

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
March 25, 2024

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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 11:02 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 General Services
- State Building Commission

PRESENTER

Deputy Commissioner John Hull  
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 Institute of Agriculture**  
Project Title: CRC/MAST, BESS, & JARTU Improvements  
SBC Project No: 540/001-04-2021  
Requested Action: Approval of a revision in project budget and funding in order to award a contract
  
2. Agency: **Tennessee Wildlife Resources Agency**  
Requested Action: Approval of acquisition in fee  
Transaction No.: 24-01-020  
Location: Wolf River Wildlife Management Area  
Fayette County – 196.00 ± acres (2 Tracts) – Yager Drive, Somerville, TN
  
3. Agency: **Department of Environment & Conservation**  
Requested Action: Approval of lease amendment with waiver of advertisement  
Transaction No.: 21-02-011  
Location: Tims Ford State Park (TFSP)  
Franklin County – 42.96 ± acres – 912 Old Awalt Road, Tullahoma, TN
  
4. Agency: **Department of Environment & Conservation**  
Requested Action: Approval of acquisition easement, acquisition in fee, and disposal in fee with waiver of advertisement  
Transaction No.: 24-01-005  
Location: Justin P. Wilson Cumberland Trail State Park (JPWCTSP)  
Hamilton County – 50.0 +/- acres – (3 tracts) – 0 Suck Creek Road, 2434 Suck Creek Road, 3027 Edwards Point Road, Chattanooga, TN
  
5. Agency: **Department of Environment & Conservation**  
Requested Action: Approval of acquisition in fee  
Transaction No.: 24-01-007  
Location: North Chickamauga Creek Gorge State Natural Area (NCCGSNA)  
Hamilton County- 4.50 +/- acres – 8559 Dayton Pike, Soddy Daisy, TN
  
6. Agency: **Department of Environment & Conservation**  
Requested Action: Approval of disposal by lease with waiver of advertisement and appraisal  
Transaction No.: 24-02-004  
Location: Lake County – 3.70 +/- acres – 2375 TN-21, Tiptonville, TN
  
7. Agency: **Department of General Services**  
Requested Action: Approval of a lease amendment with waiver of Advertisement  
Transaction No.: 07-01-915 (DOC)  
Location: Williamson County – 426 Century Court, Suite 200, Franklin TN

DEPARTMENT OF GENERAL SERVICES

**Acquisition - Lease Amendment**

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

**Transaction Description:**       Transaction No. 14-06-912 (DIDD)

• **Proposed Amendment**

○ **Term:**                               11 years (June 1, 2016 - May 31, 2027)

• **Current Lease**

○ **Location:**                         Hamilton County – 1501 Riverside Drive, Suites 230 & 240, Chattanooga, TN

○ **Landlord:**                         Tallan Holdings Co

○ **Term:**                               8 years (June 1, 2016 - May 31, 2024)

○ **Area / Costs:**                   7,370 Square Feet

|   |              |            |
|---|--------------|------------|
| Annual Contract Rent (includes utilities) | \$121,605.00 | \$16.50/sf |
| Estimated Annual Janitorial Cost          | 8,107.00     | 1.10/sf    |
| Total Annual Effective Cost               | \$129,712.00 | \$17.60/sf |

• **Source of Funding:**           FRF

• **Procurement Method:**       Negotiated

• **FRF Rate:**                       \$18.00

**Comment:**                           This lease will provide office space for Department of Intellectual & Developmental Disabilities.

This amendment is in the best interest of the State to prevent lease holdover while allowing additional time to procure the long-term space. The long-term procurement is currently in the preliminary phase; and will be presented to ESC pursuant to applicable SBC policy at a future date.

**Previous Action:**                   04/19/2021    ESC    Approved a lease amendment with waiver of advertisement

**Minutes:**                            03/25/2024    ESC    Approved a lease amendment with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:**                   **Approval to waive advertisement**

**Transaction Description:**       Transaction No. 24-02-900 (DOC)

• **Proposed Lease**

- **Location:**                   Montgomery County – 100 Providence Blvd. Suite A, Clarksville, TN
- **Landlord:**                   Boot Hill Holdings, LLC
- **Term:**                         5 years (May 1, 2024 – April 30, 2029)
- **Area:**                         9,941 Square Feet

• **Current Lease**

- **Location:**                   Montgomery County – 100 Providence Blvd. Suite A, Clarksville, TN
- **Landlord:**                   Boot Hill Holdings, LLC
- **Term:**                         3 years (February 1, 2021 – January 31, 2024) Holdover
- **Area / Costs:**               9,941 Square Feet

|                                     |              |            |
|-------------------------------------|--------------|------------|
| Average Annual Rent                 | \$148,120.90 | \$14.90/sf |
| Estimated Annual Utility Cost       | 17,396.75    | 1.75/sf    |
| Estimated Annual Janitorial Cost    | 10,935.10    | 1.10/sf    |
| Total Average Annual Effective Cost | \$176,452.75 | \$17.75/sf |

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

**Comment:**                       This lease will provide office space for Department of Correction. A new short-term lease is required to allow continuity of operations while a new long-term solution is procured. The long-term procurement is in the market phase. Waiver of advertisement is requested to allow the state to directly negotiate with the incumbent landlord to secure a new five-year 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:**                         03/25/2024       ESC       Approved waiving advertisement

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:**                   **Approval to waive advertisement**

**Transaction Description:**       Transaction No. 23-08-902 (DCS)

• **Proposed Lease**

- **Location:**                   Henry County – 126 Culley Dr., Paris, TN
- **Landlord:**                 Robert G. Pastor, Robert John Pastor, & Marion Michelle Pastor-Goughenour
- **Term:**                       3 years (July 1, 2024 – June 30, 2027)
- **Area/Cost**                 7,000 Square Feet

• **Current Lease**

- **Location:**                   Henry County – 126 Culley Dr., Paris, TN
- **Landlord:**                 Robert G. Pastor, Robert John Pastor, & Marion Michelle Pastor-Goughenour
- **Term:**                       10 years (August 1, 2010 – July 31, 2020) Holdover
- **Area / Costs:**           7,000 Square Feet

|  |             |            |
|--|-------------|------------|
| Annual Contract Rent                     | \$75,110.04 | \$10.73/sf |
| Estimated Utilities Cost (electric only) | 7,700.00    | 1.10/sf    |
| Estimated Janitorial Cost                | 7,700.00    | 1.10/sf    |
| Total Annual Effective Cost              | \$90,510.04 | \$12.93/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. A new short-term lease is required to allow continuity of operations while a new long-term solution is procured. The long-term procurement is currently in the marketing phase. Waiver of advertisement is requested to allow the state to directly negotiate with the incumbent landlord to secure a new three-year 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:**                         03/25/2024       ESC       Approved waiving advertisement

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

**Requested Action:**                   **Approval to waive advertisement**

**Transaction Description:**       Transaction No. 23-08-901 (DHS)

● **Proposed Lease**

- **Location:**                   Henry County – 1023 Mineral Wells Ave., Suite F, Paris, TN
- **Landlord:**                 Adams & Sullivan Real Estate, LLC
- **Term:**                        3 years (October 1, 2024 - September 30, 2027)
- **Area/Cost**                   12,200 Square Feet

● **Current Lease**

- **Location:**                   Henry County – 1023 Mineral Wells Ave., Suite F, Paris, TN
- **Landlord:**                 Adams & Sullivan Real Estate, LLC
- **Term:**                        1 Year (January 1, 2012 – December 31, 2012) Holdover
- **Area / Costs:**             12,200 Square Feet

|                             |              |           |
|-----------------------------|--------------|-----------|
| Annual Contract Rent        | \$73,200.00  | \$6.00/sf |
| Estimated Utilities Cost    | 21,350.00    | 1.75/sf   |
| Estimated Janitorial Cost   | 13,420.00    | 1.10/sf   |
| Total Annual Effective Cost | \$107,970.00 | \$8.85/sf |

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

**Comment:**                       This lease will provide office space for Department of Human Services. A new short-term lease is required to allow continuity of operations while a new long-term solution is procured. The long-term procurement is currently in the market phase. Waiver of advertisement is requested to allow the state to directly negotiate with the incumbent landlord to secure a new three-year lease.

Department of Human Services occupies 4,730 square feet of the 12,200 square feet which was previously occupied by other agencies.

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:**                        03/25/2024       ESC       Approved waiving advertisement

STATE BUILDING COMMISSION

**Minutes of Executive Subcommittee Meeting**

- 1) Approved the Minutes of the Executive Subcommittee meeting held on February 26, 2024.

**Report of Items Approved by Office of the State Architect**

**Initial and Revised Approvals of Capital Projects**

- Reported the following capital improvement with total project cost of less than \$100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Middleton, Tennessee  
**Project Title:** Lone Oaks 4-H Center Greenhouse  
**Project Description:** Construction of a greenhouse and all related work.  
**SBC Project No.** 540/001-02-2024  
**Total Project Budget:** \$95,000.00  
**Source of Funding:** Gifts (UTF) (O)  
**Approval:** Approved project utilizing another state agency for design and construction  
**Approval Date:** 03/25/2024
  
- 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:** STREAM / Department of Military  
**Location:** Statewide, Tennessee  
**Project Title:** Comprehensive Energy and Water Audit Consultant FY24  
**Project Description:** Engineering consultant to perform energy and water audits at Military facilities.  
**SBC Project No.** 361/000-01-2024  
**Total Project Budget:** \$750,000.00  
**Current Project Funding:** \$146,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved project and to select a consultant  
**Approval Date:** 03/06/2024

**Approvals of Revisions to Existing Capital Projects**

- Reported the following two approvals 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 / Department of Agriculture  
**Location:** Statewide, Tennessee  
**Project Title:** Standing Stone State Forest Work Center  
**Project Description:** Construct a new work center including office building, vehicle maintenance structure, infrastructure improvements, and all required related work.  
**SBC Project No.** 100/010-03-2021  
**Total Project Budget:** \$3,990,000.00  
**Source of Funding:** 21/22 CurrFunds-CapImp (A)  
**Approval:** Approved a revision in project funding in order to award a contract (move \$273,000.00 to building construction to award a contract to King Construction Group, Inc.)  
**Approval Date:** 02/29/2024

2) **State Procurement Agency:** STREAM / Department of Agriculture  
**Location:** Statewide, Tennessee  
**Project Title:** Selmer Work Center Repairs  
**Project Description:** Perform envelope repairs; upgrade mechanical, electrical, and plumbing systems; and all required related work.  
**SBC Project No.** 100/010-05-2022  
**Total Project Budget:** \$490,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in project funding in order to award a contract (move \$106,669.00 to building construction to award a contract to Crocker Construction Company, Inc.)  
**Approval Date:** 03/06/2024

- Reported the following approval of a guaranteed maximum price (no change in total project budget) in accordance with Item 2.04(B)(4) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Johnson Hall Renovation and Foster Hall Demolition  
**Project Description:** Renovate Johnson Hall to include building systems, equipment, finishes, furnishings. Demolish Foster Hall, reroute existing utilities and return the site to green space.  
**SBC Project No.** 364/011-04-2022  
**Total Project Budget:** \$37,610,000.00  
**Source of Funding:** \$36,105,600.00 22/23 CurrFunds-CapImp (A)  
\$ 1,504,400.00 Match-Plant Funds (Non-Aux) (A)  
**Approval:** Approved a Guaranteed Maximum Price to perform the work  
**Approval Date:** 03/04/2024



- Reported the following four approvals of a Best Value (BV) or Construction Manager/General Contractor (CM/GC) in accordance with Item 2.04(B)(6) of the *SBC By-Laws, Policy & Procedures*:

- 1) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Chattanooga, Tennessee  
**Project Title:** New Academic Building  
**Project Description:** Construct a new academic building and expand parking areas. Project includes site and infrastructure improvements and demolition of vacated buildings and abandoned utilities.  
**SBC Project No.** 166/012-03-2023  
**Total Project Budget:** \$15,000,000.00  
**Source of Funding:** 23/24 CurrFunds-CapImp (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction, LLC)  
**Approval Date:** 03/12/2024
  
- 2) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Chattanooga, Tennessee  
**Project Title:** Rhea County Facility  
**Project Description:** Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements  
**SBC Project No.** 166/012-04-2023  
**Total Project Budget:** \$20,000,000.00  
**Source of Funding:** 23/24 CurrFunds-CapImp (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction, LLC)  
**Approval Date:** 03/12/2024
  
- 3) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Covington, Tennessee  
**Project Title:** Covington Replacement Campus  
**Project Description:** Construction a replacement campus to include new academic buildings, site development, parking areas, drives, and infrastructure improvements. Project includes additions to existing buildings and demolition of vacated buildings and abandoned utilities.  
**SBC Project No.** 166/042-01-2023  
**Total Project Budget:** \$58,750,000.00  
**Source of Funding:** 23/24 CurrFunds-CapImp (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for a CM/GC (Turner Construction Company)  
**Approval Date:** 03/05/2024

- 4) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Memphis, Tennessee  
**Project Title:** Memphis Replacement Campus  
**Project Description:** Construction a replacement campus to include new academic buildings, site development, parking areas, drives, and infrastructure improvements. Project includes renovations to existing buildings, demolition of vacated buildings and abandoned utilities, and land acquisition.
- SBC Project No.** 166/070-02-2023  
**Total Project Budget:** \$89,000,000.00  
**Source of Funding:** 23/24 CurrFunds-CapImp (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for a CM/GC (Turner Construction Company)  
**Approval Date:** 03/05/2024

### Approvals of Acquisitions and Disposals of State Property

- Reported the following disposal of TDOT property in accordance with Item 2.04(E)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Transportation  
**Transaction Description:** Transaction No. 24-02-001  
**Location:** Warren County – 3.475 ± acres – 213 N Chancery Street, McMinnville, TN  
**Estimated Sale Price:** Fair Market Value  
**Grantee:** McMinnville Electric System Board of Public Utilities  
**Approval:** Approved disposal in fee with waiver of advertisement  
**Approval Date:** 03/06/2024

### Designer Selections

- Reported the following three designer selections 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:** Tennessee Board of Regents / Chattanooga State Community College  
**Location:** Chattanooga, Tennessee  
**Project Title:** Health Science Center Envelope Repairs  
**SBC Project No.** 166/012-02-2024  
**Total Project Budget:** \$815,000.00  
**Source of Funding:** Plant Funds (Non-Aux)  
**Designer:** Artech Design Group  
**Approval Date:** 02/29/2024
  - 2) **State Procurement Agency:** Tennessee Board of Regents / Columbia State Community College  
**Location:** Columbia, Tennessee  
**Project Title:** Baseball and Softball Field Lighting Upgrades  
**SBC Project No.** 166/015-02-2023  
**Total Project Budget:** \$661,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Designer:** I.C. Thomasson Associates, Inc.  
**Approval Date:** 02/23/2024

3) **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Teaching Headhouse Renovation  
**SBC Project No.** 364/021-01-2024  
**Total Project Budget:** \$500,000.00  
**Source of Funding:** \$200,000.00 ARC Grant (F)  
\$300,000.00 Plant Funds (Non-Aux) (A)  
**Designer:** Upland Design Group, Inc.  
**Approval Date:** 02/20/2024

- 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.

- |   |   |
|---|---|
| <p>1) <b>University of Tennessee – Knoxville</b><br/> (Walters Academic Building Repairs and Upgrades)<br/> Total Project Budget: \$3,510,000.00<br/> SBC Project No. 540/009-01-2024<br/> Designer: <b>Lindsay &amp; Maples Architects, Inc.</b></p> | <p>4) <b>East Tennessee State University</b><br/> (Bosque Plaza)<br/> Total Project Budget: \$2,100,000.00<br/> SBC Project No. 369/005-01-2024<br/> Designer: <b>Ross/Fowler, P.C.</b></p>                                       |
| <p>2) <b>University of Tennessee – Knoxville</b><br/> (Presidential Court Building Renovation)<br/> Total Project Budget: \$33,754,000.00<br/> SBC Project No. 540/009-02-2024<br/> Designer: <b>Earl Swensson Associates, Inc.</b></p>               | <p>5) <b>Scott’s Gulf Wilderness State Park</b><br/> (Improvements)<br/> Total Project Budget: \$27,820,000.00<br/> SBC Project No. 126/127-01-2023<br/> Designer: <b>Upland Design Group</b></p>                                 |
| <p>3) <b>Tennessee State University</b><br/> (Multiple Buildings Roof Replacement)<br/> Total Project Budget: \$1,600,000.00<br/> SBC Project No. 166/001-05-2023<br/> Designer: <b>Richard C. Rinks Associates, Inc.</b></p>                         | <p>6) <b>Northeast Correctional Complex</b><br/> (Sally Port Upgrades and Expansion)<br/> Total Project Budget: \$6,400,000.00<br/> SBC Project No. 142/024-01-2022<br/> Designer: <b>Design Innovations Architects, Inc.</b></p> |

**Other Business**

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

\*\*\*\*\*

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:**               CRC/MAST, BESS, & JARTU Improvements

**Project Description:**       Funds are provided for replacement of air handling equipment, including variable air volume boxes and associated piping and controls. Funds support reconfiguration of mechanical room at CRC/MAST. Project includes all related work.

**SBC Number:**               540/001-04-2021

**Total Project Budget:**     \$7,820,000.00

|                                 |                       |                     |                       |       |                       |     |
|---------------------------------|-----------------------|---------------------|-----------------------|-------|-----------------------|-----|
| <b>Source of Funding:</b>       | <u>Original</u>       | <u>Change</u>       | <u>Revised</u>        |       |                       |     |
|                                 | \$7,120,000.00        | \$ 0.00             | \$7,120,000.00        | 21/22 | CurrFunds-CapMaint    | (A) |
|                                 | 0.00                  | 700,000.00          | 700,000.00            |       | Plant Funds (Non-Aux) | (A) |
| <b>Original Project Budget:</b> | <b>\$7,120,000.00</b> |                     |                       |       |                       |     |
| <b>Change in Funding:</b>       |                       | <b>\$700,000.00</b> |                       |       |                       |     |
| <b>Revised Project Budget:</b>  |                       |                     | <b>\$7,820,000.00</b> |       |                       |     |

**Comment:**                   Two bids were received on January 25, 2024. This request increases the budget from \$7,120,000.00 to \$7,820,000.00 in order to award the contract to Wright Contracting, Inc. for the base bid only. The increase is primarily due to higher costs related to mechanical and electrical equipment and labor rates. There will be no additional designer fees.

**Previous Action:**           08/12/2021   SBC   Approved project and to select a designer  
                                   08/23/2021   ESC   Approved designer selection (Barge Design Solutions, Inc.)  
                                   03/14/2024   SBC   Referred to ESC with authority to act

**Minutes:**                   03/25/2024   ESC   Approved a revision in project budget and funding in order to award a contract (Wright Contracting, Inc.)

TENNESSEE WILDLIFE RESOURCES AGENCY

**Acquisition – Fee (Purchase)**

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

**Transaction Description:**       Transaction No. 24-01-020

- **Location:**                       Wolf River Wildlife Management Area  
Fayette County – 196.00± acres (2 Tracts) – Yager Drive, Somerville, TN
- **Owner(s):**                       The Conservation Fund (TCF)
- **Estimated Purchase Price:**   Fair Market Value
- **Source of Funding:**           23/24 Wetlands Acquisition Fund (A)

**Comment:**                           This property is on the wetlands priority list and has been approved for purchase by the Commissioner of Agriculture and the Executive Director of Tennessee Wildlife Resources Agency per T.C.A. §11-14-402.

This property is contiguous with Wolf River Wildlife Management Area and is highly desirable addition for public hunting land and public access.

No additional management costs are anticipated with this acquisition.

|                              |                  |
|------------------------------|------------------|
| Date of Last Transfer:       | December 9, 2023 |
| Purchase Price:              | \$643,480.20     |
| Property Assessor’s Value:   | \$385,700.00     |
| Square Footage Improvements: | N/A              |

**Minutes:**                           03/25/2024   ESC   Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Disposal – Lease Amendment (Land)**

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

**Transaction Description:** Transaction No. 21-02-011

- **Proposed Amendment**

- **Location:** Tims Ford State Park (TFSP)  
Franklin County – 42.96 ± acres – 912 Old Awalt Road, Tullahoma, TN

- **Current Lease**

- **Location:** Tims Ford State Park (TFSP)  
Franklin County – 32.4 ± acres – 912 Old Awalt Road, Tullahoma, TN
- **Tenant:** Holiday Landing & Resort, Inc.
- **Term:** September 1, 2001 – August 31, 2026, plus two 5-year renewal options
- **Area / Costs:** 2.5% of the gross receipts from all business operations conducted by Lessee in the marina facility and lease area (3.5% during the option periods)

**Comment:** The marina complex at Tims Ford State Park has had a long-standing lease with this tenant. TDEC is requesting to increase the leased area. The added area will allow for the tenant to construct more boat slips to meet current and future demand while increasing revenue to both the marina and the State.

Waiver of advertisement is requested since this area would only be offered to the existing tenant to expand the marina.

**Previous Action:**

|            |     |   |
|------------|-----|---|
| 06/25/2001 | ESC | Approved disposal by lease with advertisement and appraisal |
| 04/21/2003 | ESC | Approved a lease amendment                                  |
| 02/22/2010 | ESC | Approved a lease amendment                                  |

**Minutes:** 03/24/2024 ESC Approved a lease amendment with waiver of advertisement

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Acquisition – Easement, Acquisition – Fee & Disposal – Fee (Land Swap)**

**Requested Action:** Approval of acquisition easement, acquisition in fee, and disposal in fee with waiver of advertisement

**Transaction Description 1:** Transaction No. 24-01-005

**Acquisition – Easement & Fee**

- **Location Easement:** Justin P. Wilson Cumberland Trail State Park (JPWCTSP)  
Hamilton County – 50.0 +/- acres – (3 tracts) – 0 Suck Creek Road, 2434 Suck Creek Road, 3027 Edwards Point Road, Chattanooga, TN
- **Location Fee:** Hamilton County – 7.0 +/- acres – 2434 Suck Creek Road, Chattanooga, TN
- **Owner:** Tennessee River Gorge Trust, Inc. (TRGT)
- **Estimated Purchase Price:** Mutual Benefit/Land Swap
- **Source of Funding:** 23/24 State Lands Acquisition Fund (A)

**Transaction Description 2:** Transaction No. 24-01-006

**Disposal – Fee**

- **Location:** Williams Island  
Hamilton County – 1.60 ± acres – 611 Terminal Road, Chattanooga, TN
- **Estimated Sale Price:** Mutual Benefit/Land Swap
- **Grantee:** Tennessee River Gorge Trust, Inc. (TRGT)

**Comment:** Williams Island and the 1.6-acre property on Terminal Road were acquired by the State from TRGT in 1988 and then leased back to TRGT, the manager of Williams Island. The lease is currently in its second 25-year term. The Terminal Road property is used to provide access to Williams Island.

TRGT has requested that the Terminal Road property be conveyed to it so that a TRGT office can be constructed on the property. TDEC is willing to convey the Terminal Road property to TRGT in exchange for granting an easement over 3 miles of other TRGT property that is currently used as part of the JPWCTSP, as well as additional acreage along the trail that can be used to create a trail head. As part of the disposal of the Terminal Road property, the State would retain an easement for access to Williams Island. The parties have determined via appraisal that the conveyances are of equal value.

No additional management costs are anticipated with this land swap.

|                                     |                              |                   |
|-------------------------------------|------------------------------|-------------------|
| <b>Acquisition Easement Parcel:</b> | Date of Last Transfer:       | September 1, 2021 |
|                                     | Purchase Price:              | \$200,000.00      |
|                                     | Property Assessor's Value:   | \$49,100.00       |
|                                     | Square Footage Improvements: | N/A               |
|                                     | Date of Last Transfer:       | August 31, 2021   |
|                                     | Purchase Price:              | \$450,000.00      |
|                                     | Property Assessor's Value:   | \$49,100.00       |
|                                     | Square Footage Improvements: | N/A               |

Date of Last Transfer: April 28, 1993  
Purchase Price: \$350,000.00  
Property Assessor's Value: \$2,789,200.00 (larger tract)  
Square Footage Improvements: N/A

**Acquisition Fee Parcel:**

Date of Last Transfer: August 31, 2021  
Purchase Price: \$450,000.00 (larger tract)  
Property Assessor's Value: \$49,100.00  
Square Footage Improvements: N/A

**Minutes:**

03/25/2024 ESC Approved acquisition easement, acquisition in fee, and disposal in fee with waiver of advertisement



DEPARTMENT OF ENVIRONMENT & CONSERVATION**Acquisition – Fee (Purchase)****Requested Action:**                   **Approval of acquisition in fee****Transaction Description:**

Transaction No. 24-01-007

• **Location:**North Chickamauga Creek Gorge State Natural Area (NCCGSNA)  
Hamilton County- 4.50 +/- acres – 8559 Dayton Pike, Soddy Daisy, TN• **Owner(s):**

Five Star Group, LLC

• **Estimated Purchase Price:**

Fair Market Value

• **Source of Funding:**

23/24 State Lands Acquisition Fund (A)

**Comment:**

This acquisition will allow for greater access to NCCGSNA and Cumberland Trail system and provides various opportunities for park improvements. The land is contiguous to the NCCGSNA. Any funding for improvements to be constructed on the property will be requested in a future capital budget.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:                    May 24, 2007

Purchase Price:                            \$0.00

Property Assessor's Value:            \$392,000.00

Square Footage Improvements:      N/A

**Minutes:**

03/25/2024    ESC    Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Disposal – Lease (Land)**

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

**Transaction Description:** Transaction No. 24-02-004

- **Location:** Lake County – 3.70 +/- acres – 2375 TN-21, Tiptonville, TN
- **Tenant:** City of Tiptonville (City)
- **Term:** 30 years
- **Area / Costs:** Mutual Benefit
- **Source of Funding:** 23/24 State Lands Acquisition Fund (REM Fees) (A)

**Comment:** TDEC recently acquired jurisdiction of this property from the Department of Military and is requesting to lease it to City. The City intends to use the former armory building as a public recreation center. The City will be responsible for all maintenance and repairs and utilities. The lease will allow the property to be utilized for public recreation while staying in the State's inventory to protect the shoreline of Reelfoot Lake.

Waiver of advertisement and appraisal are requested since the tenant is a governmental entity and the lease is for public purpose.

**Minutes:** 03/25/2024 ESC Approved disposal by lease with waiver of advertisement and appraisal

DEPARTMENT OF GENERAL SERVICES**Acquisition - Lease Amendment****Requested Action:** Approval of a lease amendment with waiver of advertisement**Transaction Description:** Transaction No. 07-01-915 (DOC)● **Proposed Amendment**

- **Term:** 18 Years (July 1, 2009 – June 30, 2027)
- **Area / Costs:** 4,268 Square Feet

|                             |               |            |
|-----------------------------|---------------|------------|
| Average Contract Rent       | \$ 123,345.20 | \$28.90/sf |
| Estimated Utility Cost      | 7,469.00      | 1.75/sf    |
| Estimated Janitorial Cost   | 4,694.80      | 1.10/sf    |
| Total Annual Effective Cost | \$135,509.00  | \$31.75/sf |

● **Current Lease**

- **Location:** Williamson County – 426 Century Court, Suite 200, Franklin TN
- **Landlord:** Grumpy's Enterprises, LLC
- **Term:** 15 years (July 1, 2009 – June 30, 2024)
- **Area / Costs:** 4,268 Square Feet

|                             |              |            |
|-----------------------------|--------------|------------|
| Annual Contract Rent        | \$109,532.03 | \$25.66/sf |
| Estimated Utility Cost      | 7,469.00     | 1.75/sf    |
| Estimated Janitorial Cost   | 4,694.80     | 1.10/sf    |
| Total Annual Effective Cost | \$121,695.83 | \$28.51/sf |

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

**Comment:** This lease will provide office space for Department of Correction and will serve as a field Office for Probation and Parole supervision.

This amendment is in the best interest of the State to prevent a lease holdover while allowing additional time to evaluate how to best meet programmatic needs in support of the Agency's real estate strategy. The long-term procurement is currently in the market phase.

**Previous Action:** 09/24/2007 ESC Approved a lease agreement  
02/25/2008 ESC Approved a lease amendment

**Minutes:** 03/25/2024 ESC Approved a lease amendment with waiver of advertisement

Approved:



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