# MINUTES

STATE BUILDING COMMISSION
Executive Subcommittee
July 21, 2025

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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 11:00 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

MEMBERS ABSENT

David Lillard, State Treasurer

| ORGANIZATION | PRESENTER |
|---|---|
| • Department of Environment & Conservation | Senior Real Property Manager Bill Avant |
| • Department of General Services | Deputy Commissioner John Hull |
| • State Building Commission | State Architect Ann McGauran |

Commissioner Bryson and State Architect McGauran confirmed that there were no requests for public comment.

* These minutes have been revised per the ESC action at the December 15, 2025 meeting.

CONSENT AGENDA

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

1. Agency: **University of Tennessee – Martin**
   Requested Action: Approval of acquisition in fee
   Transaction No.: 25-04-027
   Location: University of Tennessee – Martin (UTM)
   Weakley County - 56.25 acres - 518 Chicken Road, Dresden, TN

2. Agency: **University of Tennessee Institute of Agriculture**
   Project Title: CVM Building Envelope Repairs
   SBC Project No.: 540/001-17-2023
   Requested Action: Approval of a revision in project budget and funding in order to award a contract

3. Agency: **University of Tennessee – Knoxville**
   Project Title: Art & Architecture Office Renovation
   SBC Project No.: 540/009-03-2023
   Requested Action: Approval of a revision in project budget and funding in order to award a contract

4. Agency: **Department of Military**
   Requested Action: Approval of disposal in fee with waiver of advertisement
   Transaction No.: 24-08-009
   Location: Grundy County – 11 ± acres – 107 Armory Road, Monteagle, TN

5. Agency: **Department of Military**
   Requested Action: Approval of disposal in fee with waiver of advertisement
   Transaction No.: 25-04-002
   Location: Hardin County – 19 ± acres – 400 Armory Lane, Savannah, TN

6. Agency: **Department of Environment & Conservation**
   Requested Action: Approval of acquisition in fee above appraised value
   Transaction No.: 25-03-015
   Location: Savage Gulf State Park
   Grundy County- 10.00 +/- acres- 0 Collins River Rd., McMinnville, TN

7. Agency: **Department of Environment & Conservation**
   Requested Action: Approval of a revision of relocation of access easements
   Transaction No. 1: 24-09-006
   Location No. 1: Hamilton County – 1.57 ± acres – 8443 and 8447 Dayton Pike, Soddy Daisy, TN
   Transaction No. 2: 24-09-007
   Location No. 2: Hamilton County – 1.85 ± acres – 8463 and 8459 Springfield Road, Soddy Daisy, TN

8. Agency: **DOE Mountain Recreation Authority**
   Requested Action: Approval of disposal in fee with waiver of advertisement and appraisal
   Transaction No.: 25-05-006
   Location: Doe Mountain Recreation Area
   Johnson County – 0.94 +/- acres Roan Creek Rd NW, Mountain City, TN

9. Agency: **Department of General Services**
   Requested Action: Approval of a lease
   Transaction No.: 23-12-916 (DHS)
   Location: Cocke County – 340 Heritage Boulevard, Newport, TN

| | | |
|---|---|---|
| 10. | Agency: | **Department of General Services** |
| | Requested Action: | Approval of a lease amendment with waiver of advertisement |
| | Transaction No.: | 08-04-908 (DCS) |
| | Location: | Weakley County – 8600 Highway 22 Dresden, TN |

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Fee (Gift) & Easement (Shoreline)**

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

**Transaction Description:** Transaction No. 25-04-005

- **Location Fee:** Roane County- 20.00 +/- acres- 1225 S Kentucky St. Kingston, TN
- **Location Easement:** Roane County- 8.00 +/- acres- 1225 S Kentucky St. Kingston, TN
- **Owner(s):** City of Kingston
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 25/26 State Lands Acquisition Fund (REM Fees) (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.

Fort Southwest Point has been approved by the Governor's Office to become the newest state historic park in the park system. The Fort was constructed in 1797 by federal troops in what was then the "Southwest Territory" of the nation. The parcel was listed on the National Register of Historic Places in 1972 for its historical and archaeological significance. Creation of the Fort Southwest Point State Historic Park would enable Tennessee State Parks to share stories of the Southwest Territory and early statehood, which are vital to the story of Tennessee and Tennesseans and core to its mission.

The portion of the property to be acquired by easement is shoreline. The portion of the property to be acquired in fee includes a visitor center, amphitheater and historical replicas of the original fort which have all been assessed and are in good condition. There is an existing operational budget for this new park that is adequate to address any needs associated with this acquisition.

**Acquisition Fee Parcel:**

| | |
|---|---|
| Date of Last Transfer: | 07/02/1958 |
| Purchase Price: | $0 |
| Property Assessor's Value: | $3,700,000.00 (larger tract) |
| Square Footage Improvements: | 6,885 sq ft |

**Acquisition Easement Parcel:**

| | |
|---|---|
| Date of Last Transfer: | 11/20/1941 |
| Purchase Price: | $0 |
| Property Assessor's Value: | $61,200.00 (larger tract) |
| Square Footage Improvements: | N/A |

**Minutes:**

07/21/2025 Commissioner Bryson asked when the transfer is scheduled to occur and when this property will become a state park. Mr. Avant replied that is will occur as soon as possible and added that the operating budget and staff are being put in place.

The Subcommittee approved acquisition in fee and acquisition by easement with waiver of appraisal.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:** Transaction No. 24-01-912 (DCS)

- **Proposed Lease**
  - **Location:** Campbell County – TBD Jacksboro Pike, LaFollette,TN
  - **Landlord:** John Davenport
  - **Term:** 10 years with one 3-year renewal option
  - **Area / Costs:** 9,000 Square Feet

| | | |
|---|---|---|
| First Year Annual Contract Rent | $303,750.00 | $33.75/sf |
| Average Annual Contract Rent | 308,250.00 | 34.25/sf |
| Estimated Utility Cost | 15,750.00 | 1.75/sf |
| Estimated Janitorial Cost | 9,900.00 | 1.10/sf |
| Total Average Annual Effective Cost | $333,900.00 | $37.10/sf |

- **Current Lease**
  - **Location:** Campbell County – 2221 Jacksboro Pike, LaFollette, TN
  - **Landlord:** Woodson's Cash Store, Inc.
  - **Term:** 6 years (June 1, 2020 – May 31, 2026)
  - **Area / Costs:** 22,175 Square Feet (13,463 DCS portion)

| | | |
|---|---|---|
| Average Annual Contract Rent | $179,617.50 | $ 8.10/sf |
| Estimated Utilities Cost | 38,806.25 | 1.75/sf |
| Estimated Janitorial Cost | 24,392.50 | 1.10/sf |
| Total Average Annual Effective Cost | $242,816.25 | $10.95/sf |

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

**Comment:** This lease will provide office space for the Department of Children's Services. Two proposals from two proposers were received but only the proposal meeting the requirements of the solicitation was evaluated. The lease is anticipated to commence on or before June 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.

**Minutes:** 07/21/2025 Commissioner Bryson asked whether the large tenant improvement allowance that Mr. Hull referenced is built into the lease amount. He added that the proposed rental rate is a significant increase on previous rent, acknowledging that the previous rental rate was low, and asked for an explanation of the increase. Mr. Hull responded that rental rates are going up to market prices today and the old rental rates are significantly lower, but that as we look at the new rental rates these are within the range of where market rates. Mr. Hull added that driver of the increased rental rates

is the construction costs for the tenant improvements. Commissioner Bryson stated that the expiring lease is only five years old and asked for confirmation that most of the increase is the result of the tenant improvement allowance because inflation hasn't been that high since the prior lease commenced. Mr. Hull confirmed that the cost of the tenant improvements is the main driver but added that inflation has driven up construction costs significantly after COVID. Mr. Hull noted that this lease like others only received one proposal, not multiple proposals from landlords which would help to get a lower rate.

The Subcommittee approved a lease.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:** Transaction No. 24-01-913 (DHS)

- **Proposed Lease**
  - **Location:** Campbell County – TBD Jacksboro Pike, LaFollette,TN
  - **Landlord:** John Davenport
  - **Term:** 10 years with one 3-year renewal option
  - **Area / Costs:** 7,500 Square Feet

| | | |
|---|---|---|
| First Year Annual Contract Rent | $253,125.00 | $33.75/sf |
| Average Annual Contract Rent | 256,875.00 | 34.25/sf |
| Estimated Utility Cost | 13,125.00 | 1.75/sf |
| Estimated Janitorial Cost | 8,250.00 | 1.10/sf |
| Total Average Annual Effective Cost | $278,250.00 | $37.10/sf |

- **Current Lease**
  - **Location:** Campbell County – 2221 Jacksboro Pike, LaFollette, TN
  - **Landlord:** Woodson's Cash Store, Inc.
  - **Term:** 6 years (June 1, 2020 – May 31, 2026)
  - **Area / Costs:** 22,175 Square Feet (8,712 DHS portion)

| | | |
|---|---|---|
| Average Annual Contract Rent | $179,617.50 | $ 8.10/sf |
| Estimated Utilities Cost | 38,806.25 | 1.75/sf |
| Estimated Janitorial Cost | 24,392.50 | 1.10/sf |
| Total Average Annual Effective Cost | $242,816.25 | $10.95/sf |

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

**Comment:** This lease will provide office space for the Department of Human Services. Two proposals from two proposers were received but only the proposal meeting the requirements of the solicitation was evaluated. The lease is anticipated to commence on or before June 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.

**Minutes:** 07/21/2025 Commissioner Bryson asked whether the large tenant improvement allowance that Mr. Hull referenced is built into the lease amount. He added that the proposed rental rate is a significant increase on previous rent, acknowledging that the previous rental rate was low, and asked for an explanation of the increase. Mr. Hull responded that rental rates are going up to market prices today and the old rental rates are significantly lower, but that as we look at the new rental rates these are within the range of where market rates. Mr. Hull added that driver of the increased rental rates is the construction costs for the tenant improvements. Commissioner Bryson stated that the expiring lease is only five years old and asked for confirmation

that most of the increase is the result of the tenant improvement allowance because inflation hasn't been that high since the prior lease commenced. Mr. Hull confirmed that the cost of the tenant improvements is the main driver but added that inflation has driven up construction costs significantly after COVID. Mr. Hull noted that this lease like others only received one proposal, not multiple proposals from landlords which would help to get a lower rate.

The Subcommittee approved a lease.

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:** Transaction No. 20-09-906 & 20-09-907 (DCS & DHS)

- **Proposed Lease**
  - **Location:** Wayne County – 532 Highway 64 East, Waynesboro, TN
  - **Landlord:** Jeffrey Wilburn Hunt
  - **Term:** 10 years with one 5-year renewal option
  - **Area / Costs:** 8,900 Square Feet

| | | |
|---|---|---|
| Annual Contract Rent | $159,755.00 | $17.95/sf |
| Estimated Utilities Cost | 15,575.00 | 1.75/sf |
| Estimated Janitorial Cost | 9,790.00 | 1.10/sf |
| Total Annual Effective Cost | $185,120.00 | $20.80/sf |

- **Current Lease**
  - **Location:** Wayne County – 532 Highway 64 East, Waynesboro, TN
  - **Landlord:** Jeffrey Wilburn Hunt
  - **Term:** 3 years (March 1, 2022 to February 28, 2025) (Holdover)
  - **Area / Costs:** 7,100 Square Feet

| | | |
|---|---|---|
| Annual Contract Rent | $48,990.00 | $6.90/sf |
| Estimated Utilities Cost | 12,425.00 | 1.75/sf |
| Estimated Janitorial Cost | 7,810.00 | 1.10/sf |
| Total Annual Effective Cost | $69,225.00 | $9.75/sf |

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

**Comment:** This lease will provide office space for Department of Children's Services and the Department of Human Services. One proposal from one proposer was received and evaluated. The space will be renovated to meet the State's needs. The lease is estimated to commence on or before February 2026. The size of the space is increasing to accommodate additional staff and to meet programming needs of the agencies.

A procured lease was approved by ESC June 2022 that included renovation of space and construction of a building addition. Program changes including agency separation and safety zones resulted in significant changes and thus requiring a new advertisement. This lease will be terminated upon approval and execution of a new lease.

The tenant may terminate this lease for convenience at any time after the 84th month of this lease term 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:** 07/21/2025 Commissioner Bryson asked whether the large tenant improvement allowance that Mr. Hull referenced is built into the lease amount. He added that the proposed rental rate is a significant increase on previous rent, acknowledging that the previous rental rate was low, and asked for an

explanation of the increase. Mr. Hull responded that rental rates are going up to market prices today and the old rental rates are significantly lower, but that as we look at the new rental rates these are within the range of where market rates. Mr. Hull added that driver of the increased rental rates is the construction costs for the tenant improvements. Commissioner Bryson stated that the expiring lease is only three years old and asked for confirmation that most of the increase is the result of the tenant improvement allowance because inflation hasn't been that high since the prior lease commenced. Mr. Hull confirmed that the cost of the tenant improvements is the main driver but added that inflation has driven up construction costs significantly after COVID. Mr. Hull noted that this lease like others only received one proposal, not multiple proposals from landlords which would help to get a lower rate.

The Subcommittee approved a lease.

**Minutes of Executive Subcommittee Meeting**

**1)** Approved the Minutes of the Executive Subcommittee meeting held on June 23, 2025.

**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:** | Tennessee Board of Regents / Northeast State Community College |
| **Location:** | Sullivan, Tennessee |
| **Project Title:** | Emergency Hydronic Piping Replacement |
| **Project Description:** | Replacement of underground heating and chilled water supply and return piping. |
| **SBC Project No.** | 166/038-02-2025 |
| **Total Project Budget:** | $480,000.00 |
| **Source of Funding:** | Plant Funds (Non-Aux) (A) |
| **Approval:** | Approved project and utilizing a campus consultant (Engineering Services Group, Inc.) for design |
| **Approval Date:** | 06/25/2025 |

**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. 24-12-001 |
| **Location:** | Pogue Creek Canyon State Natural Area (PCCSNA) – Fentress County- 0.60 +/- acres<br>Black House Mountain Road, Jamestown, TN |
| **Owner(s):** | Donald G. Coleman, Jr., and wife, Candy T. Coleman |
| **Estimated Purchase Price:** | Fair Market Value |
| **Source of Funding:** | 24/25 State Lands Acquisition Fund (A) |
| **Approval:** | Approved acquisition in fee with waiver of appraisal |
| **Approval Date:** | 07/09/2025 |

**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 – Martin**
(College of Business & Global Affairs (25/26))
Total Project Budget: $61,200,000.00
SBC Project No. 540/011-06-2025
Designer: **Archimania, P.C.**

2) **University of Tennessee – Martin**
(HVAC Systems Upgrades (25/26))
Total Project Budget: $3,100,000.00
SBC Project No. 540/011-07-2025
Designer: **Pickering Firm, Inc.**

3) **University of Tennessee Health Science Center**
(Johnson Mechanical & Electrical Upgrades (25/26))
Total Project Budget: $2,600,000.00
SBC Project No. 540/013-03-2025
Designer: **Pickering Firm, Inc.**

4) **Tennessee State University**
(Central Plant Modernization)
Total Project Budget: $13,320,000.00
SBC Project No. 166/001-02-2025
Designer: **I.C. Thomasson Associates, Inc.**

5) **Pellissippi State Community College**
(HVAC Equipment Replacement)
Total Project Budget: $850,000.00
SBC Project No. 166/032-02-2025
Designer: **West Welch Reed Engineers, Inc.**

6) **Northeast State Community College**
(Hamilton Hall HVAC Replacement)
Total Project Budget: $1,800,000.00
SBC Project No. 166/038-01-2025
Designer: **Facility Systems Consultants, LLC**

7) **TN College of Applied Technology – Nashville**
(Robertson County Campus Replacement)
Total Project Budget: $37,500,000.00
SBC Project No. 166/064-01-2025
Designer: **LCMA, LLC d/b/a Lyle Cook Martin Architects**

8) **TN College of Applied Technology – Nashville**
(Sumner County Campus Expansion & Renovation)
Total Project Budget: $45,000,000.00
SBC Project No. 166/064-02-2025
Designer: **Bauer Askew Architecture, PLLC**

9) **TN College of Applied Technology – Memphis**
(Aviation Campus Replacement)
Total Project Budget: $41,300,000.00
SBC Project No. 166/070-01-2025
Designer: **4FDesign, PC**

10) **Middle Tennessee State University**
(Multiple Buildings Envelope & Structural Repairs)
Total Project Budget: $10,500,000.00
SBC Project No. 366/009-03-2025
Designer: **American Structurepoint, Inc.**

11) **Middle Tennessee State University**
(Addition & Renovations to Murphy Center)
Total Project Budget: $119,000,000.00
SBC Project No. 366/009-04-2025
Designer: **Goodwyn Mills Cawood, LLC**

12) **University of Memphis**
(Research Modernization)
Total Project Budget: $75,000,000.00
SBC Project No. 367/007-01-2025
Designer: **The Crump Firm, Inc.**

13) **University of Memphis**
(Boilers & Coil Replacement Phase Three)
Total Project Budget: $5,880,000.00
SBC Project No. 367/007-02-2025
Designer: **OGCB, Inc.**

14) **East Tennessee State University**
(Safety Steam Line Repairs & Replacement)
Total Project Budget: $3,500,000.00
SBC Project No. 369/005-02-2025
Designer: **Facility Systems Consultants, Inc.**

15) **Booker T. Washington State Park**
(Shoreline Stabilization)
Total Project Budget: $10,760,000.00
SBC Project No. 126/010-01-2025
Designer: **ASA Engineering & Consulting, Inc.**

16) **Harrison Bay State Park**
(Shoreline Stabilization)
Total Project Budget: $16,340,000.00
SBC Project No. 126/048-01-2025
Designer: **LJA Engineering, Inc.**

17) **West Tennessee State Penitentiary**
(New Control Centers & Generators)
Total Project Budget: $19,440,000.00
SBC Project No. 142/022-01-2025
Designer: **Allen & Hoshall, Inc.**

18) **Region 1 – East Tennessee**
(New Anderson County Maintenance Complex Support Building)
Total Project Budget: $5,850,000.00 SBC Project No. 241/010-01-2025
Designer: **Cope Associates, Inc.**

19) **Region 4 – West Tennessee**
(Madison County Administration Building Reroof)
Total Project Budget: $4,000,000.00
SBC Project No. 244/010-02-2025
Designer: **Evans Taylor Foster Childress Architects, P.C.**

20) **Region 3 – Middle Tennessee**
(New Rutherford County Maintenance Complex Support Buildings)
Total Project Budget: $9,970,000.00
SBC Project No. 243/020-02-2025
Designer: **Kline Swinney Associates, LLC**

21) **Chattanooga Readiness Center**
(Building Five Re-roof, HVAC, and Facility Updates)
Total Project Budget: $2,600,000.00
SBC Project No. 361/010-01-2025
Designer: **Hefferlin + Kronenberg Architects, PLLC**

22) **Columbia Readiness Center**
(Re-roof & Facility Update)
Total Project Budget: $1,980,000.00
SBC Project No. 361/014-01-2025
Designer: **JPD Consulting, LLC**

23) **Crossville Readiness Center**
(Re-roof & Facility Update)
Total Project Budget: $1,480,000.00
SBC Project No. 361/017-01-2025
Designer: **Design House 1411, LLC**

24) **Greeneville Readiness Center**
(HVAC & Energy Update)
Total Project Budget: $2,050,000.00
SBC Project No. 361/032-01-2025
Designer: **Engineering Services Group, Inc.**

25) **Jackson Army Aviation Support Facility Readiness Center**
(Roof Repairs, HVAC & Facility Update)
Total Project Budget: $1,340,000.00
SBC Project No. 361/042-01-2025
Designer: **Clark + Associates, Architects**

26) **Lexington Readiness Center**
(Parking Improvements)
Total Project Budget: $1,540,000.00
SBC Project No. 361/053-01-2025
Designer: **TLM Associates, Inc.**

27) **Millington Readiness Center**
(Re-roof & Facility Update)
Total Project Budget: $1,780,000.00
SBC Project No. 361/055-01-2025
Designer: **Building Systems Group Engineering, LLC**

28) **Sparta Readiness Center**
(Re-roof & Facility Update)
Total Project Budget: $1,670,000.00
SBC Project No. 361/087-01-2025
Designer: **Derthick, Henley & Wilkerson, Architects, PLLC**

29) **Louisville Readiness Center**
(Re-roof & Facility Update)
Total Project Budget: $1,980,000.00
SBC Project No. 361/102-01-2025
Designer: **Daniels + Chandler Architects, PLLC**

30) **East Tennessee Regional Office**
(Intermediate Care Facility Renovation)
Total Project Budget: $1,920,000.00
SBC Project No. 346/007-01-2025
Designer: **Shaw & Shanks, Architects, P.C.**

31) **THP District 3 Headquarters**
(Nashville – New Facility)
Total Project Budget: $27,840,000.00
SBC Project No. 502/030-01-2024
Designer: **Gresham Smith**

32) **220 French Landing**
(Office Space Consolidation – DCS & LWFD)
Total Project Budget: $43,600,000.00
SBC Project No. 529/014-01-2025
Designer: **Wold Architects, Inc.**

**Other Business**

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

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UNIVERSITY OF TENNESSEE

**Acquisition – Fee (Gift)**

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

**Transaction Description:** Transaction No. 25-04-027

- **Location:** University of Tennessee – Martin (UTM)
  Weakley County - 56.25 acres - 518 Chicken Road, Dresden, TN
- **Owner(s):** UTFI Real Estate LLC
- **Estimated Purchase Price:** Gift
- **Source of Funding:** Plant Funds (Non-Aux) (REM fees) (A)

**Comment:** The Estate of Pamela Gleason Kruzich bequeathed this property and residence to UTM. UTFI Real Estate, LLC accepted this gift on behalf of UTM to expedite the acquisition. The stipulations of the gift are that the real estate not be sold; no clear cutting of the timber; and the property be used as a classroom, laboratory, or open to the public as a nature park. This property is not currently in the UTM Master Plan boundary.

The improvements are in suitable condition for their anticipated uses based on a facility condition assessment. The garage is in adequate condition for storage. This acquisition will benefit the University as an outdoor laboratory for several Agriculture and Applied Sciences classes.

The University will reimburse UTFI for its acquisition outlays for insurance and due diligence items.

The University 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 if the land is acquired.

| | |
|---|---|
| Date of Last Transfer: | 1/30/2025 |
| Purchase Price: | $0 (Gift) |
| Property Assessor's Value: | $270,700 |
| Square Footage Improvements: | 2,728 (1,648 sf dwelling and 1,080 sf detached garage) |

**Minutes:** 07/21/2025 Approved acquisition in fee

UNIVERSITY OF TENNESSEE

**University of Tennessee Institute of Agriculture,** Knoxville, Knox County, Tennessee

**Requested Action:** **Approval of a revision in project budget and funding in order to award a contract**

**Project Title:** CVM Building Envelope Repairs

**Project Description:** Replacement of all exterior windows, repair of the exterior building façade and roofing system, and all related work.

**SBC Number:** 540/001-17-2023

**Total Project Budget:** $4,800,000.00

| **Source of Funding:** | **Original** | **Change** | **Revised** | | | |
|---|---|---|---|---|---|---|
| | $3,610,000.00 | $0.00 | $3,610,000.00 | 23/24 | CurrFunds-CapMaint (MP) | (A) |
| | 0.00 | $1,190,000.00 | 1,190,000.00 | | Plant Funds (Non-Aux) | (A) |
| **Original Project Budget:** | **$3,610,000.00** | | | | | |
| **Change in Funding:** | | **$1,190,000.00** | | | | |
| **Revised Project Budget:** | | | **$4,800,000.00** | | | |

**Comment:** This request increases the budget from $3,610,000.00 to $4,800,000.00. Two bids were received on May 29, 2025. An increase in funding is needed to award a contract to Merit Construction for the base bid and Alternate 1. The increase is primarily attributed to increased costs associated with unforeseen additional project scaffolding and site logistics, current market conditions, and the desire to include the alternate for the College of Veterinary Medicine. There will be no additional designer fees.

| | | | |
|---|---|---|---|
| **Previous Action:** | 07/13/2023 | SBC | Approved project and to select a designer |
| | 07/24/2023 | ESC | Approved designer selection (Community Tectonics Architects, Inc.) |
| | 07/10/2025 | SBC | Referred to ESC with authority to act |
| **Minutes:** | 07/21/2025 | ESC | Approved a revision in project budget and funding in order to award a contract (Merit Construction) |

UNIVERSITY OF TENNESSEE

**University of Tennessee,** Knoxville, Knox County, Tennessee

**Requested Action:** **Approval of a revision in project budget and funding in order to award a contract**

**Project Title:** Art & Architecture Office Renovation

**Project Description:** Renovation of offices in the Art & Architecture Building. Includes all related work.

**SBC Number:** 540/009-03-2023

**Total Project Budget:** $2,600,000.00

| **Source of Funding:** | **Original** | **Change** | **Revised** | |
|---|---|---|---|---|
| | $2,385,000.00 | $215,000.00 | $2,600,000.00 | Plant Funds (Non-Aux) (A) |
| **Original Project Budget:** | **$2,385,000.00** | | | |
| **Change in Funding:** | | **$215,000.00** | | |
| **Revised Project Budget:** | | | **$2,600,000.00** | |

**Comment:** This request increases the budget and funding from $2,385,000.00 to $2,600,000.00. Four bids were received on June 12, 2025 through a Best Value Procurement process. An increase in funding is needed to award a contract to JE Dunn Construction Company for the base bid and Alternate 1. This increase is primarily attributed to increased costs associated with electrical and millwork along with current market conditions and the desire to include the alternate. There will be no additional designer fees.

**Previous Action:**

| | | |
|---|---|---|
| 02/09/2023 | SBC | Approved project and to select a designer |
| 02/27/2023 | ESC | Approved designer selection (Smith Gee Studio, LLC) |
| 08/08/2024 | SBC | Approved a revision in project budget |
| 02/13/2025 | SBC | Approved utilizing Best Value alternative delivery method |
| 07/10/2025 | SBC | Referred to ESC with authority to act |

**Minutes:**

| | | |
|---|---|---|
| 07/21/2025 | SBC | Approved a revision in project budget and funding in order to award a contract (JE Dunn Construction Company) |

DEPARTMENT OF MILITARY

**Disposal – Fee**

| | |
|---|---|
| **Requested Action:** | **Approval of disposal in fee with waiver of advertisement** |
| **Transaction Description:** | Transaction No. 24-08-009 |
| • **Location:** | Grundy County – 11 ± acres – 107 Armory Road, Monteagle, TN |
| • **Estimated Purchase Price:** | Fair Market Value |
| • **Grantee:** | Grundy County |
| **Comment**: | The Department of Military is requesting approval to dispose of the armory as the property is surplus to the agency's needs. Waiver of advertisement is requested because Grundy County has asked to acquire the property for public use.<br><br>The armory will be used for community development, including programs for entrepreneur education and workforce development.<br><br>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:** | 07/21/2025 Approved disposal in fee with waiver of advertisement |

DEPARTMENT OF MILITARY

**Disposal – Fee**

| | |
|---|---|
| **Requested Action:** | **Approval of disposal in fee with waiver of advertisement** |
| **Transaction Description:** | Transaction No. 25-04-002 |
| • **Location:** | Hardin County – 19 ± acres – 400 Armory Lane, Savannah, TN |
| • **Estimated Purchase Price:** | Fair Market Value |
| • **Grantee:** | Hardin County |
| **Comment**: | The Department of Military is requesting approval to dispose of the armory as the property is surplus to the agency's needs. Waiver of advertisement is requested because Hardin County has asked to acquire the property for public use.<br><br>The armory will be used for the county's emergency management agency, sheriff's department and various offices to better serve the citizens in Hardin County.<br><br>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:** | 07/21/2025 Approved disposal in fee with waiver of advertisement |

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Fee (Purchase)**

**Requested Action:** **Approval of acquisition in fee above appraised value**

**Transaction Description:** Transaction No. 25-03-015

- **Location Fee:** Savage Gulf State Park
  Grundy County- 10.00 +/- acres- 0 Collins River Rd., McMinnville, TN
- **Owner(s):** Christine Stockwell & Raydelle Mauffray
- **Estimated Purchase Price:** $54,000.00
- **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.

The property appraised for $40,000.00, while the county tax appraisal is $54,000.00. The property is being offered to the state for $54,000.00. The agency requests to purchase above appraised value because the property's strategic conservation value and watershed protection of two channels of the river.

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.

| | |
|---|---|
| Date of Last Transfer: | 4/13/2015 |
| Purchase Price: | $5,000.00 (tax deed) |
| Property Assessor's Value: | $54,000.00 |
| Square Footage Improvements: | N/A |

**Minutes:** 07/21/2025 Approved acquisition in fee above appraised value

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Relocation of Easements (Access)**

**Requested Action:** **Approval of a revision of relocation of access easements**

**Transaction Description 1:** Transaction No. 24-09-006
**Acquisition – Easement**

- **Location:** Hamilton County – 1.57 ± acres – 8443 and 8447 Dayton Pike, Soddy Daisy, TN
- **Owner:** Ivy Academy, Inc.
- **Estimated Purchase Price:** Mutual Benefit
- **Source of Funding:** 25/26 State Lands Acquisition Fund (REM Fee) (A)

**Transaction Description 2:** Transaction No. 24-09-007
**Acquisition – Easement**

- **Location:** Hamilton County – 1.85 ± acres – 8463 and 8459 Springfield Road, Soddy Daisy, TN
- **Owner:** Ivy Academy's Skillern Elementary, Inc.
- **Estimated Purchase Price:** Mutual Benefit
- **Source of Funding:** 25/26 State Lands Acquisition Fund REM Fee) (A)

**Comment:** The agency requests approval of a revision to the easement agreement with the property owner. The previously approved agreement has been revised to retain a portion of the existing easement along Springfield Road. In addition, restrictions applying to the existing easement have been made applicable to the new easement, and the purpose of the easement will include public recreational access.

**Acquisition Easement Parcels:**

| | |
|---|---|
| Date of Last Transfer: | 09/18/2024 |
| Purchase Price: | $10.00 |
| Property Assessor's Value: | $827,800.00 |
| Square Footage Improvements: | N/A |
| | |
| Date of Last Transfer: | 09/08/2023 |
| Purchase Price: | $10.00 |
| Property Assessor's Value: | $1,062,000.00 |
| Square Footage Improvements: | N/A |

**Previous Action:** 04/21/2025 ESC Approved relocation of access easements

**Minutes:** 07/21/2025 SBC Approved a revision of relocation of access easements

DOE MOUNTAIN RECREATION AUTHORITY

**Disposal – Fee**

**Requested Action:** **Approval of disposal in fee with waiver of advertisement and appraisal**

**Transaction Description:** Transaction No. 25-05-006

- **Location:** Doe Mountain Recreation Area
  Johnson County – 0.94 +/- acres Roan Creek Rd NW, Mountain City, TN
- **Grantee** Shannon & Lori Grindstaff
- **Estimated Purchase Price:** Fair Market Value

**Comment:** Doe Mountain Recreation Authority (DMRA) requests approval to dispose of this tract to the adjacent landowners, Shannon & Lori Grindstaff. This tract is the only portion of DMRA property located on the south side of Roan Creek Road and the disposal will not negatively impact DMRA's ability to manage the Doe Mountain property. The Grindstaffs have requested this tract because Hurricane Helene washed out the prior bridge connecting their property to Roan Creek Road and this tract is on higher ground making future bridge washouts less likely. The Grindstaffs have also agreed to pay all of the State's transaction costs associated with the disposal.

Waiver of advertisement is requested because this disposal is only being considered because of the needs of the adjacent landowners and the disposal will not negatively impact DMRA. Due to the nature, size and location of the property, a waiver of appraisal is requested with fair market value being determined by a qualified state employee in accordance with SBC Policy 8.01G.

Date of Last Transfer: 05/07/2013
Original Cost to State: $0.00

**Minutes:** 07/21/2025 Approved disposal in fee with waiver of advertisement and appraisal

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:** Transaction No. 23-12-916 (DHS)

- **Proposed Lease**
  - **Location:** Cocke County – 340 Heritage Boulevard., Newport, TN
  - **Landlord:** Office Retail Partnership
  - **Term:** 10 years with one 5-year renewal option
  - **Area / Costs:** 6,647 Square Feet

| | | |
|---|---|---|
| First Year Annual Contract Rent | $114,660.75 | $17.25sf |
| Average Annual Contract Rent | 125,561.83 | 18.89/sf |
| Estimated Utility Cost | 11,632.25 | 1.75/sf |
| Estimated Janitorial Cost | 7,311.70 | 1.10/sf |
| Total Average Annual Effective Cost | $144,505.78 | $21.74/sf |

- **Current Lease**
  - **Location:** Cocke County – 340 Heritage Boulevard., Newport, TN
  - **Landlord:** Office Retail Partnership
  - **Term:** 10 years and one month (January 1, 2016 – January 31, 2026)
  - **Area / Costs:** 6,647 Square Feet

| | | |
|---|---|---|
| Average Annual Contract Rent | $93,058.00 | $14.00/sf |
| Estimated Utilities Cost | 11,632.25 | 1.75/sf |
| Estimated Janitorial Cost | 7,311.70 | 1.10/sf |
| Total Average Annual Effective Cost | $112,001.95 | $16.85/sf |

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

**Comment:** This lease will provide office space for the Department of Human Services. One proposal from one proposer was received and evaluated. The lease is anticipated to commence on October 2026.

If the renewal option is exercised, the rent rate will increase by approximately 2% for each renewal option year.

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

**Minutes:** 07/21/2025 Approved a lease

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:** Transaction No. 08-04-908 (DCS)

- **Proposed Amendment**
  - **Term:** 13 years (November 1, 2015 – October 31, 2028)

- **Current Lease**
  - **Location:** Weakley County – 8600 Highway 22 Dresden, TN
  - **Landlord:** Pedigo – Weakley Properties, LP
  - **Term:** 10 years (November 1, 2015 – October 31, 2025)
  - **Area / Costs:** 14,606 Square Feet

| | | |
|---|---|---|
| Annual Contract Rent | $134,940.00 | $ 9.24/sf |
| Estimated Utility Cost | 25,560.50 | 1.75/sf |
| Estimated Janitorial Cost | 16,066.60 | 1.10/sf |
| Annual Effective Cost | $176,567.10 | $12.09/sf |

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

**Comment:** This lease will provide office space for Department of Children's Services in Weakley County.

This amendment is in the best interest of the State to prevent a lease holdover. The long-term procurement is currently in the market phase. STREAM and the agency are confident a new lease can be commenced prior to the expiration of the amendment term.

**Previous Action:** 01/13/2012 Approved a lease

**Minutes:** 07/21/2025 Approved a lease amendment with waiver of advertisement

Approved:

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