

**MINUTES**  
**STATE BUILDING COMMISSION**  
**Executive Subcommittee**  
**December 16, 2024**

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The State Building Commission Executive Subcommittee met this day immediately following the State Building Commission but no earlier than 11:15 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 12:18 p.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  
David Lillard, State Treasurer  
Jason Mumpower, Comptroller of the Treasury

**ORGANIZATION**

- University of Tennessee
- State Building Commission

**PRESENTER**

Associate Vice President Austin Oakes  
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 items 1, 3-5 which had been reviewed and recommended for approval by Subcommittee staff:

1.     Agency:                 **Austin Peay State University**  
       Requested Action:     Approval of a lease  
       Transaction No.:      APSU-01-24  
       Location:             Austin Peay State University  
                                  Montgomery County, 0.323 acres, 200 Airport Rd., Clarksville, TN 37043
  
2.     Agency:                 **University of Tennessee – Knoxville**  
       Requested Action:     Approval of disposal by lease with waiver of advertisement and appraisal  
       Transaction No.:      24-11-010  
       Location:             University of Tennessee-Knoxville (UTK) – 840 20th Street, Knoxville, Knox County,  
                                  Tennessee  
       This item was moved to the agenda.
  
3.     Agency:                 **University of Tennessee – Institute for Public Service (IPS)**  
       Requested Action:     Approval of a lease  
       Transaction No.:      2024-12-001  
       Location:             University of Tennessee – Institute for Public Service (IPS)  
                                  Anderson County – 1201 Oak Ridge Turnpike, Oak Ridge, TN
  
4.     Agency:                 **Department of Veterans Services**  
       Requested Action:     Approval of disposal by lease  
       Transaction No.:      24-10-019  
       Location:             Veterans Cemetery / McCrory Lane  
                                  Davidson County – 43 +/- acres – Located at 7931 McCrory Lane
  
5.     Agency:                 **Department of General Services**  
       Requested Action:     Approval to release a deed restriction  
       Transaction No.:      06-07-002  
       Location:             Anderson County – 8.29 ± acres – 1780 Oak Ridge Turnpike, Oak Ridge, TN

UNIVERSITY OF TENNESSEE

**Disposal – Lease (Land)**

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

**Transaction Description:**   Transaction No. 24-11-010

- **Location:**                   University of Tennessee-Knoxville (UTK) – 840 20<sup>th</sup> Street, Knoxville, Knox County, Tennessee
- **Tenant:**                     Alpha Gamma Delta Property Management, LLC (ΑΓΔ)
- **Term:**                        January 1, 2025 – May 31, 2026
- **Area / Costs:**             0.40 +/- acres / \$180,000 annually

**FRF Rate:**                         N/A

**Comment:**                       The 8,453 SF fraternity house on this site became vacant when the Greek organization leasing it previously was removed from campus. UTK desires to continue using the property for UTK-affiliated Greek housing and has determined that a lease will not hamper future UTK operations. ΑΓΔ is a fraternity that has recently been reestablished on campus and is the only UTK-affiliated Greek organization seeking housing at this time. Waiver of advertisement is requested to permit this lease to ΑΓΔ because advertisement is not feasible given the requirement that the property be used for UTK-affiliated Greek housing.

Waiver of appraisal is requested as the rent has been determined by UTK to be at fair market value, based on current rental rates charged to other Greek organizations leasing on-campus housing. UTK will continue to maintain the property with maintenance costs to be reimbursed by the ΑΓΔ. ΑΓΔ is responsible for the cost of utilities that exceed \$2,500/month.

No termination for convenience by UTK is allowed unless notice is given by March 1, 2025.

**Minutes:**                         12/16/2024   Austin Oakes stated that the second paragraph of the lead sheet had some incorrect information and clarified that UTK is responsible for maintenance of the property and associated expenses. The lessee (ΑΓΔ) will be responsible for reimbursing UTK for minor maintenance items such as touch up painting, glass breakage, and grounds maintenance.

The Subcommittee approved disposal by lease with waiver of advertisement and appraisal.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on November 25, 2024.

### Designer Selections

- Reported the following designer selection 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:** STREAM / Department of Environment & Conservation  
**Location:** Lebanon, Tennessee  
**Project Title:** Cedars of Lebanon State Park Campground Bathhouse  
**SBC Project No.** 126/015-01-2024  
**Total Project Budget:** \$830,000.00  
**Source of Funding:** 24/25 TDEC Op Funds (A)  
**Designer:** M. Shanks Architects  
**Approval Date:** 11/20/2024

- 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.

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| <ol style="list-style-type: none"><li>1) <b>TN College of Applied Technology @ Jackson</b><br/>(Whiteville Extension Campus Addition &amp; Renovation)<br/>Total Project Budget: \$2,400,000.00<br/>SBC Project No. 166/000-01-2024<br/>Designer: <b>UrbanARCH Associates, P.C.</b></li><li>2) <b>TN Wildlife Resources Agency Region 1 - West</b><br/>(New Herb Parsons Lake Concession Building)<br/>Total Project Budget: \$3,000,000.00<br/>SBC Project No. 220/017-01-2024<br/>Designer: <b>Fisher &amp; Arnold, Inc.</b></li><li>3) <b>STREAM Consultants</b><br/>(Professional Consultants – Architectural)<br/>(SPA needs 6 selected)<br/>Total Project Budget: \$14,500,000.00<br/>SBC Project No. 529/000-01-2024<br/>Designer: <b>DLR Group, Inc.</b><br/>Designer: <b>Wold Architects Incorporated</b><br/>Designer: <b>Sanders Pace Architecture, LLC</b><br/>Designer: <b>Kline Swinney Associates, Inc.</b><br/>Designer: <b>Smith Gee Studio, LLC</b><br/>Designer: <b>Archimania, P.C.</b></li></ol> | <ol style="list-style-type: none"><li>4) <b>STREAM Consultants</b><br/>(Professional Consultants – Building Envelope)<br/>(SPA needs 3 selected)<br/>Total Project Budget: \$14,500,000.00<br/>SBC Project No. 529/000-01-2024<br/>Designer: <b>Architectural Testing, Inc.</b><br/>Designer: <b>37216 Enterprises, LLC dba Nashville Roof Consultants</b><br/>Designer: <b>Wiss, Janney, Elstner Associates, Inc.</b></li><li>5) <b>STREAM Consultants</b><br/>(Professional Consultants – Civil Engineering)<br/>(SPA needs 4 selected)<br/>Total Project Budget: \$14,500,000.00<br/>SBC Project No. 529/000-01-2024<br/>Designer: <b>AECOM Technical Services, Inc.</b><br/>Designer: <b>Fisher &amp; Arnold, Inc.</b><br/>Designer: <b>CTI Engineers, Inc.</b><br/>Designer: <b>Cannon &amp; Cannon, Inc.</b></li></ol> |
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6) **STREAM Consultants**  
(Professional Consultants – Cost Estimating)  
Total Project Budget: \$14,500,000.00  
SBC Project No. 529/000-01-2024  
Designer: **Connico, LLC**

7) **STREAM Consultants**  
(Professional Consultants – Healthcare Architectural)  
(SPA needs 2 selected)  
Total Project Budget: \$14,500,000.00  
SBC Project No. 529/000-01-2024  
Designer: **A2H, Inc.**  
Designer: **Wold Architects Incorporated**

8) **STREAM Consultants**  
(Professional Consultants – Historical Architectural)  
(SPA needs 2 selected)  
Total Project Budget: \$14,500,000.00  
SBC Project No. 529/000-01-2024  
Designer: **Sanders Pace Architecture, LLC**  
Designer: **LRK, Inc.**

9) **STREAM Consultants**  
(Professional Consultants – Institutional Security)  
Total Project Budget: \$14,500,000.00  
SBC Project No. 529/000-01-2024  
Designer: **R&N Systems Design, LLC**

10) **STREAM Consultants**  
(Professional Consultants – Mechanical, Electrical & Plumbing)  
(SPA needs 5 selected)  
Total Project Budget: \$14,500,000.00  
SBC Project No. 529/000-01-2024  
Designer: **Smith Seckman Reid, Inc.**  
Designer: **Dewberry Engineers, Inc.**  
Designer: **I.C. Thomasson Associates, Inc.**  
Designer: **Henderson Engineers, Inc.**  
Designer: **Kimley-Horn & Associates, Inc.**

11) **STREAM Consultants**  
(Professional Consultants – Structural Engineering)  
(SPA needs 4 selected)  
Total Project Budget: \$14,500,000.00  
SBC Project No. 529/000-01-2024  
Designer: **LBYD, Inc.**  
Designer: **Hurst-Rosche, Inc.**  
Designer: **American Structurepoint, Inc.**  
Designer: **Logan Patri Engineering, Inc.**

### **Other Business**

There being no further business, the meeting adjourned at 12:24 p.m.

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AUSTIN PEAY STATE UNIVERSITY

**Acquisition – Lease (Land)**

**Requested Action:**                      **Approval of a lease**

**Transaction Description:**              Transaction No. APSU-01-24

• **Proposed Lease**

- **Location:**                      Austin Peay State University  
Montgomery County, 0.323 acres, 200 Airport Rd., Clarksville, TN 37043
  - **Landlord:**                      Clarksville Regional Airport Authority
  - **Term:**                              Ninety-nine (99) years
  - **Area / Costs:**                      14,083 square feet (Hangar Building Footprint)
- |                                   |    |           |            |
|-----------------------------------|----|-----------|------------|
| Annual Contract Rent (Years 1-10) | \$ | 21,840.00 | \$ 1.55/sf |
| Estimated Utilities Cost          |    | 24,645.25 | 1.75/sf    |
| Estimated Janitorial Cost         |    | 15,491.30 | 1.10/sf    |
| Total Annual Effective Cost       | \$ | 61,976.55 | \$ 4.40/sf |

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- **Source of Funding:**              Plant Funds (Non-Aux) (A)
- **Procurement Method:**              Negotiated

**Comment:**                      APSU's Aviation Science program currently leases a portion of a hangar building and uses the airport facilities for its program. APSU desires to end the current lease arrangement, buy the hangar building (\$780,000.00), and then lease the land under the building together with the right to use the airport facilities. This arrangement will result in a reduction in lease payments per year.

Under the terms of the Lease, the Landlord may increase rent based on the CPI after the first 10 years and every 5 years thereafter. APSU will be responsible for all maintenance, repair and operations costs associated with the hangar building.

Approval of this item is contingent on approval of the lease by the Tennessee State School Bond Authority at its meeting scheduled for December 16, 2024.

Date of Last Transfer:                      Unknown, part of larger tract  
Square Footage Improvements:              14,083 SF

**Minutes:**                              12/16/2024      Approved a lease

UNIVERSITY OF TENNESSEE

**Acquisition – Lease (Space)**

**Requested Action:**                      **Approval of a lease**

**Transaction Description:**              Transaction No. 2024-12-001

• **Proposed Lease**

- **Location:**                      University of Tennessee – Institute for Public Service (IPS)  
Anderson County – 1201 Oak Ridge Turnpike, Oak Ridge, TN
- **Landlord:**                      Corporate Quarters, Inc.
- **Term:**                              One (1) year, with two (2) renewal options - one (1) year each  
4 student sessions –15 units for 227 nights  
Instructor housing -1 unit for 122 nights
- **Area / Costs:**                      Up to sixteen (16) two (2) bedroom units  
Year 1: Nightly Rate: \$150, Maximum Cost: \$529,050.00

- **Source of Funding:**              Tuition and fees (O)
- **Procurement Method:**          Advertised
- **FRF Rate:**                          N/A

**Comment:**                              This lease will provide housing for students of the UT Law Enforcement Innovation Center (LEIC), an agency of the University of Tennessee Institute for Public Service. Two proposals were received from two proposers. Corporate Quarters was the best evaluated proposer. Classes begin January 5, 2025 and the last session ends November 14, 2025. There are 3 ten week sessions for professionals and 1 three week session for college students planned for 2025.

The lease provides for two (2) one (1) year extension options exercisable upon 30 days' notice prior to end of term. Corporate Quarters must notify the University of any increases in its cost no less than 180 days prior to end of term and may pass along such increases in the renewal term.

Either party may terminate this agreement with 30 days prior notice.

Approval of this item is contingent on approval of the lease by the Tennessee State School Bond Authority at its meeting scheduled for December 16, 2024.

**Minutes:**                                  12/16/2024    Approved a lease

DEPARTMENT OF VETERANS SERVICES

**Disposal – Lease (Hay Lease)**

**Requested Action:**                    **Approval of disposal by lease**

**Transaction Description:**      Transaction No. 24-10-019

• **Proposed Lease**

- **Location:**                    Veterans Cemetery / McCrory Lane  
Davidson County – 43 +/- acres – Located at 7931 McCrory Lane
- **Tenant:**                      Louis Johnson
- **Term:**                        1 year, with four 1-year renewal options
- **Area / Costs:**               +/- 43 Acres / \$853 per year

**Comment:**                              The property will be used for the limited purpose of harvesting hay.

In April 2020, a hay lease was approved which currently expires on January 31, 2025. The new lease will commence on February 1, 2025. The lease mitigates on-going maintenance and is limited to bailing of hay only.

The lease procurement was conducted in accordance with the procurement documents approved previously and the lease is on the same form as was approved previously. Two proposals were received.

The proceeds will be deposited as Veterans' Cemeteries revenues per TCA § 46-6-102.

**Minutes:**                                12/16/2024    Approved disposal by lease



DEPARTMENT OF GENERAL SERVICES**Release of Deed Restriction**

**Requested Action:**                    **Approval to release a deed restriction**

**Transaction Description:**        Transaction No. 06-07-002

- **Location:**                    Anderson County – 8.29 ± acres – 1780 Oak Ridge Turnpike, Oak Ridge, TN
- **Grantee:**                      City of Oak Ridge (City)

**Comment:**                            When this property was initially gifted to the City in 2008, the deed contained a restriction that required that the property be disposed for fair market value by the City in accordance with applicable laws, regulations and procedures governing such disposal by the City. There is no documentation in the State's file providing a rationale for such a requirement, especially since the disposal proceeds will not be remitted to the State. This request is to remove the fair market value requirement from the deed. The City will still be required to dispose the property in accordance with their applicable laws, regulations, and procedures.

**Minutes:**                              12/16/2024    Approved releasing a deed restriction

Approved:



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