

AGENDA

State Building Commission
Executive Subcommittee
Cordell Hull State Office Building
House Hearing Room II
August 24, 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:** Tennessee State University
Requested Action: Approval of disposal by lease with waiver of advertisement and appraisal
Transaction No.: 26-07-021
Location: Davidson County – 330 10th Avenue South, Nashville, TN
2. **Agency:** Tennessee Board of Regents / Nashville State Community College
Requested Action: Approval of disposal by lease with waiver of advertisement and appraisal
Transaction No.: 26-05-013
Location: Nashville State Community College (NSCC)
Dickson County – 979 sf – 2575 Highway 46 South, Dickson, TN
3. **Agency:** Tennessee Wildlife Resources Agency
Requested Action: Approval of disposal by easement with waiver of appraisal
Transaction No.: 25-08-003
Location: North Cumberland Wildlife Management Area Sundquist Unit
Campbell County – 0.83 +/- acres – Stoney Fork Road, Caryville, TN
4. **Agency:** Department of General Services
Requested Action: Approval of a lease amendment with waiver of advertisement
Transaction No.: 22-11-904 ST (DOC)
Location: 304 Home Avenue, Suite A, Maryville, TN, Blount County
5. **Agency:** University of Tennessee Health Science Center
Requested Action: Approval of a lease contingent on approval by the Tennessee State School Bond Authority
Transaction No.: 2026-06-001
Location: University of Tennessee – Health Science Center (UTHSC)
Knox County – 7300 Sir Walter Way, Knoxville, Tennessee

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 20-01-922 (DOC)

- **Proposed Lease:**

- **Location:** 1432 West Main Street, Lebanon, TN, Wilson County
- **Landlord:** Headlight Capital Partners, LLC
- **Term:** 15 Years
- **Buildout:** \$950,000 (Landlord Expense)
- **Area:** 7,873 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent	\$58.10/sf	\$457,421.30
Average Annual Contract Rent	36.61/sf	288,230.53
Estimated Annual Utility Cost	1.75/sf	13,777.75
Estimated Annual Janitorial Cost	1.10/sf	8,660.30
Total Annual Effective Cost	\$39.46/sf	\$310,668.58

- **Current Lease:**

- **Location:** 1432 West Main Street, Lebanon, TN Wilson County
- **Landlord:** Headlight Capital Partners, LLC
- **Term:** 9 years (September 1, 2018 – March 31, 2027)
- **Area:** 4,308 Square Feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
First Year Contract Rent	\$16.83/sf	\$72,503.64
Average Annual Contract Rent	17.33/sf	74,657.64
Estimated Annual Utility Cost	1.75/sf	7,539.00
Estimated Annual Janitorial Cost	1.10/sf	4,738.80
Total Annual Effective Cost	\$20.18/sf	\$86,935.44

- **Source of Funding:** FRF
- **Procurement Method:** Advertised
- **FRF Rate:** \$19.00

Comment: This lease will provide office space for Department of Correction (DOC) Community Supervision Office in Wilson County. Two proposals from two proposers were received and evaluated. This is a renovate to suit to meet the State's programmatic needs and growth in Wilson County. This lease is estimated to commence on or before July 2027.

The tenant may terminate this lease for convenience at any time after the 60th month of this lease term within 90-days' written notice to the landlord.

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 July 20, 2026.

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

- 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:** University of Tennessee Institute of Agriculture
Location: Lewisburg, Tennessee
Project Title: UTIA MTREC Lewisburg Repairs and Demolition (24/25)
Project Description: Replace, repair, and raze storm damaged agriculture buildings and residence. Includes site clean-up and all related work to complete the project.
SBC Project No: 540/001-09-2024
Total Project Budget: \$324,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project funding (move \$4,777.00 to construction cost)
Approval Date: 07/29/2026
 2. **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Springfield, Tennessee
Project Title: ARP – HRREC Improvements
Project Description: Improvements at the Highland Rim AgResearch Center includes construction of an equipment storage building. Project includes all related work.
SBC Project No: 540/001-12-2023
Total Project Budget: \$278,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved a revision in project budget and the EDP as recommended by the State Architect (move \$38,000.00 to construction cost)
Approval Date: 08/12/2026

3. **State Procurement Agency:** University of Tennessee - Knoxville
Location: Knoxville, Tennessee
Project Title: UTK SERF Multiple Lab Upgrades (26/27)
Project Description: Modifications in multiple labs at the Science and Engineering Research Facility. The work will include updates in lab system components and all related work to complete the project.
SBC Project No: 540/009-06-2026
Total Project Budget: \$846,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing a Campus Consultant (McCarty Holsaple McCarty Architects, Inc.) for design and Campus Resources and System Procurement for a portion of the work
Approval Date: 08/12/2026

4. **State Procurement Agency:** University of Tennessee - Martin
Location: Martin, Tennessee
Project Title: UTM Lovelace Street Parking Lot (26/27)
Project Description: Demolition of the building at 304 Lovelace Street and the construction of a new parking lot. Include all related work to complete the project.
SBC Project No: 540/011-03-2026
Total Project Budget: \$575,000.00
Source of Funding: Plant Funds (Aux-Parking Authority) (A)
Approval: Approved project and utilizing a Campus Consultant (Pickering Firm, Inc.) for design and utilizing System Procurement for construction
Approval Date: 08/12/2026

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:** University of Tennessee - Chattanooga
Location: Chattanooga, Tennessee
Project Title: UTC Hayes Theater Lighting Upgrades (24/25)
Project Description: Upgrades of the lighting and controls in the Hayes Theater at the Fine Arts Center. Includes all related work to complete the project.
SBC Project No: 540/005-01-2025
Total Project Budget: \$900,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved utilizing a previously selected Contractor for the work (Hoar Construction)
Approval Date: 08/12/2026

2. **State Procurement Agency:** University of Tennessee - Knoxville
Location: Knoxville, Tennessee
Project Title: Walters Academic Building Repairs and Upgrades
Project Description: Upgrade portions of the Walters Academic Building to provide offices, studios, labs, a darkroom, skylight removal, and roofing infill. Includes all related work.
SBC Project No: 540/009-01-2024
Total Project Budget: \$5,350,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved utilizing System Procurement and Campus Resources for a portion of the work
Approval Date: 08/12/2026

Approvals of Acquisitions and Disposals of State Property

- REPORT of the following disposal easement(s) in accordance with Item 2.04(E)(I)(5) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Transaction Description: Transaction No. 25-06-010
Location: Clifty Creek State Natural Area
Morgan County – 0.034 +/- acres – 0 Riggs Chapel Road, Harriman, TN
Grantee: Harriman Utility Board (HUB)
Estimated Sale Price: Mutual Benefit
Source of Funding: Harriman Utility Board (REM Fees) (O)
Approval: Approved disposal by easement with waiver of appraisal
Approval Date: 08/11/2026
2. **State Procurement Agency:** Tennessee Board of Regents / Jackson State Community College
Transaction Description: Transaction No. 26-06-014
Location: Jackson State Community College (JSCC)
Madison County – 56,275 +/- sq ft permanent utility easement
2046 North Parkway, Jackson, TN
Grantee: Jackson Energy Authority
Estimated Sale Price: No Cost/Mutual Benefit
Source of Funding: Jackson Energy Authority (REM Fees) (O)
Approval: Approved disposal by easement with waiver of advertisement
Approval Date: 08/11/2026

Designer Selections

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

Other Business

CONSENT AGENDA ITEMS

1.

TENNESSEE STATE UNIVERSITY

Disposal – Lease (Space)

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

Transaction Description: Transaction No. 26-07-021

- **Location:** Davidson County – 330 10th Avenue South, Nashville, TN
- **Tenant:** Young Men's Christian Association of Middle Tennessee (YMCA)
- **Term:** One year with one 1-year renewal option
- **Area/Costs:** 4.89 +/- acres (100 parking spaces) / \$277,200.00 annually

Comment: The YMCA has been utilizing this land and the one hundred (100) parking spaces thereon pursuant to a license agreement. TSU seeks to enter into a lease with the YMCA for the continued use of these spaces. The leased area serves the YMCA's parking requirements during peak operational hours while simultaneously generating revenue for TSU. The YMCA shall be responsible for issuing and administering parking credentials for its patrons to access the parking area. The anticipated use is during peak hours (4:00 p.m. – 10:00 p.m.) with no overnight parking permitted for YMCA patrons.

Either party may terminate this lease for convenience at any time with a 30-day written notice. Tenant is responsible for all operational and maintenance costs; and TSU can require Tenant to relocate to other parking areas on the Avon Williams campus.

Waiver of advertisement is requested because of the particular terms of this lease, which are only attractive to the YMCA. Waiver of appraisal is requested as the rent has been determined to be fair market value after review by State employees. This lease will not negatively impact the use of the remaining property.

TENNESSEE BOARD OF REGENTS

Disposal – Lease (Space)

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

Transaction Description: Transaction No. 26-05-013

- **Location:** Nashville State Community College (“NSCC”)
Dickson County – 979 sf – 2575 Highway 46 South, Dickson, TN
- **Tenant:** The Jackson Foundation, Inc. (“Foundation”)
- **Term:** August 1, 2026 – July 31, 2036
- **Area/Costs:** \$15.00 sf / \$14,685.00 annually

Comment: This lease will convert underutilized space (2 offices, small lounge, and conference room) into a revenue-producing asset, reducing operational overhead, and generating financial benefit to the State. This lease will not hamper the future operations of the State and can be terminated after the first year on 180 days’ notice. The State is responsible for all utility, janitorial and maintenance costs.

Waiver of advertisement is requested because of the close ties between the Foundation and local educational initiatives, including support for shared workforce development priorities of NSCC and TCAT Dickson, and because of the small amount of space to be leased. Waiver of appraisal is requested because the rate is believed to be fair market value for this small amount of space.

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Easement (Access)

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

Transaction Description: Transaction No. 25-08-003

- **Location:** North Cumberland Wildlife Management Area Sundquist Unit
Campbell County – 0.83± acres – Stoney Fork Road, Caryville, TN
- **Grantee:** Jane Seiber as to Life Estate, Johnny R. Seiber, Larry R. Seiber, Deborah K. Bunch,
Marsha L. Patterson, and Mitchell Seiber, Jr.
- **Estimated Sale Price:** Fair Market Value

Comment: TWRA is requesting approval to dispose of a permanent, non-exclusive egress/ingress access easement at The North Cumberland Wildlife Management Area Sundquist Unit. The historical access was a stagecoach/horse road with no access easement having ever been recorded. This permanent access easement will not negatively impact our management in the area and will not require any loss of land or habitat.

Grantee 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.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease Amendment

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

Transaction Description: Transaction No. 22-11-904 ST (DOC)

- **Proposed Amendment:**

- **Term:** 8 years (November 1, 2023 – October 31, 2031)
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent (Years 4-8)	\$20.00	\$104,000.00
Estimated Annual Utility Cost	1.75	9,100.00
Estimated Annual Janitorial Cost	1.10	5,720.00
Total Annual Effective Cost	\$22.85	\$118,820.00

- **Current Lease:**

- **Location:** 304 Home Avenue, Suite A, Maryville, TN, Blount County
- **Landlord:** Chase R. Boruff and Eric M. Costner
- **Term:** 3 years (November 1, 2023 – October 31, 2026)
- **Area:** 5,200 square feet
- **Costs:**

Expense Category	Cost/sf	Annual Cost
Annual Contract Rent	\$9.61	\$49,972.00
Estimated Annual Utility Cost	1.75	9,100.00
Estimated Annual Janitorial Cost	1.10	5,720.00
Total Annual Effective Cost	\$12.46	\$64,792.00

- **Source of Funding:** FRF
- **Procurement Method:** Negotiated
- **FRF Rate:** \$19.00

Comment: This amendment will provide office space for Department of Correction (DOC) Community Supervision Office in Blount County.

An amendment with waiver of advertisement is requested to allow time to evaluate the need and market to determine the most suitable long-term solution. This location allows for continuity of operations while further evaluation occurs.

Based on a review of financial aspects, occupancy requirement and market indicators, this amendment is deemed to be in the state's best interest at this time.

UNIVERSITY OF TENNESSEE

Acquisition – Lease (Space)

Requested Action: **Approval of a lease contingent on approval by the Tennessee State School Bond Authority**

Transaction Description: Transaction No. 2026-06-001

- **Proposed Lease:**
 - **Location:** University of Tennessee – Health Science Center (UTHSC)
Knox County – 7300 Sir Walter Way, Knoxville, Tennessee
 - **Landlord:** Corporate Quarters, Inc.
 - **Term:** 3 years
 - **Area:** Up to 9 – two-bedroom units
 - **Costs:** Year 1 - \$3,870.00/month per 2-bedroom unit including utilities, \$417,960.00/year
Year 2 - \$3,920.00/month per 2-bedroom unit including utilities, \$423,360.00/year
Year 3 - \$3,970.00/month per 2-bedroom unit including utilities, \$428,760.00/year
- **Current Lease:**
 - **Location:** University of Tennessee – Health Science Center (UTHSC)
Knox County – 8700 Hopemont Way, Knoxville, Tennessee
 - **Landlord:** Corporate Quarters, Inc.
 - **Term:** September 1, 2025-August 31, 2026
 - **Area:** Up to 9 – two-bedroom units
 - **Costs:** \$3,703.70/month per 2-bedroom unit including utilities, \$400,000.00/year
- **Source of Funding:** Plant Funds (Aux-Housing) (A)
- **Procurement Method:** Advertised

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 valuable recruiting tool in attracting students to the UTHSC with long-range benefits of students considering Knoxville for their residency.

Three proposals from two proposers were received and evaluated. The proposal from Corporate Quarters, Inc. for Wellsley Park at 7300 Sir Walter Way was the best evaluated proposal although not the lowest cost proposal. 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.

A \$135 cleaning fee will be assessed for cleaning services each time a medical student rotates out and a new one arrives.