

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
September 22, 2025

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 Assistant State Architect Paul Marshall.

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

- Department of Environment & Conservation
- State Building Commission

PRESENTER

Chief of Staff & TN State Park Administrator Chris Padgett
Assistant State Architect Paul Marshall

Commissioner Bryson asked if there were any requests for public comment and Assistant State Architect Marshall 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: **Tennessee Board of Regents / Tennessee College of Applied Technology**
Requested Action: Approval of disposal in fee
Transaction No.: 24-03-007
Location: Tennessee College of Applied Technology - Harriman
Roane County – 15.50+/- acres – 1745 Harriman Highway, Harriman, TN
2. Agency: **Department of Agriculture**
Requested Action: Approval of disposal in fee
Transaction No.: 25-06-001
Location: Robertson County – 2.0 ± acres – 14293 Owens Chapel Rd., Cross Plains, TN
3. Agency: **Department of General Services**
Requested Action: Approval of a lease
Transaction No.: 22-01-903 (DCS)
Location: Claiborne County – 300 Court Street, Tazewell, TN
4. Agency: **Department of General Services**
Requested Action: Approval of a lease
Transaction No.: 22-01-905 (DHS)
Location: Claiborne County – 310 Court Street, Tazewell, TN
5. Agency: **Department of General Services**
Requested Action: Approval of a lease
Transaction No.: 23-10-903 (DHS)
Location: Davidson County – 5216 Hickory Hollow Pkwy, Antioch, TN 37013
6. Agency: **Department of General Services**
Requested Action: Approval of a lease
Transaction No.: 22-11-909 (DOC)
Location: Davidson County – TBD West Maplewood Lane, Nashville, TN 37207
7. Agency: **Department of General Services**
Requested Action: Approval of a lease amendment with waiver of advertisement
Transaction No.: 19-12-900 (DCS) & 19-03-929 (DHS)
Location: Sullivan County – 2193 Feathers Chapel Road, Blountville, TN
8. Agency: **Department of General Services**
Requested Action: Approval of a lease with waiver of advertisement
Transaction No.: 21-09-920 (DOS)
Location: Williamson County – 1002 Nasdaq St, Spring Hill, TN 37174

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Acquisition – Easement

Requested Action: **Approval of acquisition easement**

Transaction Description: Transaction No. 25-06-009
• **Location:** Meigs County – 28.60 +/- acres – 0 State Highway 60, Birchwood, TN
• **Owner(s):** Meigs County (TVA-fee owner)
• **Term:** 30 years (July 1, 2023- June 30, 2053) with renewal options up to 30 years
• **Estimated Purchase Price:** Mutual Benefit
• **Source of Funding:** 25/26 State Lands Acquisition Fund (REM Fees) (A)

Comment: Meigs County is currently managing Cherokee Removal Memorial Park. They are requesting that Tennessee Department of Environment & Conservation (TDEC) take over management of the park. This easement will provide TDEC that authority from Tennessee Valley Authority and create a new state park. This is a 30-year easement with renewal options up to an additional 30-years.

This acquisition supports the development of the Governor's conservation initiative to create new state parks, with both an operational and capital budget having been requested and approved.

A portion of the land that served as the Trail of Tears roadbed is on the National Register of Historic Places.

The park has a visitor center, parking pavilion, outlook platform, and a hiking loop that will continue to be operated and maintained by TDEC. Additionally, TDEC intends to make improvements to the boat launch and parking areas and to add a kayak launch. All of the above expenses can be funded out of the approved operational and capital budget.

The agency does not anticipate making a request within the next 5 years for a budget adjustment or appropriation in the budget to support this acquisition.

Minutes: 09/22/2025 Commissioner Bryson asked why the term of the lease was only for 30 years, as that appeared to be a short time for a state park lease. Mr. Padgett responded that over the past 10 years TVA has transitioned from 99-year lease terms to 30-year lease terms with an option to extend .

The Subcommittee approved acquisition easement.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on August 25, 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:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Student Union Commons
Project Description: Improvements to the Student Commons quad including the addition of a small stage for student events and all related work.
SBC Project No. 366/009-05-2025
Total Project Budget: \$950,000.00
Source of Funding: Plant Funds (Aux-Student Unions) (A)
Approval: Approved project utilizing campus consultant (The Architect Workshop LLC) for design and the JOC (Grace Contracting LLC) for construction
Approval Date: 09/09/2025

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Location: Knoxville, Tennessee
Project Title: Training and Facility Renovations
Project Description: Expand programs in the service area to include Welding, Machine Tool, Diesel, Truck Driving, Automotive, Industrial Maintenance, Special Industry training, and related programs. Make renovations for program at the main campus. Include a facility in Blount County and a facility in Anderson County.
SBC Project No. 166/060-01-2017
Total Project Budget: \$32,904,000.00
Source of Funding:

\$ 5,700,000.00	16/17	CurrFunds-CapImp (D55Cap)	(A)
\$12,825,000.00	17/18	CurrFunds-CapImp	(A)
\$ 210,000.00		Donated Land	(O)
\$ 2,569,000.00		Plant Funds (Non-Aux)	(A)
\$ 5,500,000.00		Gifts	(O)
\$ 5,000,000.00		TN ECD Grants	(O)
\$ 7,408.74	2006	GO Bonds-CapImp	(R)
\$ 32,477.61	00/01	CurrFunds-CapImp	(R)
\$ 468,506.82	04/05	CurrFunds-CapImp	(R)
\$ 591,606.83	05/06	CurrFunds-CapImp	(R)

Approval: Approved a grant agreement for a portion of the work (\$230,000.00 to Blount County)
Approval Date: 08/27/2025

Approvals of Acquisitions and Disposals of State Property

- Reported the following acquisition of land (fee or easement) in accordance with Item 2.04(E)(1)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** University of Tennessee – Southern
Transaction Description: Transaction No. 25-01-008
Location: University of Tennessee Southern
Giles – 0.46 acres – 109 Richland Drive, Pulaski, TN
Owner(s): Umbrella Properties, LLC
Estimated Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved acquisition in fee
Approval Date: 09/04/2025

Designer Selections

- Reported the following 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:** University of Tennessee - Knoxville
Location: Knoxville, Tennessee
Project Title: UTK Neyland Drive Traffic Improvements (25/26)
SBC Project No. 540/009-11-2025
Total Project Budget: \$825,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Designer: Cannon & Cannon, LLC
Approval Date: 08/28/2025
 - 2) **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Roof Replacements
SBC Project No. 166/025-02-2025
Total Project Budget: \$800,000.00
Source of Funding: 25/26 CurrFunds-CapMaint (MP) (A)
Designer: Collaborative Design Services, LLC
Approval Date: 08/28/2025

- 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.

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| <p>1) Middle Tennessee State University
 (Renovations to Floyd Stadium)
 Total Project Budget: \$16,500,000.00
 SBC Project No. 166/009-01-2025
 Designer: Gilbert/McLaughlin/Casella Architects, PLC</p> | <p>2) Ellington Agricultural Center
 (Moss Building & Associated Structures Exterior & Interior Renovations)
 Total Project Budget: \$5,200,000.00
 SBC Project No. 100/000-02-2025
 Designer: GHP, Inc.</p> |
| | <p>3) Devil's Backbone State Park
 (Visitor Center, Maintenance Facility & Campground)
 Total Project Budget: \$21,350,000.00
 SBC Project No. 126/035-01-2025
 Designer: M. Shanks Architects</p> |

Other Business

Transaction #24-10-012, TDEC Acquisition in Fee (Fentress County)- On November 25, 2024, the SBC Executive Subcommittee approved this transaction for the acquisition of approximately 610 acres. Prior to closing, a survey of the property was completed revealing that the actual acreage to be conveyed was approximately 753 acres. The purchase price remains under the amount estimated when the acquisition was originally approved.

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

TENNESSEE BOARD OF REGENTS

Disposal – Fee

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

Transaction Description: Transaction No. 24-03-007
 • **Location:** Tennessee College of Applied Technology - Harriman
 Roane County – 15.50+/- acres – 1745 Harriman Highway, Harriman, TN
 • **Estimated Sale Price:** Fair Market Value

Comment: Long-term maintenance of the aging buildings would be too costly for the TCAT to upkeep over an extended period of time and it was determined that the best use of State resources would be to sell this property. The New Roane County Campus (SBC #166,048-01-2022) will house the programs located in the existing TCAT Harriman campus, and the anticipated move date is May 2026.

The THC has determined that this project will not adversely affect this State-owned resource of 50+ years, and no further action is necessary.

Date of Last Transfer: May 24, 1969
 Previous Owner: Roane County
 Original Cost to State: \$1.00
 Square Footage Improvements: 62,309

Minutes: 09/22/2025 Approved disposal in fee

DEPARTMENT OF AGRICULTURE**Disposal – Fee**

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

Transaction Description: Transaction No. 25-06-001

- **Location:** Robertson County – 2.0 ± acres – 14293 Owens Chapel Rd., Cross Plains, TN
- **Estimated Purchase Price:** Fair Market Value

Comment: The Department of Agriculture, Division of Forestry, is requesting approval to dispose of the subject property as it is surplus to the agency's needs. The property was acquired to aid in wildfire detection and suppression. The site has not been in operation since 2010.

In accordance with T.C.A § 12-2-122, proceeds from the sale will be appropriated to the Department of Agriculture.

Minutes: 09/22/2025 Approved disposal in fee

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 22-01-903 (DCS)

• **Proposed Lease**

- **Location:** Claiborne County – 300 Court Street, Tazewell, TN
- **Landlord:** BAHT Properties
- **Term:** 8 Years
- **Area / Costs:** 3,740 Square Feet

First Year Annual Contract Rent	\$82,280.00	\$22.00/sf
Average Annual Contract Rent	69,190.00	18.50/sf
Estimated Utility Cost	6,545.00	1.75/sf
Estimated Janitorial Cost	4,114.00	1.10/sf
Total Average Annual Effective Cost	\$79,849.00	\$21.35/sf

• **Current Lease**

- **Location:** Claiborne County – 310 Court Street, Tazewell, TN
- **Landlord:** BAHT Properties
- **Term:** 3 years (January 1, 2024 – December 31, 2026)
- **Area / Costs:** 5,718 Square Feet (848 DCS portion)

Annual Contract Rent	\$45,389.40	\$7.93/sf
Estimated Utilities Cost	10,006.50	1.75/sf
Estimated Janitorial Cost	6,289.80	1.10/sf
Total Annual Effective Cost	\$61,685.70	\$10.78/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. One proposal from one proposer was received and evaluated. The lease is anticipated to commence on or before October 2027.

DCS is realigning regions and reallocating staff which results in the larger space needs for this office.

The tenant may terminate this lease for convenience at any time after the 48th 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: 09/22/2025 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 22-01-905 (DHS)

• **Proposed Lease**

○ Location:	Claiborne County – 310 Court Street, Tazewell, TN		
○ Landlord:	BAHT Properties		
○ Term:	8 Years		
○ Area / Costs:	<u>5,720 Square Feet</u>		
○	First Year Annual Contract Rent	\$125,840.00	\$22.00/sf
	Average Annual Contract Rent	105,820.00	18.50/sf
	Estimated Utility Cost	10,010.00	1.75/sf
	Estimated Janitorial Cost	6,292.00	1.10/sf
	Total Average Annual Effective Cost	<u>\$122,122.00</u>	<u>\$21.35/sf</u>

• **Current Lease**

○ Location:	Claiborne County – 310 Court Street, Tazewell, TN		
○ Landlord:	BAHT Properties		
○ Term:	3 years (January 1, 2024 – December 31, 2026)		
○ Area / Costs:	<u>5,718 Square Feet (4,870 DHS portion)</u>		
	Average Annual Contract Rent	\$45,389.40	\$7.93/sf
	Estimated Utilities Cost	10,006.50	1.75/sf
	Estimated Janitorial Cost	6,289.80	1.10/sf
	Total Average Annual Effective Cost	<u>\$61,685.70</u>	<u>\$10.78/sf</u>

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

Comment: This lease will provide office space for the Department of Human Services (DHS). One proposal from one proposer was received and evaluated. The lease is anticipated to commence on or before October 2027.

The space increase is due to the creation of security zones, additional enclave space, and a larger modernized lobby to support TennCare Eligibility operations and self-service kiosks.

The tenant may terminate this lease for convenience at any time after the 48th 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: 09/22/2025 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 23-10-903 (DHS)

• **Proposed Lease**

- **Location:** Davidson County – 5216 Hickory Hollow Pkwy, Antioch, TN 37013
- **Landlord:** E3 Partners, GP
- **Term:** 15 years
- **Area / Costs:** 8,762 Square Feet

First Year Contract Rent:	\$219,050.00	\$25.00/sf
Average Annual Contract Rent	271,606.14	31.00/sf
Estimated Annual Utility Cost	15,333.50	1.75/sf
Estimated Annual Janitorial Cost	9,638.20	1.10/sf
Total Average Annual Effective Cost	\$296,577.84	\$33.85/sf

- **Source of Funding:** FRF
- **Procurement Method:** Advertised
- **FRF Rate:** \$26.50

Comment: This lease will provide office space for Department of Human Services. One proposal from one proposer was received and evaluated. The new location will be a renovate to suit to meet the State's needs. The lease is estimated to commence October 2026.

The tenant may terminate for convenience at any time with 90 day written notice and payment of fee.

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: 09/22/2025 Approved a lease

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval of a lease**

Transaction Description: Transaction No. 22-11-909 (DOC)

• **Proposed Lease**

- **Location:** Davidson County – TBD West Maplewood Lane, Nashville, TN 37207
- **Landlord:** The 2012-c Pedigo Trust
- **Term:** 10 years with one 5-year renewal option
- **Area / Costs:** 9,700 Square Feet

First Year Contract Rent:	\$402,938.00	\$41.54/sf
Average Annual Contract Rent	418,923.60	43.19/sf
Estimated Annual Utility Cost	16,975.00	1.75/sf
Estimated Annual Janitorial Cost	10,670.00	1.10/sf
Total Average Annual Effective Cost	\$446,568.60	\$46.04/sf

- **Source of Funding:** FRF
- **Procurement Method:** Advertised
- **FRF Rate:** \$26.50

Comment: This lease will provide office space for Department of Correction. One proposal from one proposer was received and evaluated. The new location will be a built to suit to meet the State's needs. The lease is estimated to commence February 2028.

The tenant may terminate this lease for convenience at any time after the 108th month of the lease with 90 day written notice.

If renewal option is exercised, the rent will increase by one dollar every other 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: 09/22/2025 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: 19-12-900 (DCS) & 19-03-929 (DHS)

• **Proposed Amendment**

○ **Area / Costs:**

16,455 Square Feet

Average Annual Rent	\$268,381.05	\$16.31/sf
Estimated Utilities Cost	28,796.25	1.75/sf
Estimated Janitorial Cost	18,100.50	1.10/sf
Total Average Annual Effective Cost	<u>\$315,277.80</u>	<u>\$19.16/sf</u>

• **Current Lease**

○ **Location:**

Sullivan County – 2193 Feathers Chapel Road, Blountville, TN

○ **Landlord:**

David K. Quillen

○ **Term:**

10 years (April 1, 2024 – March 31, 2034)

○ **Area / Costs:**

15,161 Square Feet

Average Annual Rent	\$247,275.96	\$16.31/sf
Estimated Utilities Cost	26,531.75	1.75/sf
Estimated Janitorial Cost	16,677.10	1.10/sf
Total Average Annual Effective Cost	<u>\$290,484.81</u>	<u>\$19.16/sf</u>

• **Source of Funding:**

FRF

• **Procurement Method:**

Negotiated

• **FRF Rate:**

\$18.00

Comment:

This lease provides office space for the Department of Human Services and the Department of Children's Services, and this amendment will provide 1,294 additional square feet of office space to accommodate the Department of Children's Services' storage needs.

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.

Previous Report:

10/25/2021 ESC Approved a lease and bridge lease

Minutes:

09/22/2025 ESC Approved a lease amendment with waiver of advertisement

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease with waiver of advertisement**Transaction Description:** Transaction No. 21-09-920 (DOS)● **Proposed Lease**

- **Location:** Williamson County – 1002 Nasdaq St, Spring Hill, TN 37174
- **Landlord:** Cameron Rentals, LLC
- **Term:** 10 years with one 5-year renewal
- **Area / Costs:** 3,907 Square Feet

First Year Annual Contract Rent	\$185,046.12	\$47.36/sf
Average Annual Contract Rent	206,163.79	52.77/sf
Estimated Utility Cost	6,837.25	1.75/sf
Estimated Janitorial Cost	4,297.70	1.10/sf
Total Average Annual Effective Cost	<u>\$217,298.74</u>	<u>\$55.62 /sf</u>

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

Comment: This lease will provide office space for Department of Safety and Homeland Security for a Driver's Services Center in Williamson County. The new location will be a renovate to suit to meet the State's needs. This lease is estimated to commence on or before January 2027.

Waiver of advertisement is being requested because market efforts resulted in a lack of suitable spaces to accommodate space programming and parking needs.

The tenant may terminate for convenience at any time with 90 day written notice and payment of fee.

If renewal option is exercised, the rent will increase 3% annually.

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: 09/22/2025 Approved a lease with waiver of advertisement

Approved:



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