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.
SBC Project No. 529/079-02-2022
Total Project Budget: $12,010,000.00
Source of Funding: FRF Reserves (A/R)
Approval: Approved a revision in funding (move $600,000.00 from Construction)
Approval Date: 07/31/2025

Approvals of Acquisitions and Disposals of State Property

- Reported the following acquisition 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. 24-09-010
Location: Radnor Lake State Park (RLSP)
Davidson County- 10.03 +/- acres (2 tracts) – 802 Old Hickory Boulevard, Brentwood, TN; 0 Clonmel Road, Nashville, TN
Owner(s): Friends of Radnor Lake, Inc.
Estimated Purchase Price: Gift
Source of Funding: 24/25 State Lands Acquisition Fund (REM Fees) (A)
Approval: Approved acquisition in fee
Approval Date: 06/27/2025

Disposal Easements

- Reported the following disposal easement in accordance with Item 3.02(E) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology
Grantee: Pikeville Water Department
Type: Utility
SBC Project: TCAT Crossville Bledsoe County Facility
SBC No. 166/044-02-2023CM
Approvals: Approved disposal by easement
Approval Date: 07/13/2023

Designer Selections

- 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**
(Professional Consultant – Agriculture/BioSystems)
(SPA needs 2 firms selected)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: **Curry-Wille & Associates Consulting Engineers, PC**
Designer: **A2H, Inc.**

2) **University of Tennessee**
(Professional Consultant - Architectural)
(SPA needs 6 firms selected for Knoxville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: McCarty Holsaple McCarty Architects, Inc.
Designer: Thomas Caldwell Architect
Designer: MBI Companies, Inc.
Designer: The Benefield Richters Company
Designer: Derthick, Henley & Wilkerson Architects, PLLC
Designer: Southern Architecture Workshop, LLC

3) **University of Tennessee**
(Professional Consultant - Architectural)
(SPA needs 3 firms selected for Chattanooga)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Derthick, Henley & Wilkerson Architects, PLLC
Designer: Tinker Ma, LLC
Designer: American Structurepoint, Inc.

4) **University of Tennessee**
(Professional Consultant - Architectural)
(SPA needs 2 firms selected for Nashville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Earl Swensson Associates, Inc.
Designer: Gilbert/McLaughlin/Casella Architects, PLC

5) **University of Tennessee**
(Professional Consultant - Architectural)
(SPA needs 3 firms selected for Martin/Memphis)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Haizlip Studio, PLLC
Designer: ANF Architects, Inc.
Designer: Renaissance Group, Inc.

6) **University of Tennessee**
(Professional Consultant – Building Envelope)
(SPA needs 1 firm selected for Knoxville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Thomas Caldwell, Architect

7) **University of Tennessee**
(Professional Consultant – Building Envelope)
(SPA needs 1 firm selected for Chattanooga)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Architectural Testing, Inc.

8) **University of Tennessee**
(Professional Consultant - Civil)
(SPA needs 2 firms selected for Knoxville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Orchard, Hiltz & McCliment, Inc.
Designer: Cannon & Cannon, LLC

9) **University of Tennessee**
(Professional Consultant - Civil)
(SPA needs 2 firms selected for Chattanooga)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: March Adams & Associates, Inc.
Designer: ASA Engineering & Consulting, Inc.

10) **University of Tennessee**
(Professional Consultant - Civil)
(SPA needs 2 firms selected for Nashville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Barge Civil Associates, LLC
Designer: Palmer Engineering Co.

11) **University of Tennessee**
(Professional Consultant - Civil)
(SPA needs 2 firms selected for Martin/Memphis)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Burr & Cole Consulting Engineers, Inc.
Designer: Pickering Firm, Inc.

12) **University of Tennessee**
(Professional Consultant - Commissioning)
(SPA needs 2 firms selected)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Smith Seckman Reid, Inc.
Designer: Facility Diagnostics, LLC

13) **University of Tennessee**
(Professional Consultant – Electrical Engineering)
(SPA needs 2 firms selected for Knoxville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Facility Systems Consultants, LLC
Designer: Engineering Services Group, Inc. (ESG)

14) **University of Tennessee**
(Professional Consultant – Electrical Engineering)
(SPA needs 2 firms selected for Chattanooga)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: West, Welch, Reed Engineers, Inc.
Designer: CMTA, Inc.

15) **University of Tennessee**
(Professional Consultant – Electrical Engineering)
(SPA needs 2 firms selected for Nashville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: I.C. Thomasson Associates, Inc.
Designer: Facility Systems Consultants, LLC

16) **University of Tennessee**
(Professional Consultant – Electrical Engineering)
(SPA needs 2 firms selected for Martin/Memphis)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: OGCB, Inc.
Designer: Smith Seckman Reid, Inc.

17) **University of Tennessee**
(Professional Consultant – Electrical Power Distribution)
(SPA needs 1 firm selected for Chattanooga)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: West, Welch, Reed Engineers, Inc.

18) **University of Tennessee**
(Professional Consultant – Environmental Engineering)
(SPA needs 2 firms selected for Knoxville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: S&ME, Inc.
Designer: Ragan-Smith-Associates, LLC

19) **University of Tennessee**
(Professional Consultant – Environmental Engineering)
(SPA needs 2 firms selected for Chattanooga)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: LaBella Associates, PC
Designer: Jacobs Engineering Group, Inc.

20) **University of Tennessee**
(Professional Consultant – Environmental Engineering)
(SPA needs 1 firm selected for Nashville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Ragan-Smith-Associates, LLC

21) **University of Tennessee**
(Professional Consultant – Environmental Engineering)
(SPA needs 1 firm selected for Martin/Memphis)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Tioga Environmental Consultants, Inc.

22) **University of Tennessee**
(Professional Consultant – Geotechnical Engineering)
(SPA needs 2 firms selected for Knoxville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: UES Professional Solutions 19, LLC
Designer: GEI Consultants, Inc.

23) **University of Tennessee**
(Professional Consultant – Geotechnical Engineering)
(SPA needs 1 firm selected for Chattanooga)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: LaBella Associates, PC

24) **University of Tennessee**
(Professional Consultant – Geotechnical Engineering)
(SPA needs 1 firm selected for Nashville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: ECS Southeast, LLC

25) **University of Tennessee**
(Professional Consultant – Geotechnical Engineering)
(SPA needs 1 firm selected for Martin/Memphis)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Terracon Consultants, Inc.

26) **University of Tennessee**
(Professional Consultant – Interior Design)
(SPA needs 2 firms selected for Knoxville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Z Creative Group, LLC
Designer: Lauderdale Design Group, Inc.

27) **University of Tennessee**
(Professional Consultant - Landscape)
(SPA needs 4 firms selected for Knoxville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Ross/Fowler, PC
Designer: Stephen W Hackney Landscape Architecture, LLC
Designer: Gresham Smith
Designer: Hodgson & Douglas, LLC

28) **University of Tennessee**
(Professional Consultant - Landscape)
(SPA needs 2 firms selected for Chattanooga)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Ross/Fowler, PC
Designer: LaBella Associates, PC

29) **University of Tennessee**
(Professional Consultant - Landscape)
(SPA needs 1 firm selected for Nashville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Hodgson & Douglas, LLC

30) **University of Tennessee**
(Professional Consultant – Mechanical Engineering)
(SPA needs 2 firms selected for Knoxville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Facility Systems Consultants, LLC
Designer: Engineering Services Group, Inc.

31) **University of Tennessee**
(Professional Consultant - Mechanical Engineering)
(SPA needs 2 firms selected for Chattanooga)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: March Adams & Associates, Inc.
Designer: CMTA, Inc.

32) **University of Tennessee**
(Professional Consultant - Mechanical Engineering)
(SPA needs 2 firms selected for Nashville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: I.C. Thomasson Associates, Inc.
Designer: Smith Seckman Reid, Inc.

33) **University of Tennessee**
(Professional Consultant - Mechanical Engineering)
(SPA needs 2 firms selected for Martin/Memphis)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: OGCB, Inc.
Designer: A2H, Inc.

34) **University of Tennessee**
(Professional Consultant – Structural Engineering)
(SPA needs 2 firms selected for Knoxville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Ross Bryan Associates, Inc.
Designer: MBI Companies, Inc.

35) **University of Tennessee**
(Professional Consultant - Structural Engineering)
(SPA needs 2 firms selected for Chattanooga)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: March Adams & Associates, Inc.
Designer: Brown & Kubican, P.C.

36) **University of Tennessee**
(Professional Consultant - Structural Engineering)
(SPA needs 1 firm selected for Nashville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Wallace Design Collective, PC

37) **University of Tennessee**
(Professional Consultant - Structural Engineering)
(SPA needs 2 firms selected for Martin/Memphis)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Burr & Cole Consulting Engineers, Inc.
Designer: Pickering Firm, Inc.

38) **University of Tennessee**
(Professional Consultant - Survey)
(SPA needs 3 firms selected for Knoxville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Orchard, Hiltz & McCliment, Inc.
Designer: Civil & Environmental Consultants, Inc.
Designer: TrueLine Land Surveying, LLC

39) **University of Tennessee**
(Professional Consultant - Survey)
(SPA needs 2 firms selected for Chattanooga)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: ASA Engineering & Consulting, Inc.
Designer: LaBella Associates, PC

40) **University of Tennessee**
(Professional Consultant - Survey)
(SPA needs 2 firms selected for Nashville)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: Ragan-Smith-Associates, LLC
Designer: Collier Engineering Co., Inc.

41) **University of Tennessee**
(Professional Consultant - Survey)
(SPA needs 2 firms selected for Martin/Memphis)
Total Project Budget: TBD, based on requested services
SBC Project No. 540/000-02-2025
Designer: A2H, Inc.
Designer: Pickering Firm, Inc.

42) **University of Tennessee Health Science Center**
(College of Medicine & Interdisciplinary Building (25/26))
Total Project Budget: $350,000,000.00 seeking initial approval of $10,000,000.00
SBC Project No. 540/013-04-2025
Designer: brg3s, Inc.

43) **Columbia State Community College**
(Walter & Hickman Building Renovations)
Total Project Budget: $6,152,000.00
SBC Project No. 166/015-01-2025
Designer: Gresham Smith

44) **Columbia State Community College**
(Webster Athletic Center Upgrades)
Total Project Budget: $1,569,000.00
SBC Project No. 166/015-02-2025
Designer: Kline Swinney Associates, LLC

45) **Motlow State Community College**
(Surgical Tech Lab Renovation)
Total Project Budget: $525,000.00
SBC Project No. 166/021-01-2025
Designer: Collaborative Design Services, LLC

46) **Pellissippi State Community College**
(Magnolia Campus ADA Corrections)
Total Project Budget: $640,000.00
SBC Project No. 166/032-01-2025
Designer: The Architecture Collaborative

47) **Tennessee Technological University**
(Multiple Buildings Air Handler Replacement)
Total Project Budget: $1,080,000.00
SBC Project No. 364/011-06-2025
Designer: Maffett Loftis Engineering, Inc.

48) **Tennessee Technological University**
(Multiple Buildings Roof Replacements)
Total Project Budget: $1,440,000,.00
SBC Project No. 364/011-07-2025
Designer: Design Innovation Architects, Inc.

49) **Ellington Agricultural Center**
(Bruer Building Mechanical Upgrades)
Total Project Budget: $3,340,000.00
SBC Project No. 100/000-01-2025
Designer: Dewberry Engineers, Inc.

50) **Ellington Agricultural Center**
(Ed Jones Auditorium Renovations)
Total Project Budget: $3,690,000.00
SBC Project No. 100/000-03-2025
Designer: Kaatz, Binkley, Jones & Morris, Architects, Inc.

51) **Paris Landing State Park**
(Shoreline Stabilization)
Total Project Budget: $9,760,000.00
SBC Project No. 126/075-01-2025
Designer: L.I. Smith & Associates, Inc.

52) **South Cumberland State Park**
(Denny Cove Roadway Repairs)
Total Project Budget: $3,600,000.00
SBC Project No. 126/116-01-2025
Designer: Collier Engineering, Co., Inc.

53) **Alvin C. York Institute**
(Campus Roof Replacements)
Total Project Budget: $13,400,000.00
SBC Project No. 168/001-01-2025
Designer: American Structurepoint, Inc.

54) **Tennessee School for the Blind**
(Lobby Security Upgrades)
Total Project Budget: $1,060,000.00
SBC Project No. 168/005-01-2025
Designer: GHP, Inc.

55) **Region 3 – East Tennessee**
(New Catoosa Operations Building)
Total Project Budget: $2,990,000.00
SBC Project No. 220/005-01-2025
Designer: Bauer Askew Architecture, PLLC

56) **Region 1 – West Tennessee**
(New Herb Parsons Lake Office Building)
Total Project Budget: $1,510,000.00
SBC Project No. 220/017-01-2025
Designer: Clark + Associates, Architects

57) **Middle Tennessee Mental Health Institute**
(Canopy Replacement)
Total Project Budget: $2,120,000.00
SBC Project No. 344/001-01-2025
Designer: M. Shanks Architects

58) **Middle Tennessee Mental Health Institute**
(Main Hospital Parking Renovation)
Total Project Budget: $1,090,000.00
SBC Project No. 344/001-02-2025
Designer: Wold Architects Incorporated

59) **Moccasin Bend Mental Health Institute**
(Roofing Repairs)
Total Project Budget: $1,240,000.00
SBC Project No. 344/009-01-2025
Designer: Derthick, Henley & Wilkerson, Architects, PLLC

60) **Rachel Jackson State Office Building**
(Roof Replacement)
Total Project Budget: $1,780,000.00
SBC Project No. 529/013-01-2025
Designer: The Architect Workshop, PLLC

61) **Clover Bottom Mansion**
(Site, Exterior & Interior Upgrades)
Total Project Budget: $4,720,000.00
SBC Project No. 529/019-01-2025
Designer: EOA Architects, PLLC

62) **Green McAdoo Cultural Center**
(Gym Floor Replacement)
Total Project Budget: $1,280,000.00
SBC Project No. 529/051-01-2025
Designer: Design Innovations Architects, Inc.

63) **Davy Crockett Tower**
(Elevator Replacement)
Total Project Budget: $9,650,000.00
SBC Project No. 529/077-01-2025
Designer: Building Systems Group Engineering, LLC

64) **East Tennessee State Veterans Cemetery**
(Site Improvements)
Total Project Budget: $1,040,000.00
SBC Project No. 682/001-01-2025
Designer: Crunk Engineering, LLC

65) **East Tennessee State Veterans Cemetery**
(Lyons View Building Repairs)
Total Project Budget: $3,030,000.00
SBC Project No. 682/001-02-2025
Designer: MBI Companies, Inc.

Other Business

There being no further business, the meeting adjourned at 11:27 a.m.

* * * * * * *

UNIVERSITY OF TENNESSEE

Disposal – Lease (Land)

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

Transaction Description: Transaction No. 25-08-002

- **Location:** University of Tennessee Health Science Center (UTHSC)
  Shelby - 0.55 acres – 900 Madison Avenue, Memphis, Tennessee
- **Tenant:** Shelby County Healthcare Corporation dba Regional One Health
- **Term:** 5 years
- **Area / Costs:** 70 parking spaces / $40,320 annually

Comment: This is a disposal lease of a 70-stall parking lot encompassing two parcels currently leased to Regional One Health for $1 per year with an expiration date of August 31, 2025. Both parties agreed to a new lease agreement to include the new term and with a change in the current rental rate. The new lease calls for a rental rate of $48/space/month. UTHSC will continue to be responsible for maintenance and utility costs of the property. Waiver of advertisement is requested in connection with the long collaborative relationship with Regional One Health that UTHSC wishes to honor and the uniquely situated location of the parking lot to Regional One Health's Outpatient Center's main entrance. UTHSC has determined that a lease will not hamper future operations.

The rent has been determined by UTHSC to be at fair market value, based on current monthly parking rates charged on campus.

The State may terminate this lease for convenience with a 6-month written notice to the Tenant.

Minutes: 08/25/2025 Approved disposal by lease with waiver of advertisement

TENNESSEE BOARD OF REGENTS

Acquisition – Fee (Purchase)

Requested Action:	**Approval of acquisition in fee**
Transaction Description:	Transaction No. 25-03-011
• **Location:**	Volunteer State Community College (VSCC) Wilson County – 11.82+/- acres – 0 Old Lebanon Dirt Road, Mt. Juliet, TN
• **Owner(s):**	Sandra McFarland & Susan Redmond Vaught
• **Estimated Purchase Price:**	Fair Market Value
• **Source of Funding:**	Plant Funds (Non-Aux) (A)
Comment:	VSCC has acquired 20 acres from the same owners and was approached with the opportunity to acquire an additional 11.82 acres, which will allow for future campus expansion. This property is in VSCC's **2017 Master Plan** and is adjacent to other VSCC property.

Date of Last Transfer:	December 2, 2019
Purchase Price:	$0.00
Property Assessor's Value:	$262,100
Square Footage Improvements:	NA

Minutes: 08/25/2025 Approved acquisition in fee

TENNESSEE BOARD OF REGENTS

Acquisition – Lease (Land)

Requested Action: **Approval of a lease with waiver of advertisement**

Transaction Description: Transaction No. 25-01-084

- **Proposed Lease**
  - **Location:** Tennessee College of Applied Technology @ Crump
    Hardin County – 8.39+/- acres – State Highway 22, Crump, TN
  - **Landlord:** Hardin County Government
  - **Term:** August 1, 2025 – December 31, 2065
  - **Area / Costs:** 8.39+/- acres / No Cost

Comment: This property will be used for the installation and ongoing maintenance of a sewage disposal system, which is essential to accommodate the increased facility usage associated with campus growth. Hardin County is allowing the TCAT to use this property at no cost in order to support growth at the campus.

Minutes: 08/25/2025 Approved a lease with waiver of advertisement

DEPARTMENT OF MILITARY

Disposal – Fee

Requested Action:	**Approval of disposal in fee**
Transaction Description:	Transaction No. 24-12-004
• **Location:**	Hickman County – 18 ± acres – 150 Universal Drive, Centerville, TN
• **Estimated Purchase Price:**	Fair Market Value
Comment:	The Department of Military (DOM) is requesting approval to dispose of the armory as the property is surplus to the agency's needs. This action aligns with the Tennessee Readiness Center Master Plan, where the property was identified for disposal. The Tennessee Historical Commission (THC) has determined that the disposal of this property does not adversely affect the State-owned resource. In accordance with T.C.A. § 12-2-121, proceeds from sale will be appropriated to the Department of Military as funds for facility replacement and repair.
Minutes:	08/25/2025 Approved disposal in fee

DEPARTMENT OF MILITARY

Disposal – Fee

Requested Action:	**Approval of disposal in fee**
Transaction Description:	Transaction No. 25-04-003
• **Location:**	Weakley County – 19 ± acres – 6525 Hwy 22, Dresden, TN
• **Estimated Purchase Price:**	Fair Market Value
Comment:	The Department of Military (DOM) is requesting approval to dispose of the armory as the property is surplus to the agency's needs. This action aligns with the Tennessee Readiness Center Master Plan, where the property was identified for disposal. In accordance with T.C.A. § 12-2-121, proceeds from sale will be appropriated to the Department of Military as funds for facility replacement and repair.
Minutes:	08/25/2025 Approved disposal in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 25-07-002

- **Location:** Head of the Crow State Park
  Franklin County – 33.00 ± acres (2 tracts) – 0 and 9073 Sherwood Road, Sherwood, TN
- **Owner(s):** Lester R. Stubblefield, Jr. and Teresa Stubblefield
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 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 parcel is to be included in the development of the Head of the Crow State Park. The acquisition of this tract will offer watershed protection and river access to Crow Creek as well as viewshed protection to the Sherwood Day Loop Trail. The federally endangered painted tiger snail has been identified on adjacent property.

The residence will be used as ranger housing to enhance ranger presence in the southern region of the park and improve emergency response times. The remaining buildings will be used for storage. All structures, except for the small shed, are in good condition with only minor repairs, to be funded out of the park's operation budget, needed. The shed will be demolished within one year of the State's acquisition.

The agency does not anticipate making a request within the next 5 years for a budget adjustment or appropriation in the budget to support this acquisition.

Date of Last Transfer:	09/16/2014
Purchase Price:	$0 (intra family transfer)
Property Assessor's Value:	$106,000.00
Square Footage Improvements:	N/A

Date of Last Transfer:	03/01/2013
Purchase Price:	$0 (intra family transfer)
Property Assessor's Value:	$125,800.00
Square Footage Improvements:	4,168 sq. ft.

Minutes: 08/25/2025 Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase) & Acquisition – Easement (Access)

Requested Action: **Approval of acquisition in fee and easement and to utilize third party**

Transaction Description: Transaction No. 25-07-001

- **Location:** Henry Horton State Park
  Marshall County – 30.00 +/- acres – 2041 Highway 99, Chapel Hill, TN
- **Owner(s):** Fioravanti Hughey Holdings, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A)
- **Third Party:** TennGreen Land Conservancy

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 contiguous with Henry Horton State Park and offers watershed protection and viewshed protection to existing park land. The tract will be restored and managed as a grassland, savanna, glade habitat through habitat restoration. It also contains Tennessee Milk Vetch and Limestone Fame Flower, both of which are listed as state special concern species.

This request also includes a 30-foot-wide access easement. The easement will only be used for official park personnel access to maintain the property and will not be used as a public, commercial, construction, or private party access point the property.

Third-party use is requested because of timing. TennGreen Land Conservancy will acquire the property and then transfer it to the state. The agency intends to reimburse TennGreen Land Conservancy for all due diligence costs and legal fees, in accordance with SBC By-laws, Policy & Procedures. The sale to TennGreen Land Conservancy will include a deed restriction which states "no residential, industrial or commercial development unrelated to current state park activities is allowed for 20 years. No RV camping or storage allowed for 40 years. Rustic camping, trails, and other park activities are approved."

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

Date of Last Transfer:	January 16, 2015
Purchase Price:	$170,000.00 (larger tract)
Property Assessor's Value:	$369,600.00 (larger tract)
Square Footage Improvements:	N/A

Minutes: 08/25/2025 Approved acquisition in fee and easement and utilizing third party

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Fee (Purchase)

Requested Action: **Approval of acquisition in fee and to utilize third party**

Transaction Description: Transaction No. 25-07-004

- **Location:** Rocky Hill State Natural Area
  Rutherford County – 25.00 +/- acres – 8324 Rocky Hill Rd., Lascassas, TN
- **Owner(s):** Megan & Daniel Barbarino
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 State Lands Acquisition Fund (A)
- **Third Party:** TennGreen Land Conservancy

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.

The Rocky Hill State Natural Area is a newly designated natural area currently encompassing just one acre. The tract will significantly expand this area and provide critical protection for the federally endangered Leafy Prairie-clover, the state-threatened Yellow Sunnybell, high quality cedar glade and barrens, and a wetland watershed.

The property also includes a newly constructed pole barn and will be used to provide additional storage space for the Division of Natural Areas.

Third-party use is requested because of timing. TennGreen Land Conservancy will acquire the property and then transfer it to the state. The agency intends to reimburse TennGreen Land Conservancy for all due diligence costs and legal fees, in accordance with SBC By-laws, Policy & Procedures.

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

Date of Last Transfer:	January 16, 2015
Purchase Price:	$115,000.00
Property Assessor's Value:	$62,900.00
Square Footage Improvements:	Pole Barn (sq ft unknown)

Minutes: 08/25/2025 Approved acquisition in fee and utilizing third party

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 25-02-012

- **Location:** Lonestar Unit of Luper Mountain Wildlife Management Area
  Cumberland County – 47.35± acres (2 tracts) – Millstone Mountain Road, Rockwood, TN
- **Owner(s):** Eddie S. Jones
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 TWRA Op Funds (A)
  Tennessee Heritage Conservation Trust Fund (O)

Comment: TWRA is requesting to acquire two tracts adjacent to the Lonestar Unit of Luper Mountain Wildlife Management Area. The land is open and forested land, and highly desirable for additional wildlife habitat and public access. Eddie S. Jones will reserve an easement for private use of the small pond on a portion of the land for the term of his life. This easement will not hinder or conflict with TWRA's use or management of the property.

The Grant Agreement between the Tennessee Heritage Conservation Trust and Tennessee Wildlife Resources Agency requires that the tracts maintain their conservation values in perpetuity.

The agency does not anticipate making a request within the next 5 years for a budget adjustment or appropriation in the budget to support this acquisition.

Date of Last Transfer:	February 12, 2015
Purchase Price:	$30,000.00
Property Assessor's Value:	$142,900.00
Square Footage Improvements:	N/A

Minutes: 08/25/2025 Approved acquisition in fee

DEPARTMENT OF AGRICULTURE

Disposal – Fee

Requested Action:	**Approval of disposal in fee**
Transaction Description:	Transaction No. 25-06-002
• **Location:**	Wayne County – 1.0 ± acre – 3021 Highway 13 N., Waynesboro, TN
• **Estimated Purchase Price:**	Fair Market Value
Comment:	The Department of Agriculture, Division of Forestry, is requesting approval to dispose of the subject property as it is surplus to the agency's needs. The property was acquired for fire detection/control purposes, where a tower was erected, and residence was built. The site has not been in operation for 15+ years and all resources have been consolidated to the Waynesboro facility. The Tennessee Historical Commission (THC) has determined that the disposal of this property does adversely affect the State-owned resource. The state will be photo documenting the building prior to disposal to mitigate the adverse effect. In accordance with T.C.A § 12-2-122, proceeds from the sale will be appropriated to the Department of Agriculture.
Minutes:	08/25/2025 Approved disposal in fee

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 24-01-902 (DOR)

- **Proposed Lease**
  - **Location:** Washington County – 204 High Point Drive, Johnson City, TN
  - **Landlord:** Joe Ward and Pamela M. Booth
  - **Term:** 10 Years with one 5-year renewal option
  - **Area / Costs:** 7,867 Square Feet

Annual Contract Rent	$122,725.20	$15.60/sf
Estimated Utility Cost	13,767.25	1.75/sf
Estimated Janitorial Cost	8,653.70	1.10/sf
Total Annual Effective Cost	$145,146.15	$18.45/sf

- **Current Lease**
  - **Location:** Washington County – 204 High Point Drive, Johnson City, TN
  - **Landlord:** Joe Ward and Pamela M. Booth
  - **Term:** 7 years (June 1, 2019– May 31, 2026)
  - **Area / Costs:** 7,717 Square Feet

Annual Contract Rent	$99,935.15	$12.95/sf
Estimated Utilities Cost	13,504.75	1.75/sf
Estimated Janitorial Cost	8,488.70	1.10/sf
Total Annual Effective Cost	$121,928.60	$15.80/sf

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

Comment: This lease will provide office space for the Department of Revenue. Two proposals from two proposers were received and evaluated. The space will be renovated to meet the State's needs. The lease is estimated to commence on or before June 2026.

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: 08/25/2025 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. 19-08-909 (TBI)

- **Proposed Amendment**
  - **Term:** 10 years (January 1, 2021 – December 31, 2030)
  - **Area / Costs:** 6,771 Square Feet

Average Annual Contract Rent (Years 6-10)	127,166.06	$18.78/sf
Estimated Utilities Cost	11,849.25	1.75/sf
Estimated Janitorial Cost	7,448.10	1.10/sf
Total Average Annual Effective Cost (Years 6-10)	$136,463.41	$21.63/sf

- **Current Lease**
  - **Location:** Washington County – 2001 Waters Edge Drive, Johnson City, TN
  - **Landlord:** Sikorski-DeFriece Properties.
  - **Term:** 5 years (January 1, 2021 – December 31, 2025)
  - **Area / Costs:** 6,771 Square Feet

First Year Annual Contract Rent	$103,867.14	$15.34/sf
Average Annual Contract Rent	109,392.28	16.16/sf
Estimated Utilities Cost	11,849.25	1.75/sf
Estimated Janitorial Cost	7,448.10	1.10/sf
Total Average Annual Effective Cost	$128,689.63	$19.01/sf

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

Comment: This lease will provide office space for Tennessee Bureau of Investigation (TBI).

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 market phase.

Minutes: 08/25/2025 Approved a lease amendment with waiver of advertisement

Approved:

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