

MINUTES

State Building Commission Executive Subcommittee

June 22, 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 11:00 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
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- Department of Transportation
- State Building Commission

PRESENTER

Chief of Engineering Shane Hester
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:** Department of Environment & Conservation
Requested Action: Approval of acquisition in fee
Transaction No.: 26-03-009
Location: Ghost River State Natural Area (GRSNA)
Fayette County – 370.00 +/- acres – 0 Highway 57, Moscow, TN

2. **Agency:** Department of Environment & Conservation
Requested Action: Approval of acquisition by easement
Transaction No.: 25-02-018
Location: Battle of Stones River
Rutherford County – 31.60 +/- acres – 2516 Agripark Dr., Murfreesboro, TN

3. **Agency:** Department of Environment & Conservation
Requested Action: Approval of acquisition by easement
Transaction No.: 25-04-017
Location: Roper's Knob
Williamson County – 13.81 +/- acres – 171 Hillhaven Lane, Franklin, TN

4. **Agency:** Tennessee Wildlife Resources Agency
Requested Action: Approval of disposal by easement with waiver of advertisement
Transaction No.: 25-02-007
Location: Lick Creek Bottoms Refuge
Greene County – 77.57 +/- acres – 0 Mason Lodge Rd., Mohawk, TN

DEPARTMENT OF TRANSPORTATION

Disposal– Fee

Requested Action: Approval of disposal in fee contingent upon construction of and a deed for the relocated roadway being accepted by the Town of Coopertown within the next 24 months

Transaction Description: Transaction No. 26-05-010

- **Location:** Robertson County – 2.27 ± acres – Joe Dowlen Road, Pleasant View, TN
- **Sale Price:** Fair Market Value
- **Grantee:** Harvester, LLC

Comment: The requested property has been determined to be surplus to the Department's needs. Notice was provided to all adjoining landowners, but only one submitted a bid to purchase the property. The Grantee intends to develop a travel center near the intersection of TN-49 and Joe Dowlen Road, both TDOT owned and maintained roads. In furtherance of this effort, the Grantee has acquired other property in the area with the goal of relocating Joe Dowlen Road to provide additional area for the future travel center. The sale of existing Joe Dowlen Road to the Grantee is contingent on the proposed re-aligned Joe Dowlen Road being built, open to traffic, and deeded to the Town of Coopertown.

In accordance with T.C.A. § 12-2-112 (a) (7), proceeds from sale will be appropriated to the Department of Transportation Highway Fund.

Minutes: 06/22/2026 Commissioner Bryson noted that the approval was conditioned upon the satisfaction of certain requirements.

The Subcommittee approved the disposal in fee contingent upon construction of and a deed for the relocated roadway being accepted by the Town of Coopertown within the next 24 months.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

1. Approved the Minutes of the Executive Subcommittee meeting held on May 26, 2026.

Report of Items Approved by Office of the State Architect

Initial and Revised Approvals of Capital Projects

- Reported the following six capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Springfield, Tennessee
Project Title: ARP – HRREC Improvements
Project Description: Improvements at the Highland Rim AgResearch Center includes ~~updates to the administrative building and~~ 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 funding, scope and utilizing Campus Consultant (Renaissance Group, Inc.) for design and System Procurement for Construction (move \$104,250 from construction to designer fee and admin and misc)
Approval Date: 05/29/2026
2. **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: ARP – LRAEU – Feed Center Expansion
Project Description: Expansion of Little River Animal & Environmental Unit (LRAEU) facilities needed for the dairy unit. Construction of new feed bin areas that include open structures, site infrastructure, and equipment. Includes all related work.
SBC Project No: 540/001-22-2023
Total Project Budget: \$710,000.00
Source of Funding:

Original	Change	Revised	Source
\$498,000.00	\$212,000.00	\$710,000.00	Federal Funds (ARP) (F)

Approval: Approved a revision in project budget and funding and utilizing System Procurement for a portion of the work (increase of \$212,000.00)
Approval Date: 06/08/2026

3. **State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College
Location: Chattanooga, Tennessee
Project Title: Main Sidewalk Accessibility Project
Project Description: Replacement of damaged sidewalks between the College's Amphitheatre and Humanities Building in order to bring walkways up to current codes.
SBC Project No: 166/012-01-2026
Total Project Budget: \$300,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 06/08/2026
4. **State Procurement Agency:** Tennessee Board of Regents / Columbia State Community College
Location: Columbia, Tennessee
Project Title: Columbia Utility Storage Relocation
Project Description: Relocate and replace Columbia Grounds Storage Building (PFIS Building 122) on the Columbia Campus.
SBC Project No: 166/015-03-2025
Total Project Budget: \$275,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved the EDP as recommended by the State Architect
Approval Date: 06/02/2026
5. **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Lucille Clement Hall Sodexo Food Hive
Project Description: Renovate approximately 1,956 GSF within Lucille Clement Hall to convert the existing Computer Lab into a combination Convenience Store/Continental Breakfast and seating area with associated food preparation, dishwashing, and storage support spaces. Work includes reconfiguration of interior layouts, modifications to mechanical, electrical, plumbing, lighting, and life safety systems, and all associated work required to support the new functions and equipment.
SBC Project No: 369/005-05-2026
Total Project Budget: \$990,000.00
Source of Funding: Gift-In-Place (Contract) (O)
Approval: Approved project and accepting gift-in-place construction, with plans and specifications to be approved by the State Architect
Approval Date: 06/05/2026
6. **State Procurement Agency:** STREAM / Department of General Services
Location: Wartburg, Tennessee
Project Title: MCCX Cooling Tower Replacement
Project Description: Replace the existing cooling tower servicing Building O and all required related work.
SBC Project No: 142/014-01-2026
Total Project Budget: \$340,000.00
Source of Funding: 25/26 TDOC CurrFunds-MajMaint (A)
Approval: Approved project utilizing an Agency Consultant (Smith Seckman Reid, Inc.) for design and a Central Procurement Office contract to perform the work
Approval Date: 05/26/2026

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Location: Regionwide, Tennessee
Project Title: Region 1 – Buffalo Ridge Hunter Education Facility
Project Description: Construct a hunter education campus that will include a training building, a shooting sports complex, support and maintenance facilities, and all required related work.
SBC Project No: 220/017-01-2019
Total Project Budget: \$5,785,000.00
Source of Funding:

Original Amount		Source
\$5,570,000.00	19/20	TWRA Op Funds (A)
\$ 215,000.00	24/25	TWRA Op Funds (A)

Approval: Approved a revision in funding (move \$65,493.65 to construction)

Approval Date: 05/26/2026

- Reported the following approval of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency:** STREAM / Department of Children's Services
Location: Nashville, Tennessee
Project Title: Spencer Youth Development Center Demolition
Project Description: Demolish abandoned buildings associated with the old Spencer Youth Development Center; gym, *administration* building, *dormitories*, *infrastructure*, and four abandoned residential homes located on the Woodland Hills property; and all required related work.
SBC Project No: 144/002-01-2025
Total Project Budget: \$7,500,000.00
Source of Funding: 24/25 CurrFunds-CapImp (A)
Approval: Approved a revision in project scope
Approval Date: 05/26/2026

Approvals of Acquisitions and Disposals of State Property

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

- 1. State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 25-04-029
Location: North Cumberland Wildlife Management Area Highcliff Unit
Campbell County – 0.827 +/- acres – 0 Tipple Lane, Duff, TN
Grantee: LaFollette Utilities Board
Estimated Sale Price: Fair Market Value
Source of Funding: Christopher T. Dobson and Hanna G. Dobson
Approval: Approved disposal by easement with waiver of advertisement and appraisal
Approval Date: 05/26/2026
- 2. State Procurement Agency:** STREAM / Department of Agriculture
Transaction Description: Transaction No. 25-06-002
Location: Wayne County – 1.0 +/- acres – 3021 Highway 13 N., Waynesboro, TN
Sale Price: Fair Market Value
Grantee: Wayne County
Approval: Approved disposal in fee with waiver of advertisement
Approval Date: 06/02/2026
- 3. State Procurement Agency:** STREAM / Department of Military
Transaction Description: Transaction No. 25-11-012
Location: Franklin County – 7.60 +/- acres (portion of larger tract) – 313 Wilton Circle,
Winchester, TN
Grantee: Franklin County
Purchase Price: No Cost/Mutual Benefit
Source of Funding: Franklin County (REM Fee) (O)
Approval: Approved disposal in fee with waiver of advertisement
Approval Date: 06/02/2026
- 4. State Procurement Agency:** STREAM / Department of General Services
Transaction Description: Transaction No. 26-03-019
Location: Dale Hollow Reservoir
Clay County -5.64 +/- acres – 0 Dale Hollow Dam Road, Celina, TN
Grantee: U.S. Army Corps of Engineers (USACE)
Estimated Sale Price: No Cost/Mutual Benefit
Source of Funding: USACE (REM Fee) (O)
Approval: Approved disposal by easement with waiver of advertisement
Approval Date: 06/05/2026

5. **State Procurement Agency:** STREAM / Department of General Services
Transaction Description: Transaction No. 26-03-020
Location: Longbranch Campground Recreation Area
DeKalb County – 1.68 ± acres – 0 Lancaster Road, Lancaster, TN
Grantee: U.S. Army Corps of Engineers (USACE)
Estimated Sale Price: No Cost/Mutual Benefit
Source of Funding: USACE (REM Fee) (O)
Approval: Approved disposal by easement with waiver of advertisement
Approval Date: 06/05/2026

Designer Selections

- Reported a designer name change from “**Johnson Johnson Crabtree Architects, P.C.**” to “**Wold Architects, Inc.**” on all State projects.
 - 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:** East Tennessee State University
Project Title: COM Building 4 Renovation
SBC Project No: 369/005-04-2026
Total Project Budget: \$1,750,000.00
Designer: McCarty Holsaple McCarty Architects, Inc.
 2. **State Procurement Agency:** TWRA Region 2 – Middle Tennessee
Project Title: New Stones River Range Walls
SBC Project No: 220/018-02-2026
Total Project Budget: \$2,240,000.00
Designer: The Architect Workshop, PLLC

Other Business

Secretary Hargett asked that the minutes recognize Caitlin Pachciarz, a graduate of Beech High School who will attend University of Tennessee at Knoxville next year to study public affairs and plans to law school thereafter, who is job shadowing the Secretary of State today.

There being no further business, the meeting adjourned at 11:05 a.m.

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CONSENT AGENDA ITEMS

1.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Acquisition – Fee (Purchase)

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

Transaction Description: Transaction No. 26-03-009

- **Location:** Ghost River State Natural Area (GRSNA)
Fayette County- 370.00 +/- acres- 0 Highway 57, Moscow, TN
- **Owner:** The Conservation Fund (TCF)
- **Purchase Price:** \$997,809.00
- **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.

This acquisition will become the latest addition to the Wolf River conservation corridor and will be incorporated into Ghost River State Natural Area. This will also protect high-quality bottomland hardwoods, cypress-tupelo wetlands, and sensitive aquatic habitat while enhancing watershed protection and riparian habitat continuity, while also providing the potential for a recreational river access point.

The Conservation Fund acquired the property in part using Heritage Conservation Trust Fund grant and intends to sell it to the State at fair market value less the \$519,191.00 grant. The grant from the Tennessee Heritage Conservation Trust requires that the tract maintain its 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: 03/05/2026
- Purchase Price: \$1,406,000.00
- Property Assessor's Value: \$3,149,400.00 (larger tract)
- Square Footage Improvements: N/A

Minutes: 06/22/2026 Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Easement (Conservation)

Requested Action: **Approval of acquisition by easement**

Transaction Description: Transaction No. 25-02-018

- **Location:** Battle of Stones River
Rutherford County- 31.60+/- acres – 2516 Agripark Dr., Murfreesboro, TN
- **Owner:** American Battlefield Trust
- **Purchase Price:** Gift
- **Source of Funding:** 25/26 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

Comment: This transaction is a donation of a conservation easement in an effort protect the parcels due to their historic significance to the Civil War Battle of Stones River.

Minutes: 06/22/2026 Approved acquisition by easement

DEPARTMENT OF ENVIRONMENT & CONSERVATIONAcquisition – Easement (Conservation)

Requested Action: **Approval of acquisition by easement**

Transaction Description: Transaction No. 25-04-017

- **Location:** Roper's Knob
Williamson County- 13.81 +/- acres – 171 Hillhaven Lane, Franklin, TN
- **Owner:** Franklin's Charge, Inc.
- **Purchase Price:** Gift
- **Source of Funding:** 25/26 Historical Commission Op Funds (Wars Commission) (REM Fees) (A)

Comment: This transaction is a donation of a conservation easement. This tract is the historic site of Roper's Knob, a fort that served as an important signal station for federal troops.

Minutes: 06/22/2026 Approved acquisition by easement

TENNESSEE WILDLIFE RESOURCES AGENCY

Disposal – Easement (Conservation)

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

Transaction Description: 25-02-007

- **Location:** Lick Creek Bottoms Refuge
Greene County – 77.57 +/- acres – 0 Mason Lodge Rd., Mohawk, TN
- **Grantee:** TennGreen Land Conservancy
- **Estimated Sale Price:** Mutual Benefit
- **Source of Funding:** TWRA Op Funds (REM Fees) (A)

Comment: When the State acquired this property, it was subject to an existing conservation easement related to the mitigation bank. The terms of that conservation easement required that if the State acquired title to the property, that the State would need to assign the rights under the easement to a third party who was also approved by the U.S. Army Corps of Engineers (the “Corps”) and so waiver of advertisement of this transaction is requested. The Grantee has agreed to accept an assignment of the conservation easement with some amendments approved by the original Grantor of the Conservation Easement, the State and the Corps. This disposal will not negatively impact the State property.

Minutes: 06/22/2026 Approved disposal by easement with waiver of advertisement

Approved:



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