

**MINUTES**  
**STATE BUILDING COMMISSION**  
**Executive Subcommittee**  
**October 21, 2024**

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

**MEMBERS ABSENT**

Jason Mumpower, Comptroller of the Treasury

**ORGANIZATION**

- State Building Commission

**PRESENTER**

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 Military**  
Requested Action: Approval of disposal in fee with waiver of advertisement  
Transaction No.: 23-10-001  
Location: Houston County – 10 ± acres – 875 Highway 49 Tennessee Ridge, TN
2. Agency: **Department of Environment & Conservation**  
Requested Action: Approval of a revision in funding  
Transaction No.: 24-01-008  
Location: Cummins Falls State Park  
Jackson County – 66.30 ± acres – RL Hopkins Lane, Cookeville, TN
3. Agency: **Department of Environment & Conservation**  
Requested Action: Approval of acquisition in fee  
Transaction No.: 24-09-004  
Location: Cedars of Lebanon State Natural Area  
Wilson County – 175.57 +/- acres – 0 Burnt House Road, Lebanon, TN
4. Agency: **West Tennessee River Basin Authority**  
Requested Action: Approval of acquisition in fee  
Transaction No.: 24-09-005  
Location: Madison County – 9.43 +/- acres (2 tracts) – 63 North Madison Drive, Three Way, TN
5. Agency: **Department of Children's Services**  
Requested Action: Approval of acquisition in fee  
Transaction No.: 24-08-021  
Location: Loudon County - 11.84 Acres – Hwy 321, Lenoir City, TN
6. Agency: **Department of Children's Services**  
Requested Action: Approval of acquisition in fee  
Transaction No.: 24-08-020  
Location: Washington County - 8.76 ± Acres - 140 West Hills Drive, Jonesborough, TN
7. Agency: **Department of General Services**  
Requested Action: Approval of a lease amendment with waiver of advertisement  
Transaction No.: 14-08-900 (DOC)  
Location: Coffee County – 703 Lakeway Place, Tullahoma, TN
8. Agency: **Department of General Services**  
Requested Action: Approval of a lease  
Transaction No.: 23-03-901 (DHS)  
Location: Wilson County – 155 Legends Drive, Suite H, Lebanon, TN

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on September 23, 2024.

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

#### Initial and Revised Approvals of Capital Projects

- Reported the following four 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 – Chattanooga  
**Location:** Chattanooga, Tennessee  
**Project Title:** UTC Fletcher Hall Rollins Sculpture (24/25)  
**Project Description:** Erection of a statue of Gary and Kathleen Rollins to commemorate their contribution to the UTC College of Business. The project includes the base and all related work.  
  
**SBC Project No.** 540/005-01-2024  
**Total Project Budget:** \$800,000.00  
**Source of Funding:** Gifts (O)  
**Approval:** Approved project and utilizing a Campus Consultant (Derthick, Henley, & Wilkerson Architects, PLLC) for design and System Procurement for construction  
**Approval Date:** 09/25/2024
  - 2) **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Gateway Entrance  
**Project Description:** Construct a ceremonial gateway entrance on John Merritt Boulevard to include all associated work.  
  
**SBC Project No.** 166/001-07-2023  
**Total Project Budget:** \$800,000.00  
**Project Expenditures:** \$ 55,101.93  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved cancellation of the project  
**Approval Date:** 10/01/2024
  - 3) **State Procurement Agency:** Tennessee Board of Regents / Jackson State Community College  
**Location:** Jackson, Tennessee  
**Project Title:** Master Plan  
**Project Description:** Develop Master Plan.  
**SBC Project No.** 166/019-02-2022  
**Total Project Budget:** \$130,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer (Dober Lidsky Mathey, Inc.)  
**Approval Date:** 10/01/2024

- 4) **State Procurement Agency:** East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Marching Band Tower  
**Project Description:** Install a fixed prefabricated structural steel observation tower approximately 40' high to be utilized by the marching band to conduct field practice. The tower will include quantity (2) observation platforms at approximately 16' and 32' heights.  
**SBC Project No.** 369/005-06-2024  
**Total Project Budget:** \$200,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 10/02/2024

#### **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:** University of Tennessee – Knoxville  
**Location:** Knoxville, Tennessee  
**Project Title:** Nursing Building Reno & Add  
**Project Description:** Funds are provided for a new College of Nursing Building and includes demolition of the existing building.  
**SBC Project No.** 540/009-16-2021  
**Total Project Budget:** \$108,200,000.00  
**Source of Funding:** \$ 56,810,000.00 21/22 CurrFunds-CapImp (A)  
\$ 49,190,000.00 Plant Funds (Non-Aux) (A)  
\$ 2,200,000.00 Plant Funds (Aux-Dining) (A)  
**Approval:** Approved a revision in project funding (move \$148,000.00 from Admin & Misc to increase Construction)  
**Approval Date:** 09/25/2024
- 2) **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** Derryberry Hall Upgrades  
**Project Description:** Evaluation, replacement, and updates of the MEP systems; addition of a sprinkler system, repairs to the building envelope; asbestos abatement and all related work.  
**SBC Project No.** 364/011-05-2021  
**Total Project Budget:** \$12,910,000.00  
**Current Project Funding:** \$ 4,581,000.00  
**Source of Funding:** \$ 1,691,000.00 21/22 CurrFunds-CapMaint (MP) (A)  
\$ 2,480,000.00 23/24 CurrFunds-CapMaint (MP) (A)  
\$ 410,000.00 Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project funding (move \$1,105,521.00 from construction to increase A/V Equipment and Admin & Misc)  
**Approval Date:** 09/25/2024

- Reported the following approval of a bid that exceeds approved MACC (no change in total project budget) in accordance with Item 2.04(B)(5) of the *SBC By-Laws, Policy & Procedures*:
  - State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Monteagle, Tennessee  
**Project Title:** South Cumberland State Park ADA Upgrades  
**Project Description:** ADA improvements that meet federal standards at South Cumberland State Park and all required related work.  
**SBC Project No.** 126/116-02-2022  
**Total Project Budget:** \$2,630,000.00  
**Source of Funding:** 22/23 CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in project funding in order to award a contract (move \$91,184.00 from Admin & Misc to increase Construction)  
**Approval Date:** 10/07/2024
- Reported the following approval 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*:
  - State Procurement Agency:** Tennessee Board of Regents / Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** J.J. Oakley Innovation Center and Residence Hall  
**Project Description:** Construct a new residence hall that will provide up to 800 beds and 15,000 to 20,000 square feet of ground level space dedicated to a learning community for entrepreneurship and technology.  
**SBC Project No.** 166/011-01-2023  
**Total Project Budget:** \$153,200,000.00  
**Current Project Funding:** \$ 4,000,000.00  
**Source of Funding:** Plant Funds (Aux-Housing) (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for CM/GC (American Constructors, Inc.)  
**Approval Date:** 10/01/2024

#### **Approvals of Contract Amendments**

- Reported the following approval of a capital grant amendment in accordance with Item 2.04(C)(3) of the *SBC By-Laws, Policy & Procedures*:
  - State Procurement Agency:** STREAM / Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** TPAC Annual Maintenance Grant  
**Project Description:** Grant to provide maintenance assistance.  
**SBC Project No.** 529/000-04-2022  
**Total Project Budget:** \$900,000.00  
**Source of Funding:**

\$300,000.00	22/23	CurrFunds-CapMaint	(A)
\$300,000.00	23/24	CurrFunds-CapMaint	(A)
\$300,000.00	24/25	CurrFunds-CapMaint	(A)

**Approval:** Approved a revision in project budget and funding and an amendment to the grant agreement (increase of \$300,000.00)  
**Approval Date:** 10/07/2024

## **Approvals of Acquisitions and Disposals of State Property**

- Reported the following acquisition of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Transaction Description:** Transaction No. 24-04-009  
**Location:** Savage Gulf State Park (SGSP)  
Grundy County – 67.11 +/- acres – 0 SR 56, Beersheba Springs, TN  
**Owner(s):** Kyra J Myers, Hugh Gerald Hill, and Gwendolyn Hill  
**Estimated Purchase Price:** Fair Market Value  
**Source of Funding:** 24/25 State Lands Acquisition Fund (A)  
**Approval:** Approved acquisition in fee  
**Approval Date:** 10/01/2024
- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** Middle Tennessee State University  
**Transaction Description:** Transaction No. 24-05-016  
**Location:** Middle Tennessee State University  
Rutherford County – 0.13 +/- acres Permanent Easement and 3.49 +/- acres  
Temporary Easement – 4570 Lebanon Road, Murfreesboro, TN  
**Grantee:** Atmos Energy Corporation (Atmos)  
**Estimated Sale Price:** Mutual Benefit  
**Source of Funding:** Atmos Energy Corporation (REM Fees) (O)  
**Approval:** Approved disposal by easement with waiver of advertisement  
**Approval Date:** 10/01/2024

## **Designer Selections**

- Reported the following two 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 / Dyersburg State Community College  
**Location:** Dyersburg, Tennessee  
**Project Title:** Office Additions and Renovation  
**SBC Project No.** 166/017-01-2024  
**Total Project Budget:** \$200,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Designer:** MNB Architecture, PC  
**Approval Date:** 10/02/2024
  - 2) **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College  
**Location:** Gallatin, Tennessee  
**Project Title:** Campus Emergency Notification System  
**SBC Project No.** 166/025-01-2024  
**Total Project Budget:** \$300,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Designer:** I.C. Thomasson Associates, Inc.  
**Approval Date:** 09/30/2024

- 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.

1) **University of Tennessee**

(Professional Consultants – Architectural)

(SPA needs 3 selected for Knoxville)

Total Project Budget: TBD, based on requested  
services

SBC Project No. 540/000-01-2020

Designer: **Design Innovation Architects, Inc.**

Designer: **DLZ National, Inc.**

Designer: **The Benefield Richters Company**

### **Other Business**

There being no further business, the meeting adjourned at 11:03 a.m.

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DEPARTMENT OF MILITARY

**Disposal – Fee**

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

**Transaction Description:**              Transaction No. 23-10-001  
     • **Location:**                              Houston County – 10 ± acres – 875 Highway 49 Tennessee Ridge, TN  
     • **Estimated Sale:**                      Fair Market Value  
     • **Grantee:**                                  Houston County Government

**Comment:**                                  The Department of Military (DOM) is requesting approval to dispose of The Armory located in Tennessee Ridge, as the property is surplus to the agency's needs. Waiver of advertisement is requested because Houston County has asked to acquire the property for a public purpose to provide various programs and support citizens.

In accordance with T.C.A. § 12-2-121, request proceeds from sale be appropriated to the Department of Military as funds for facility replacement and repair.

**Minutes:**                                      10/21/2024      Approved disposal in fee with waiver of advertisement



DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Fee**

**Requested Action:**                      **Approval of a revision in funding**

**Transaction Description:**              Transaction No. 24-01-008

• **Previously Approved**

- **Location:**                      Cummins Falls State Park  
Jackson County – 66.30 ± acres – RL Hopkins Lane, Cookeville, TN
- **Owner(s):**                      Benefactors of Cummins Falls Inc.
- **Sale Price:**                      \$340,000.00
- **Source of Funding:**              23/24 State Lands Acquisition Fund (A)

**Comment:**                                  Tennessee Department of Environment and Conservation is requesting approval to pay the asking price of \$340,000.00.

**Previous Action:**                      02/26/2024    Approved acquisition in fee

**Minutes:**                                  10/21/2024    Approved a revision in funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Fee (Purchase)**

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

**Transaction Description:**              Transaction No. 24-09-004

- **Location:**                              Cedars of Lebanon State Natural Area  
Wilson County – 175.57 +/- acres – 0 Burnt House Road, Lebanon, TN
- **Owner(s):**                              B&L Farm Partnership
- **Estimated Purchase Price:**      Fair Market Value
- **Source of Funding:**                Federal Grants (USFWS Recovery Grant) (F)  
Heritage Conservation Trust Fund (O)  
24/25 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 property adjoins Cedars of Lebanon State Forest. This acquisition will be managed as an open habitat structure. This will enable protection of a newly discovered population of the federally endangered leafy prairie clover and Indiana bat.

This UFWS Recovery Grant is for the recovery of the Federally Endangered Leafy Prairie Clover (*Dalea foliosa*) and Indiana Bat (*Myotis sodalis*) in Lebanon, TN.

The Grant Agreement between the Tennessee Heritage Conservation Trust and Tennessee Department of Environment and Conservation requires that the tracts maintain their conservation values in perpetuity.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	04/14/2023
Purchase Price:	\$10.00
Property Assessor's Value:	\$695,700.00
Square Footage Improvements:	N/A

**Minutes:**                              10/21/2024      Approved acquisition in fee

WEST TENNESSEE RIVER BASIN AUTHORITY**Acquisition – Fee (Purchase)****Requested Action:**                      **Approval of acquisition in fee****Transaction Description:**              Transaction No. 24-09-005

- **Location:**                                  Madison County – 9.43 +/- acres (2 tracts) – 63 North Madison Drive, Three Way, TN
- **Owner(s):**                                  Maasland Farms, LLC
- **Estimated Purchase Price:**          Fair Market Value
- **Source of Funding:**                      24/25 WTRBA CurrFunds-MajMaint (A)

**Comment:**                                      This acquisition will support the efforts of the West Tennessee River Basin Authority to focus on stream and wetland restoration and is adjacent to other state lands. The tract includes greenhouses, office space, and infrastructure that will be used to provide office space for staff and cultivate native species, benefitting the restoration program.

According to a facility condition assessment, the structures are in appropriate condition for the intended use. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:                      12/19/2007  
 Purchase Price:                              \$100.00  
 Property Assessor's Value:              \$249,630.00  
 Square Footage Improvements:        68,328 sq ft

**Minutes:**                                      10/21/2024      Approved acquisition in fee

DEPARTMENT OF CHILDREN'S SERVICES**Acquisition – Fee (Purchase)**

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

**Transaction Description:** Transaction No. 24-08-021  
 • **Location:** Loudon County - 11.84 Acres – Hwy 321, Lenoir City, TN  
 • **Owner(s):** Crisp & Crisp, Inc.  
 • **Estimated Purchase Price:** Fair Market Value  
 • **Source of Funding:** 22/23 CurrFunds-CapImp (A)

**Comment:** This property is being acquired as part of the New West, Middle, & East Assessment and Intake Facilities SBC Project 144/000-01-2023. This property will house one of the two East Tennessee locations.

Date of Last Transfer: 7/8/2011  
 Purchase Price: \$450,000  
 Property Assessor's Value: \$323,200  
 Square Footage Improvements: N/A

**Minutes:** 10/21/2024 Approved acquisition in fee

DEPARTMENT OF CHILDREN'S SERVICES

**Acquisition – Fee (Purchase)**

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

**Transaction Description:**              Transaction No. 24-08-020  
 • **Location:**                              Washington County - 8.76 ± Acres - 140 West Hills Drive, Jonesborough, TN  
 • **Owner(s):**                                Abounding Grace Baptist Church Inc.  
 • **Estimated Purchase Price:**        Fair Market Value  
 • **Source of Funding:**                  22/23 CurrFunds-CapImp (A)

**Comment:**                                  This property is being acquired as part of the New West, Middle, & East Assessment and Intake Facilities SBC Project 144/000-01-2023. This property will house one of the two East Tennessee locations.

Date of Last Transfer:                      12/15/2017  
 Purchase Price:                              \$108,000  
 Property Assessor's Value:              Unavailable  
 Square Footage Improvements:        N/A

**Minutes:**                                    10/21/2024      Approved acquisition in fee

DEPARTMENT OF GENERAL SERVICES**Acquisition - Lease Amendment**

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

**Transaction Description:** Transaction No. 14-08-900 (DOC)

- **Proposed Amendment**

○ <b>Term:</b>	10 years (October 1, 2020 – September 30, 2030)		
○ <b>Area / Costs:</b>	<u>6,300 Square Feet</u>		
	Annual Contract Rent (includes utilities) (Years 6-10)	\$141,435.00	\$22.45/sf
	Estimated Janitorial Cost	6,930.00	1.10/sf
	Total Annual Effective Cost	<u>\$148,365.00</u>	<u>\$23.55/sf</u>

- **Current Lease**

○ <b>Location:</b>	Coffee County – 703 Lakeway Place, Tullahoma, TN		
○ <b>Landlord:</b>	The 2011-A Pedigo Trust		
○ <b>Term:</b>	5 years (October 1, 2020 – September 30, 2025)		
○ <b>Area / Costs:</b>	<u>6,300 Square Feet</u>		
	First Year Annual Contract Rent (includes utilities)	\$137,025.00	\$21.75/sf
	Average Annual Contract Rent	138,789.00	22.03/sf
	Estimated Janitorial Cost	6,930.00	1.10/sf
	Total Average Annual Effective Cost	<u>\$145,719.00</u>	<u>\$23.13/sf</u>

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

**Comment:** This lease will provide office space for Department of Correction.

This location was custom built for the agency and meets their current programmatic needs including safety zones and is in like new condition.

The original lease did not require ESC approval due to the term and cost of 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:** 10/21/2024      Approved a lease amendment with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:**      Transaction No. 23-03-901 (DHS)

● **Proposed Lease**

- **Location:**                      Wilson County – 155 Legends Drive, Suite H, Lebanon, TN
- **Landlord:**                      Legends Properties, LLC
- **Term:**                              10 years with one 2-year renewal option
- **Area / Costs:**                  6,515 Square Feet

Annual Contract Rent	\$114,996.00	\$17.65/sf
Estimated Utility Cost	11,401.25	1.75/sf
Estimated Janitorial Cost	7,166.50	1.10/sf
Total Average Annual Effective Cost	\$133,563.75	\$20.50/sf

● **Current Lease**

- **Location:**                      Wilson County – 155 Legends Drive, Suite H, Lebanon, TN
- **Landlord:**                      Legends Properties, LLC
- **Term:**                              15 years (March 1, 2012 – February 28, 2027)
- **Area / Costs:**                  6,515 Square Feet

Average Annual Contract Rent	\$65,150.00	\$10.00/sf
Estimated Utilities Cost	11,401.25	1.75/sf
Estimated Janitorial Cost	7,166.50	1.10/sf
Total Average Annual Effective Cost	\$83,717.75	\$12.85/sf

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

**Comment:**                              This lease will provide office space for the Department of Human Services. There was one proposal from one proposer. The proposed incumbent location will be renovated to meet the State's needs. The lease is estimated to commence on or before February 2027.

If the renewal option is exercised, the rent rate will increase to \$18.44 per square foot.

The tenant may terminate lease by providing 90 days prior written notice to landlord after the 36<sup>th</sup> month.

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:**                                  10/21/2024          Approved a lease

Approved:



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