

MINUTES

State Building Commission Executive Subcommittee

February 23, 2026

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 11:01 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
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- Tennessee Wildlife Resources Agency
- Department of General Services
- State Building Commission

PRESENTER

Real Property Agent Roger Jackson
Assistant Commissioner Jennifer Murphy
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 to issue a Request for Proposal for Disposal Lease of Property
Transaction No.: 25-01-013
Location: University of Tennessee – Health Science Center (UTHSC), 208 S. Dudley Street, Memphis, Shelby County, TN

2. **Agency:** Tennessee Technological University
Requested Action: Approval to purchase property for more than appraised value
Transaction No.: 25-05-030
Location: Tennessee Technological University
Putnam County – 1.19 +/- acres – 505 15th Street, Cookeville, TN

3. **Agency:** Tennessee Board of Regents / Columbia State Community College
Requested Action: Approval of acquisition in fee
Transaction No.: 25-05-024
Location: Columbia State Community College (CoSCC)
Lawrence County – 42.32 +/- acres – 169 Southern Tennessee Lane, Lawrenceburg, TN

4. **Agency:** Department of Environment & Conservation
Requested Action: Approval of acquisition in fee
Transaction No.: 25-06-005
Location: Montgomery County – 2.00 +/- acres – 0 Old Clarksville Springfield Rd., Adams, TN

5. **Agency:** Department of Environment & Conservation
Requested Action: Approval of acquisition in fee
Transaction No.: 25-06-004
Location: Hamlett House
Montgomery County – 2.00 +/- acres – 3236 Old Clks Springfield Rd., Adams, TN

6. **Agency:** West Tennessee River Basin Authority
Requested Action: Approval of acquisition in fee
Transaction No.: 25-09-005
Location: Madison County – 923.4 ± acres (3 tracts) – 0 West of US Hwy 45, 0 Riverside Dr Ext. & 0 Riverside Dr., Jackson, TN

TENNESSEE WILDLIFE RESOURCES AGENCY

Acquisition – Fee (Gift)

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

Transaction Description: Transaction No. 25-12-011

- **Location:** Bedford Lake, Bedford County – 3.0± acres – 0 Bedford Lake Road, Wartrace, TN
- **Owner:** Cody and Kara Beth Nash
- **Purchase Price:** Gift
- **Source of Funding:** 25/26 TWRA Op Fund (REM Fees) (A)

Comment: TWRA is requesting the acquisition of three parcels at Bedford Lake contiguous to State owned land. The three parcels contain a total of seven lots and are being donated to the State. This donation aids TWRA's effort to confirm boundary lines and clear up confusion inadvertently caused by a hand-drawn survey recorded in 1939.

This request facilitates a pending agreement with other affected landowners that will be reported in accordance with SBC Policy 8.03 (A)(1)(f).

The 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.

Historical Property Information:

- Date of Last Transfer: 10/11/2024 & 12/14/2024
- Purchase Price: \$24,700.00
- Property Assessor's Value: \$22,000.00
- Square Footage Improvements: N/A

Minutes: 02/23/2026 ESC Commissioner Bryson received confirmation that the properties being acquired are inholdings being gifted to the State with TWRA operational funds that would only be used to cover the small transaction costs.

The Subcommittee approved acquisition in fee with waiver of appraisal

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 22-11-905 (DOC)

• **Proposed Lease:**

- **Location:** Maury County – TBA Industrial Park Road, Columbia, TN
- **Landlord:** FAR1, LLC
- **Term:** 15 years with three 1-year renewal options
- **Area:** 13,400 Square Feet
- **Buildout:** Approximately \$867,000.00 (Landlord Expense)
- **Costs:**

Expense Category	Annual Cost	Cost/sf
First Year Contract Rent:	\$423,038.00	\$31.57/sf
Average Annual Contract Rent	487,718.17	\$36.40/sf
Estimated Annual Utilities Cost	23,450.00	1.75/sf
Estimated Annual Janitorial Cost	14,740.00	1.10/sf
Total Average Annual Effective Cost	\$525,908.17	\$39.25/sf

• **Current Lease:**

- **Location:** Maury County – 2506 Pillow Drive, Suites A & B, Columbia, TN
- **Landlord:** Trustee of the Russ Adcox 2025 Asset Protection Trust (Jenny Adcox)
- **Term:** 19 years (January 1, 2010 – December 31, 2028)
- **Area:** 7,166 Square Feet
- **Costs:**

Expense Category	Annual Cost	Cost/sf
Annual Contract Rent	\$125,548.32	\$17.52/sf
Estimated Utilities Cost	12,540.50	1.75/sf
Estimated Janitorial Cost	7,882.60	1.10/sf
Total Average Annual Effective Cost	\$145,971.42	\$20.37/sf

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

Comment: This lease will provide office space for Department of Correction (DOC) Community Supervision Office. Two proposals from two proposers were received and evaluated. The new location will be a build to suit to meet the State's needs. The buildout cost shown above is only for the interior buildout scope. The lease is estimated to commence on or before November 2028.

The increase in size is driven by a larger number of counties served by this district office, a growing offender population, additional personnel, and the creation of security zones.

The tenant may terminate this lease for convenience at any time after the 9th year of the lease with 90 day written notice. The State has an option to purchase at any time pursuant to the schedule included in the lease.

If renewal options are exercised, the rent will increase by 2% every year. The State has an option to purchase at any time pursuant to the schedule included in the lease.

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:

02/23/2026 ESC Commissioner Bryson asked why a lease for this need had not been successfully procured after the initial advertisement and then only generated one proposal in this second procurement effort. Ms. Murphy responded that a proposal was received after the initial advertisement, but the proposer was unable to acquire the property that had been proposed and could not meet the parking requirements associated with this need. Ms. Murphy stated that the agency had gone to the local economic development office to seek additional potential respondents for the second procurement effort but was only able to get one proposal that met the proposal requirements.

Commissioner Bryson received confirmation that FRF operating funds would be used to pay the difference between the rent due for this lease and the \$18.00/sf FRF rate that the Department contribute towards the rental rate.

The Subcommittee approved a lease.

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 25-05-906 (DOS)

• **Proposed Lease:**

- **Location:** Sumner County – 260 W. Main Street, Suite 209A, Hendersonville, TN
- **Landlord:** Associated Retailer Group Ptr.
- **Term:** 10 Years and one 5-year renewal option
- **Area:** 4,157 Square Feet
- **Buildout:** Approximately \$563,000 (Landlord Expense)
- **Costs:**

Expense Category	Annual Cost	Cost/sf
First Year Annual Contract Rent	\$170,437.00	\$41.00/sf
Average Annual Contract Rent	178,494.26	42.94/sf
Estimated Utility Cost (electric only)	7,274.75	1.75/sf
Estimated Janitorial Cost	4,572.70	1.10/sf
Total Average Annual Effective Cost	<u>\$190,341.71</u>	<u>\$45.79/sf</u>

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

Comment: This lease will provide office space for the Department of Safety and Homeland Security, Driver Services Center (DOS). One proposal from one proposer was received and evaluated. The buildout cost shown above is only for the interior buildout scope. The lease is anticipated to commence on or before August 2027.

This is a new need based on population growth in Sumner County, TN.

The tenant may terminate this lease for convenience at any time after the 60th month with 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.

Minutes: 02/23/2026 ESC Approved a lease

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

1. Approved the Minutes of the Executive Subcommittee meeting held on February 12, 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

- Reported the following capital project 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 Memphis
Location: Memphis, Tennessee
Project Title: Rental Property Demolition
Project Description: Demolition of three rental properties at 3533 Watauga, 3610 Watauga, and 3611 Norwood
SBC Project No: 367/007-01-2026
Total Project Budget: \$150,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing campus resources and campus procurement for construction
Approval Date: 02/05/2026

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: HPER Building Upgrades
Project Description: Upgrade the Health, Physical Education and Recreation (HPER) Building locker rooms and restrooms including finishes, security, and accessibility. Work to also include elevator system improvements, office upgrades, and conversion of old locker rooms to classroom, research space, and all related work to complete the project.
SBC Project No: 540/009-03-2022
Total Project Budget: \$2,750,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved utilizing System Procurement and Campus Resources for a portion of the work
Approval Date: 01/28/2026

- Reported the following approval of a revision in Total Project Budget for Capital Project in accordance with Item 2.04(B)(7) of the *SBC By-Laws, Policy & Procedures*:
 1. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Hillham, Tennessee
Project Title: Standing Stone State Park Wastewater Infrastructure Replacement
Project Description: Replace wastewater treatment plant, add irrigation septic fields, and all required related work.
SBC Project No: 126/091-01-2023
Total Project Budget: \$3,241,450.00
Source of Funding: Federal Funds (ARP)
Approval: Approved a revision in project budget and funding (decrease of \$2,758,550.00)
Approval Date: 01/28/2026

- Reported the following disposal easement(s) in accordance with Item 2.04(E)(1)(5) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency:** STREAM / Department of Education
Transaction Description: Transaction No. 18-08-013
Location: Tennessee School for the Blind
Davidson County – 911 SF Right-Of-Way Easement, plus a 280 SF Drainage Easement, and a 18,642 SF Temporary Construction Easement – 115 Stewarts Ferry Pike, Nashville, TN
Grantee: Metropolitan Government of Nashville & Davidson County
Estimated Sale Price: Mutual Benefit
Source of Funding: Metropolitan Government of Nashville & Davidson County (REM Fee) (O)
Approval: Approved disposal by easement with waiver of advertisement and appraisal
Approval Date: 02/02/2026

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. **State Procurement Agency:** Tennessee Technological University
Project Title: University Tower
SBC Project No: 364/011-01-2026
Total Project Budget: \$2,700,000.00
Designer: Community Tectonics Architects, Inc.
2. **State Procurement Agency:** East Tennessee State University
Project Title: Welcome Center Renovation
SBC Project No: 369/005-01-2026
Total Project Budget: \$1,600,000.00
Designer: Cain, Rash, West Architects

Other Business

There being no further business, the meeting adjourned at 11:10 a.m.

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CONSENT AGENDA ITEMS

1.

UNIVERSITY OF TENNESSEE

Procurement

Requested Action: **Approval to issue a Request for Proposal for Disposal Lease of Property**

Transaction Description: Transaction No. 25-01-013

Location: University of Tennessee – Health Science Center (UTHSC), 208 S. Dudley Street, Memphis, Shelby County, Tennessee

Comment: The University of Tennessee on behalf of its Health Science Center proposes to issue an RFP for a disposal lease of the Plough Center at 208 S. Dudley Street to the proposer with the highest total evaluation score.

The Plough Center manufactures sterile injectable and semi-solid drugs. The facility is certified by the Tennessee Department of Health, registered with US-FDA for cGMP operations and is authorized to manufacture drug products in full compliance with US-FDA regulations. The facility contains approximately 32,000 SF with approximately thirty percent (30%) office space which includes one (1) classroom area. Approximately half of the building has been renovated with the other half currently utilized as unfinished warehouse space. The renovated portion includes four (4) lab rooms, and three to four (3-4) pre-manufactured clean-room PODS installed within the facility, in addition to the finished office area.

UTHSC has not achieved the desired financial benefit from the facility and seeks proposals for the lease and operation of the Center. Due to the specialized nature of the facility and its equipment, it is the University's desire that potential tenants will operate the property in a manner consistent with its existing design and purpose. UTHSC seeks proposals that will provide a financial return to the University in the form of rent and/or other equally attractive remuneration. Proposals are invited to offer lease rental, profit sharing, or other similar market revenue streams to the University as such may pertain to the property as configured and equipped. The University desires a five (5) year base term, with two (2) five (5) year renewal options.

Minutes: 02/23/2026 ESC Approved issuing an RFP for Disposal Lease of Property

TENNESSEE TECHNOLOGICAL UNIVERSITY**Acquisition – Fee (Purchase)****Requested Action:** Approval to purchase property for more than appraised value

Transaction Description: Transaction No. 25-05-030

- **Location:** Tennessee Technological University
Putnam County – 1.19+/- acres – 505 E. 15th Street, Cookeville, TN
- **Owner(s):** Leventhal Realty Tennessee, LLC
- **Purchase Price:** \$6,150,000.00
- **Source of Funding:** \$6,150,000.00 Plant Funds (Non-Aux) (A)

Comment: This need is in the Tennessee Tech University 2022 Master Plan, and the location is included in the amendment approved by THEC on December 15, 2025. This acquisition will be for the first phase of the Facilities Services complex relocation to allow for sorority housing.

This property includes a soon to be completed office building containing 15,713 sf that is the appropriate size and construction type for the Facilities Services administrative offices. Other Facility Services functions are planned to be relocated to the northwest corner of campus and would be within three blocks of these administrative offices.

This property recently appraised for \$6,000,000.00 and the University believes the proposed purchase price is fair and appropriate for the property with a newly constructed building. The University does not anticipate making a request for additional operating costs or anticipate making a request within the next 5 years for a budget adjustment or appropriation in the budget to support this acquisition.

Historical Property Information:

- Date of Last Transfer: August 5, 2022
- Purchase Price: \$250,000.00
- Property Assessor's Value: \$ 65,500.00
- Square Footage Improvements: N/A

Minutes: 02/23/2026 ESC Approved purchasing property for more than appraised value

TENNESSEE BOARD OF REGENTS**Acquisition – Fee (Purchase)****Requested Action:** **Approval of acquisition in fee****Transaction Description:** Transaction No. 25-05-024

- **Location:** Columbia State Community College (CoSCC)
Lawrence County – 42.32+/-acres – 169 Southern Tennessee Lane, Lawrenceburg, TN
- **Owner:** Lawrence County & City of Lawrenceburg (City and County)
- **Purchase Price:** \$9,000,000.00
- **Source of Funding:** Plant Funds (Non-Aux) (A)

Comment: This property will be included in CoSCC's **2025 Master Plan** being presented at the February 19, 2026, THEC meeting. CoSCC has been teaching in this county since the mid-1980s. In 2021, the City and County completed construction of the Southern Tennessee Higher Education Center and CoSCC relocated to this new facility and assumed the role of Facility Administrator. To secure a permanent teaching facility and allow for long-term planning and development, including the potential development of a TCAT, CoSCC would like to purchase the property. The purchase price is equal to the combined investment of the City and County in the property and is significantly less than the value of the property in a recent appraisal.

Historical Property Information:

- Date of Last Transfer: December 8, 2021
- Purchase Price: \$0.00
- Property Assessor's Value: \$41,600.00
- Square Footage Improvements: 40,350

Minutes: 02/23/2026 ESC Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT AND CONSERVATION**Acquisition – Fee (Purchase)****Requested Action:** **Approval of acquisition in fee****Transaction Description:** Transaction No. 25-06-005

- **Location:** Montgomery County- 2.00 +/- acres- 0 Old Clarksville-Springfield Rd., Adams, TN
- **Owner:** Rob Meadows
- **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 acquisition of two acres adjacent to existing State lands at Port Royal Historic State Park will assist in linking the current parklands to the Historic Hamlett House, which is concurrently being proposed for acquisition. This parcel plays a vital role in expanding Port Royal State Historic Park because it falls within the original footprint of the historic town of Port Royal and contains archaeological remains of several original Port Royal structures.

This acquisition will include a 50-foot wide non-exclusive, 99-year recreational easement that will give full connectivity from current State lands to the proposed Hamlett House acquisition. The easement would create a trail that would allow park goers with a safe route to and from the Hamlett House by eliminating any need for travel along a roadway.

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

No additional management costs are anticipated with this acquisition.

Historical Property Information:

- Date of Last Transfer: 03/07/2016
- Purchase Price: \$115,200.00
- Property Assessor's Value: \$278,000.00
- Square Footage Improvements: N/A

Minutes: 02/23/2026 ESC Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT AND CONSERVATION**Acquisition – Fee (Purchase)****Requested Action:** **Approval of acquisition in fee****Transaction Description:** Transaction No. 25-06-004

- **Location:** Hamlett House,
Montgomery County – 2.00 +/- acres – 3236 Old Clks-Springfield Rd., Adams, TN
- **Owner:** Evelyn Kay Kousek
- **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 is an acquisition of approximately two acres of land that includes a historic residence, known as the Hamlett House, built in 1880, and a shed that was built during the same time-period. The Hamlett House is one of the last remaining original Port Royal homes. During the Black Patch Tobacco Wars, the residence was home to B.F. Hamlett, Captain of the local Night Riders chapter, that attacked Port Royal in 1908. Once acquired, TDEC will make repairs to the roof and windows to protect the structure from the elements as well as mothball the residence while the agency seeks federal funding to restore the structure.

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

No additional management costs are anticipated with this acquisition.

Historical Property Information:

- Date of Last Transfer: 11/07/2018
- Purchase Price: \$0.00
- Property Assessor's Value: \$311,500.00
- Square Footage Improvements: 1,681 sq (2 structures)

Minutes: 02/23/2026 ESC Approved acquisition in fee

WEST TENNESSEE RIVER BASIN AUTHORITY**Acquisition – Fee (Purchase)****Requested Action:** **Approval of acquisition in fee****Transaction Description:** Transaction No. 25-09-005

- **Location:** Madison County – 923.4 ± acres (3 tracts) – 0 West of US Hwy 45, 0 Riverside Dr Ext. & 0 Riverside Dr., Jackson, TN
- **Owner:** The Conservation Fund & The Nature Conservancy
- **Purchase Price:** Fair Market Value
- **Source of Funding:** 25/26 WTRBA CurrFunds-MajMaint (A)
25/26 WTRBA Op Funds (Jackson Flood Control Grant) (A)
Tennessee Heritage Conservation Trust Fund (O)

Comment: The acquisition of this property will aid in the effort to protect the South Fork Forked Deer River watershed that is facing severe environmental challenges including frequent flooding, poor water quality, and habitat loss. In acquiring this property, West Tennessee River Basin Authority (WTRBA) will implement a multi-beneficial flood plain restoration project that includes water quality improvement, reduction of flood risks, enhancement of wildlife habitats and provide recreational opportunities.

The Grant Agreement between the Tennessee Heritage Conservation Trust and West Tennessee River Basin Authority requires that the tracts maintain their conservation values in perpetuity.

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

Historical Property Information:

- Date of Last Transfer: 06/12/2025
- Purchase Price: \$2,463,975.00
- Property Assessor's Value: \$1,773,100.00
- Square Footage Improvements: N/A

Minutes: 02/23/2026 ESC Approved acquisition in fee

Approved:



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