

**MINUTES**  
STATE BUILDING COMMISSION  
Executive Subcommittee  
August 21, 2023

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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 11:03 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 Economic & Community Development
- Department of Environment & Conservation
- State Building Commission

PRESENTER

Commissioner Stuart McWhorter  
Director of Natural Resources Division Roger McCoy  
State Architect Ann McGauran

## CONSENT AGENDA

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

- A. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Jackson**  
Transaction: Acquisition – Fee (Gift) & Disposal – Fee (Land Swap)  
Provision(s): Waiver of advertisement and appraisal
  
- B. Agency: **Tennessee Board of Regents / TN College of Applied Technology – Dickson**  
Transaction: Acquisition – Fee (Gift)  
Provision(s): n/a
  
- C. Agency: **University of Tennessee Institute of Agriculture**  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of advertisement
  
- D. Agency: **University of Tennessee – Knoxville**  
Transaction: Acquisition – Fee (Gift)  
Provision(s): n/a
  
- E. Agency: **University of Tennessee – Southern**  
Transaction: Acquisition – Fee (Purchase)  
Provision(s): Waiver of advertisement
  
- F. Agency: **Department of Military**  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of appraisal
  
- G. Agency: **Department of Environment & Conservation**  
Transaction: Terminate – Easement (Conservation)  
Provision(s): n/a
  
- H. Agency: **Tennessee Wildlife Resources Agency**  
Transaction: Disposal – Easement (Utility)  
Provision(s): Waiver of appraisal
  
- I. Agency: **Department of General Services**  
Transaction: Acquisition – Fee  
Provision(s): n/a
  
- J. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a
  
- K. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a
  
- L. Agency: **Department of General Services**  
Transaction: Acquisition – Lease (Space)  
Provision(s): n/a

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

Acquisition – Fee

**Requested Action:**

**Approval of acquisition in fee**

**Transaction Description:**

Transaction No. 23-01-017

- **Location:** Coffee County - 1,824.45 +/- acres - Woodbury Hwy, Manchester, TN
- **Owner(s):** Anderson Philip Eugene & Vinita Ruth Qualls, Powers Daniel, Taylor Herschel et al
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 22/23 ECD FastTrack Fund (A)  
23/24 ECD FastTrack Fund (A)

**Comment:**

This acquisition will provide the State with a potential marketable site for large industrial development prospects. The site is located between two state highways, adjacent to a railroad, near Interstate 24, and consists of gentle, mostly flat terrain. Thus, the site possesses the required characteristics to make it a top choice for industrial prospects.

A 1.195 +/- acre portion of the property owned by the Anderson family will be reserved in a life estate for Philip Anderson.

Date of Last Transfer: 11/2/2019  
Purchase Price: \$0  
Property Assessor's Value: \$389,100  
Square Footage Improvements: N/A

Date of Last Transfer: 11/2/2019  
Purchase Price: \$0  
Property Assessor's Value: \$2,119,200 (Larger Tract)  
Square Footage Improvements: 14,844

Date of Last Transfer: 9/9/2013  
Purchase Price: \$39,500  
Property Assessor's Value: \$18,300  
Square Footage Improvements: N/A

Date of Last Transfer: 11/29/2004  
Purchase Price: \$0  
Property Assessor's Value: \$819,900 (Larger Tract)  
Square Footage Improvements: 5,020

Date of Last Transfer: 9/26/2019  
Purchase Price: \$0  
Property Assessor's Value: \$2,218,900  
Square Footage Improvements: 5,181

Date of Last Transfer: 7/22/1991  
Purchase Price: \$0  
Property Assessor's Value: \$323,500 (Larger Tract)  
Square Footage Improvements: N/A

**Minutes:**

08/21/2023 ESC Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Fee**

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

**Transaction Description:**            Transaction No. 23-06-014  
• **Location:**                            Rutherford County – 12.58± acres – 0 Holly Grove Road, Lascassas, TN  
• **Owner(s):**                             James M. Stewart, etal  
• **Estimated Purchase Price:**    Fair Market Value  
• **Source of Funding:**                23/24 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 be for the protection of federally threatened and state listed species of Glade Cleft Phlox, Missouri Primrose, Streamside Salamander, Leafy Prairie Clover, and Limestone Flameflower and will create a new State Natural Area. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:                    April 11, 1996  
Purchase Price:                            \$2,600.00  
Property Assessor's Value:            \$172,200.00  
Square Footage Improvements:      N/A

**Minutes:**                                08/21/2023    ESC    Commissioner Bryson asked if this creates one new natural area. Mr. McCoy confirmed that was correct and stated that TDEC already owns a partial nearby and it is part of a complex they have been working on. Commissioner Bryson asked how many natural areas that would be. Mr. McCoy replied eighty-five natural areas.

The Subcommittee approved an acquisition in fee.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Fee**

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

**Transaction Description:**              Transaction No. 23-06-015  
• **Location:**                              Rutherford County – 51.00± acres – 0 Holly Grove Road, Lascassas, TN  
• **Owner(s):**                                Carlton Stewart Estate  
• **Estimated Purchase Price:**      Fair Market Value  
• **Source of Funding:**                 23/24 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 be for the protection of federally threatened and state listed species of Glade Cleft Phlox, Missouri Primrose, Streamside Salamander, Leafy Prairie Clover, and Limestone Flameflower and will create a new State Natural Area. No additional management costs are anticipated with this acquisition.

Date of Last Transfer:                      April 14, 1930  
Purchase Price:                              \$0.00  
Property Assessor's Value:                \$241,500.00  
Square Footage Improvements:         N/A

**Minutes:**                                 08/21/2023    ESC    Commissioner Bryson asked if this creates one new natural area. Mr. McCoy confirmed that was correct and stated that TDEC already owns a partial nearby and it is part of a complex they have been working on. Commissioner Bryson asked how many natural areas that would be. Mr. McCoy replied eighty-five natural areas.

The Subcommittee approved an acquisition in fee.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

**Acquisition – Easement (Gift) (Conservation)**

**Requested Action:**                   **Approval of acquisition by conservation easement with waiver of appraisal**

**Transaction Description:**       Transaction No. 23-06-012

- **Location:**                         Rutherford County – 13.50 +/- acres - Vehicular and Pedestrian Access – 0 Holly Grove Road, Lascassas, TN
- **Grantor:**                             Robert L Loftis, Linda H Loftis
- **Source of Funding:**             23/24 State Lands Acquisition Fund (REM Fees) (A)

**Comment:**                             Per T.C.A. § 67-4-409, this property is on the state lands acquisition priority list and has been approved for acquisition by the Commissioner of Environment and Conservation, the Commissioner of Agriculture, and the Executive Director of Tennessee Wildlife Resources Agency.

This is a conservation easement donation to protect federally threatened and state listed species of Glade Cleft Phlox, Missouri Primrose, Streamside Salamander, Leafy Prairie Clover, and Limestone Flameflower and will create a new State Natural Area.

**Minutes:**                             08/21/2023    ESC   Commissioner Bryson asked if this creates one new natural area. Mr. McCoy confirmed that was correct and stated that TDEC already owns a partial nearby and it is part of a complex they have been working on. Commissioner Bryson asked how many natural areas that would be. Mr. McCoy replied eighty-five natural areas.

The Subcommittee approved an acquisition by conservation easement with waiver of appraisal.

## STATE BUILDING COMMISSION

### Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on July 25, 2023.

### Report of Items Submitted to the ESC

- 1) Status Update Reports from the State Procurement Agencies in accordance with SBC Policy & Procedures Item 2.03.

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

#### Initial and Revised Approvals of Capital Projects

- Reported the following capital project with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** Tennessee Board of Regents / Northeast State Community College  
**Location:** Blountville, Tennessee  
**Project Title:** Pierce Building First Floor HVAC Updates  
**Project Description:** Update to the existing HVAC systems that serve the first floor and second floor of the Pierce Administration Building. Relocate a wall between two offices on the first floor.  
**SBC Project No.** 166/038-02-2021  
**Total Project Budget:** \$999,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved a revision in project budget and funding to award a contract (HVAC, Inc.) (increase of \$384,000.00)  
**Approval Date:** 08/02/2023

#### 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 / Department of Education  
**Location:** Jackson, Tennessee  
**Project Title:** WTSD SAVE Act Compliance Upgrades  
**Project Description:** Upgrade safety and security systems to comply with the SAVE Act and all required related work.  
**SBC Project No.** 168/009-02-2021  
**Total Project Budget:** \$1,510,000.00  
**Source of Funding:** 21/22 CurrFunds-CapImp (A)  
**Approval:** Approved a revision in funding (MACC increased by \$198,000.00 from Admin and Misc)  
**Approval Date:** 08/02/2023

- Reported the following two 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:** University of Tennessee Health Science Center  
**Location:** Memphis, Tennessee  
**Project Title:** Cancer Research Building 4<sup>th</sup> Floor Renovation  
**Project Description:** Build out of the top floor of the Cancer Research Building into modern biomedical research laboratories and for the demolition of the Holiday Inn property.

**SBC Project No.** 540/013-01-2023  
**Total Project Budget:** \$19,370,000.00  
**Source of Funding:** \$18,982,600.00 22/23 CurrFunds-CapImp (A)  
 \$ 387,400.00 Plant Funds (Non-Aux) (A)

**Approval:** Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)  
**Approval Date:** 08/10/2023
  - 2) State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology  
**Location:** Harriman, Tennessee  
**Project Title:** New Roane County Campus  
**Project Description:** Construct a new facility and develop a new campus to expand existing high demand technology programs and provide space for new programs, including all related work.

**SBC Project No.** 166/048-01-2022  
**Total Project Budget:** \$46,332,000.00  
**Source of Funding:** \$43,750,000.00 22/23 CurrFunds-CapImp (A)  
 \$ 2,582,000.00 18/19 CurrFunds-CapImp (A)

**Approval:** Approved awarding a contract to the best evaluated proposer for CM/GC (Blaine Construction Corporation)  
**Approval Date:** 08/10/2023

**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 / Tennessee Wildlife Resources Agency  
**Transaction Description:** Transaction No. 23-01-010  
**Location:** Wolf River Wildlife Management Area, Unit 2  
 Fayette County – 92.50 ± acres – 0 McKinstry Road, Moscow, TN  
**Owner(s):** Wolf River Conservancy, Inc. (WRC)  
**Estimated Purchase Price:** Fair Market Value  
**Source of Funding:** 23/24 Wetlands Acquisition Funds (A)  
**Approval:** Approved acquisition in fee  
**Approval Date:** 08/08/2023



- 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. 22-12-006  
**Location:** Sullivan County – 7.206 ± acres – 151 Speedway Blvd, Bristol, TN  
**Estimated Sale Price:** Fair Market Value  
**Approval:** Approved disposal in fee with waiver of appraisal  
**Approval Date:** 08/09/2023

**Designer Selections**

- Reported the following five 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 / Jackson State Community College  
**Location:** Jackson, Tennessee  
**Project Title:** Multiple Building Roofing  
**SBC Project No.** 166/019-01-2023  
**Total Project Budget:** \$895,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Designer:** Allen & Hoshall, Inc.  
**Approval Date:** 07/26/2023
  - 2) **State Procurement Agency:** Tennessee Board of Regents / Jackson State Community College  
**Location:** Jackson, Tennessee  
**Project Title:** Multiple Building HVAC Updates  
**SBC Project No.** 166/019-02-2023  
**Total Project Budget:** \$915,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Designer:** HNA Engineering, PLLC  
**Approval Date:** 07/28/2023
  - 3) **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College  
**Location:** Gallatin, Tennessee  
**Project Title:** Cookeville Higher Education Center (CHEC) Science Lab Updates  
**SBC Project No.** 166/025-02-2023  
**Total Project Budget:** \$950,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Designer:** BHDG Architects, Inc.  
**Approval Date:** 07/28/2023
  - 4) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technologies  
**Location:** Livingston, Tennessee  
**Project Title:** TCAT Livingston Storm Water Drainage Updates  
**SBC Project No.** 166/062-02-2023  
**Total Project Budget:** \$837,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Designer:** C.T. Consultants, Inc.  
**Approval Date:** 07/26/2023

- 5) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technologies  
**Location:** Crump, Tennessee  
**Project Title:** TCAT Crump Fire & Security Installation  
**SBC Project No.** 166/084-03-2023  
**Total Project Budget:** \$345,000.00  
**Source of Funding:** 23/24 CurrFunds-CapMaint (A)  
**Designer:** HNA Engineering, PLLC  
**Approval Date:** 07/26/2023

- 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.

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>1) <b>University of Tennessee Institute of Agriculture</b><br/> (ARP-Broiler &amp; Research Facility)<br/> Total Project Budget: \$8,000,000.00<br/> SBC Project No. 540/001-18-2023<br/> Designer: <b>The Lewis Group Architects, Inc.</b></li> </ul> | <ul style="list-style-type: none"> <li>6) <b>Middle Tennessee State University</b><br/> (Campus Consultant - ADA)<br/> Total Project Budget: \$975,000.00<br/> SBC Project No. 366/000-01-2023<br/> Designer: <b>The Architect Workshop, PLLC</b></li> </ul>                        |
| <ul style="list-style-type: none"> <li>2) <b>University of Tennessee – Knoxville</b><br/> (Melrose Hall Replacement)<br/> Total Project Budget: \$108,000,000.00<br/> SBC Project No. 540/009-12-2023<br/> Designer: <b>Hastings Architecture &amp; Design, LLC</b></li> </ul>                | <ul style="list-style-type: none"> <li>7) <b>Middle Tennessee State University</b><br/> (Campus Consultant - Architecture)<br/> Total Project Budget: \$975,000.00<br/> SBC Project No. 366/000-01-2023<br/> Designer: <b>Gilbert McLaughlin Casella Architects, PLC</b></li> </ul> |
| <ul style="list-style-type: none"> <li>3) <b>Tennessee State University</b><br/> (Gentry Center Roof Replacement)<br/> Total Project Budget: \$3,670,000.00<br/> SBC Project No. 166/001-01-2023<br/> Designer: <b>Richard C. Rinks &amp; Associates, Inc.</b></li> </ul>                     | <ul style="list-style-type: none"> <li>8) <b>Middle Tennessee State University</b><br/> (Campus Consultant - Building Envelope)<br/> Total Project Budget: \$975,000.00<br/> SBC Project No. 366/000-01-2023<br/> Designer: <b>American Structurepoint, Inc.</b></li> </ul>         |
| <ul style="list-style-type: none"> <li>4) <b>Tennessee Technological University</b><br/> (Multiple Building Elevator Upgrades)<br/> Total Project Budget: \$4,900,000.00<br/> SBC Project No. 364/011-02-2023<br/> Designer: <b>Maffett Loftis Engineering, LLC</b></li> </ul>                | <ul style="list-style-type: none"> <li>9) <b>Middle Tennessee State University</b><br/> (Campus Consultant - Environmental)<br/> Total Project Budget: \$975,000.00<br/> SBC Project No. 366/000-01-2023<br/> Designer: <b>Terracon Consultants, Inc.</b></li> </ul>                |
| <ul style="list-style-type: none"> <li>5) <b>Tennessee Technological University</b><br/> (Roaden University Center HVAC Upgrades)<br/> Total Project Budget: \$1,150,000.00<br/> SBC Project No. 364/011-03-2023<br/> Designer: <b>Maffett Loftis Engineering, LLC</b></li> </ul>             | <ul style="list-style-type: none"> <li>10) <b>Middle Tennessee State University</b><br/> (Campus Consultant – Interior Design)<br/> Total Project Budget: \$975,000.00<br/> SBC Project No. 366/000-01-2023<br/> Designer: <b>Wier Boerner Allin Architecture, PLLC</b></li> </ul>  |

- 11) **Middle Tennessee State University**  
(Campus Consultant - Landscape)  
Total Project Budget: \$975,000.00  
SBC Project No. 366/000-01-2023  
Designer: **Studio Topography, LLC**
- 12) **Middle Tennessee State University**  
(Campus Consultant - MEP)  
Total Project Budget: \$975,000.00  
SBC Project No. 366/000-01-2023  
Designer: **TLC Engineering Solutions, Inc.**
- 13) **Middle Tennessee State University**  
(Campus Consultant - Stormwater)  
Total Project Budget: \$975,000.00  
SBC Project No. 366/000-01-2023  
Designer: **WSP USA Environment & Infrastructure, Inc.**
- 14) **Middle Tennessee State University**  
(Campus Consultant - Structural)  
Total Project Budget: \$975,000.00  
SBC Project No. 366/000-01-2023  
Designer: **Rodney L. Wilson Consulting, PLLC**
- 15) **Middle Tennessee State University**  
(Central Plant & Campus Utilities Updates)  
Total Project Budget: \$5,000,000.00  
SBC Project No. 366/009-05-2023  
Designer: **Gresham Smith**
- 16) **University of Memphis**  
(Mynders Hall Renovation)  
Total Project Budget: \$25,000,000.00  
SBC Project No. 367/007-05-2023  
Designer: **LRK, Inc.**
- 17) **Austin Peay State University**  
(Campus Consultant – Civil Engineering)  
Total Project Budget: \$500,000.00  
SBC Project No. 373/003-02-2023  
Designer: **Bacon Farmer Workman Engineering & Testing, Inc.**
- 18) **Henry Horton State Park**  
(Inn Reconstruction)  
Total Project Budget: \$89,990,000.00  
SBC Project No. 126/051-01-2023  
Designer: **EOA Architects, PLLC**
- 19) **Natchez Trace State Park**  
(Inn Reconstruction)  
Total Project Budget: \$65,950,000.00  
SBC Project No. 126/057-02-2023  
Designer: **Smith Gee Studio, LLC**
- 20) **Savage Gulf State Park**  
(Improvements Phase Two)  
Total Project Budget: \$73,950,000.00  
SBC Project No. 126/099-01-2023  
Designer: **CTI Engineers, Inc.**
- 21) **West Tennessee River Basin Authority**  
(Water Education & Training Center)  
Total Project Budget: \$28,730,000.00  
SBC Project No. 128/020-01-2023  
Designer: **Kimley-Horn & Associates, Inc.**
- 22) **Tennessee School for the Deaf**  
(Schools Against Violence in Education (SAVE) Act Compliance Upgrades)  
Total Project Budget: \$9,200,000.00  
SBC Project No. 168/007-01-2023  
Designer: **The Lewis Group Architects, Inc.**
- 23) **Tennessee Wildlife Resources Agency**  
(Region 1 New Herb Parsons Lake Boat Ramp & Parking)  
Total Project Budget: \$1,290,000.00  
SBC Project No. 220/017-01-2023  
Designer: **LBYD, Inc.**
- 24) **Milan Volunteer Training Site**  
(New Sewer Line Connections)  
Total Project Budget: \$3,680,000.00  
SBC Project No. 368/031-02-2023  
Designer: **AECOM Technical Services, Inc.**
- 25) **Tennessee Bureau of Investigation**  
(Building Addition)  
Total Project Budget: \$13,980,000.00  
SBC Project No. 500/004-01-2023  
Designer: **HFR, Inc. / Wold Architects & Engineers**
- 26) **West Tennessee State Veterans Cemetery**  
(Gravesite Improvements)  
Total Project Budget: \$22,580,000.00  
SBC Project No. 682/007-01-2023  
Designer: **TLM Associates, Inc.**

**Other Business**

There being no further business, the meeting adjourned at 11:12 a.m.

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TENNESSEE BOARD OF REGENTSAcquisition – Fee (Gift) & Disposal – Fee (Land Swap)

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

**Transaction Description 1:** Transaction No. 23-07-001

**Acquisition - Fee**

- **Location:** TCAT-Jackson  
Henderson County – 9.01+/- acres – Highway 22 North, Lexington, TN
- **Owner(s):** The City of Lexington
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 23/24 CurrFunds-CapImp (REM Fees) (A)

**Transaction Description 2:** Transaction No. 23-08-010

**Disposal - Fee**

- **Location:** TCAT-Jackson  
Henderson County – 15+/- acres – 230 S. Broad Street, Lexington, TN
- **Grantee(s):** The City of Lexington
- **Estimated Sales Price:** Gift
- **Source of Funding:** 23/24 CurrFunds-CapImp (REM Fees) (A)

**Comment:** The City of Lexington would like to donate this property to TCAT Jackson in exchange for the property the campus is currently on. Due to the age and condition of the existing facility as well as the fact that it was not designed for TCAT purposes, this campus is not suitable for long-term technical educational use. This project is under SBC project number 166/058-02-2023 and funding was appropriated for the construction in the FY 23/24 Capital Budget (Statewide TCAT New Campus Locations \$147,500,000.00). The TCAT would like to accept this gift from the City of Lexington and transfer the existing property to them once their replacement campus is built. This property is in **TCAT Jackson's 2023 Master Plan Amendment.**

**Acquisition Parcel:**

Date of Last Transfer:	January 4, 2022
Purchase Price:	\$200,000.00
Property Assessor's Value:	\$67,900.00
Square Footage Improvements:	NA

**Disposal Parcel:**

Date of Last Transfer:	June 27, 1974
Purchase Price:	\$0.00
Property Assessor's Value:	\$0.00
Square Footage Improvements:	40,135

**Minutes:** 08/21/2023 ESC Approved acquisition and disposal in fee with waiver of advertisement and appraisal

TENNESSEE BOARD OF REGENTSAcquisition – Fee (Gift)

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

**Transaction Description:** Transaction No. 23-07-012

- **Location:** TCAT-Dickson  
Dickson – 8.50+/- acres – Highway 46, Dickson TN
- **Owner(s):** Central Tennessee Hospital Corporation (HCA)
- **Estimated Purchase Price:** Gift
- **Source of Funding:** 23/24 CurrFunds-CapImp (REM Fees) (A)

**Comment:** HCA is donating this property to TCAT-Dickson who is partnering with Nashville State Community College (NSCC) to develop a higher education center in Dickson. The new facility will be constructed with funding that was appropriated for the construction of a new facility in the FY 23/24 Capital Budget (Statewide TCAT New Campus Locations \$147,500,000.00) 166/046-03-2023. Under the terms of the donation agreement, HCA will retain the right to purchase the property for fair market value if construction of the facility is not completed or–the property is not operated for educational purposes including the training of nurses. HCA will also retain a right of first refusal if the State receives an offer it wants to accept to sell the property or enter into a disposal lease in the facility to a third party.

The new facility will fill a need for additional higher education opportunities in the area which was identified in the 2023 TCAT Master Plan. The new facility will house TCAT Dickson’s healthcare programs, making space at the main campus available for additional program offerings. The new facility will also allow NSCC to relocate from leased space in Dickson and expand healthcare programs. This property is in TCAT-Dickson’s 2023 Master Plan Amendment.

Date of Last Transfer:	November 21, 2003
Purchase Price:	\$4,937,588.00 (Larger Parcel)
Property Assessor’s Value:	\$254,500.00
Square Footage Improvements:	0

**Minutes:** 08/21/2023 ESC Approved acquisition in fee

UNIVERSITY OF TENNESSEE**Disposal – Easement (Utility)**

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

**Transaction Description:**       Transaction No. 23-08-002

- **Location:**                       University of Tennessee Institute of Agriculture (UTIA)  
Robertson County – 0.37 +/- acres – Experiment Station Road, Springfield, TN
- **Grantee:**                           City of Springfield
- **Estimated Sale Price:**       Mutual Benefit
- **Source of Funding:**           Plant Funds (Non-Aux) (REM fees)

**Comment:**                           This easement will allow for the construction of relocated gas lines serving the UTIA property, necessitated by construction work on a bridge by the City, and it will not hamper future UTIA operations.

Date of Last Transfer:	October 6, 1954
Original Cost to State:	N/A
Property Assessors' Value:	\$0.00

**Minutes:**                           08/21/2023   ESC   Approved disposal by easement with waiver of advertisement

UNIVERSITY OF TENNESSEE**Acquisition – Fee (Gift)****Requested Action:**           **Approval of acquisition in fee****Transaction Description:**

Transaction No. 23-08-003

- **Location:** University of Tennessee Knoxville (UTK)  
Knox County – 1.34 +/- acres – 0 Stephenson Dr, Knoxville, TN
- **Owner(s):** Knoxville Utilities Board
- **Purchase Price:** Gift
- **Source of Funding:** Plant Funds (Non-Aux) (REM fees) (A)

**Comment:**

This property is on the southern perimeter of campus. The University plans to use the property for a landscape screening project near the softball and soccer stadiums.

This property is within UT Knoxville's area of influence in its 2023 Master Plan.

Date of Last Transfer:	March 20, 2012
Purchase Price:	N/A
Property Assessor's Value:	N/A
Square Footage Improvements:	N/A

**Minutes:**                   08/21/2023    ESC       Approved acquisition in fee



UNIVERSITY OF TENNESSEE**Acquisition – Fee (Purchase)**

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

**Transaction Description:**       Transaction No. 22-05-002

- **Location:**                   University of Tennessee Southern (UTS)  
Giles County – 0.20 +/- acres – 443 West Flower St, Pulaski, TN
- **Owner(s):**                   Phillip C. Reese etux Sara W. Reese
- **Purchase Price:**           Fair Market Value
- **Source of Funding:**       Plant Funds (Non-Aux) (A)

**Comment:**                         This property is a strategic priority for the campus as it sits on a corner at the intersection of two campus thoroughfares. The University plans to use the house for administrative office space.

This property lies within the boundary of the approved land acquisition plan for the University of Tennessee Southern.

Date of Last Transfer:	July 13, 2018
Purchase Price:	\$181,500
Property Assessor's Value:	\$281,000
Square Footage Improvements:	3,762

**Minutes:**                           08/21/2023   ESC    Approved acquisition in fee with waiver of advertisement

DEPARTMENT OF MILITARY**Disposal - Easement (Utility)**

<b>Requested Action:</b>	<b>Approval of disposal by utility easement with waiver of appraisal</b>
<b>Transaction Description:</b>	Transaction No. 23-07-003
<ul style="list-style-type: none"> <li>● <b>Location:</b></li> <li>● <b>Estimated Sales Price:</b></li> <li>● <b>Grantee:</b></li> </ul>	<p>Obion County– 0.25 ± acres – 2017 E Reelfoot Ave, Union City, TN</p> <p>Fair Market Value</p> <p>Atmos Energy Corporation</p>
<b>Comment:</b>	<p>The Department of Military is requesting approval to grant Atmos Energy Corp a .14-acre Permanent Easement and a .11-acre Temporary Construction Easement for the purpose of increasing the existing gas line that provides gas services to the residents of Obion Country. There is no current easement in place as it was not required at the time the original gas line was installed.</p> <p>Waiver of appraisal is requested with fair market value being determined by qualified state employee in accordance with SBC Policy 8.01G.</p>
<b>Minutes:</b>	08/21/2023   ESC   Approved disposal by utility easement with waiver of appraisal

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Terminate – Easement (Conservation)**

<b>Requested Action:</b>	<b>Approval to terminate conservation easement and approval of the preservation letter</b>
<b>Transaction Description:</b>	Transaction No. 22-02-015
<ul style="list-style-type: none"> <li>• <b>Location:</b></li> <li>• <b>Grantee</b></li> </ul>	<p>Madison County– 120.00 ± acres – 0 Cotton Grove Road, Jackson, TN</p> <p>American Battlefield Trust (ABT)</p>
<b>Comment:</b>	As part of the previously approved acquisition on April 25, 2022, the conservation easement approved under TR #19-04-011 will be terminated and replaced with a set of conservation requirements in a preservation letter agreement between State and the National Park Service that will be attached to the deed of the property.
<b>Previous Action:</b>	<p>04/25/2022 Approved acquisition in fee with waiver of advertisement and appraisal</p> <p>06/24/2019 Approved acquisition by easement with waiver of advertisement and appraisals (TR# 19-04-011)</p>
<b>Minutes:</b>	08/21/2023 Approved terminating conservation easement and approval of the preservation letter

TENNESSEE WILDLIFE RESOURCES AGENCY**Disposal - Easement (Utility)**

**Requested Action:** Approval of disposal by utility easement with waiver of appraisal

**Transaction Description:** Transaction No. 22-06-003

- **Location:** Yanahli Wildlife Management Area (YWMA)  
Maury County– 0.31 ± acres – South of New Lewisburg Highway, TN
- **Estimated Purchase Price:** Mutual Benefit
- **Grantee:** Donald Dwayne Martin, Ronald Wayne Martin, Charlotte Ann McCord, and Melanie Dawn Pilkinton

**Comment:** Tennessee Wildlife Resources Agency (TWRA) is requesting to dispose of a permanent 0.31 acre utility water line easement to the landlocked Charles Martin Estate Tract (CMET). This utility easement being granted is within the previously approved access easement.

No additional management costs are anticipated with this acquisition.

**Disposal Easement:**

Date of Last Transfer:	11/25/1969
Purchase Price:	\$0.00
Property Assessor's Value:	\$137,700.00 (larger tract)

**Minutes:** 08/21/2023 ESC Approved disposal by utility easement with waiver of appraisal

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Fee**

**Requested Action:** **Approval of an acquisition in fee and to exercise option**

**Transaction Description:** Transaction No. 23-07-002

- **Location:** Hamilton County – 10 +/- acres – 364 Corporate Pl, Chattanooga, TN
- **Owner(s):** Morris Investments, LLC
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 22/23 FRF CurrFunds-CapImp (A)

**Comment:** The purpose of this acquisition is to provide property to construct a new Tennessee Highway Patrol Headquarters in Hamilton County, TN in conjunction with SBC project number 502/050-01-2022. The existing facility will continue to operate until this project is completed at which time the disposition of the property will be evaluated.

Date of Last Transfer:	8/10/2016
Purchase Price:	\$1,027,300.00 (larger tract)
Property Assessor's Value:	\$410,920.00
Square Footage Improvements:	N/A

**Minutes:** 08/21/2023 ESC Approved acquisition in fee and to exercise option

DEPARTMENT OF GENERAL SERVICES

**Acquisition – Lease (Space)**

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

**Transaction Description:**        Transaction No. 22-08-905

● **Proposed Lease**

- **Location:**                    Dyer County - 306 N. Church Street, Dyersburg, TN
- **Landlord:**                    The Ralph Ivy Lawson and Patricia Peterson Lawson Living Trust, Dated July 3, 2023
- **Term:**                            8 Years (October 1, 2023 – September 30, 2031)

<b>Area / Costs:</b>	<u>2,033 Square Feet</u>		
	Annual Contract Rent	\$20,400.00	\$10.03/sf
	Estimated Annual Utility Cost	3,557.75	1.75/sf
	Estimated Annual Janitorial Cost	2,236.30	1.10/sf
	<b>Total Annual Effective Cost</b>	<b>\$26,194.05</b>	<b>\$12.88/sf</b>

● **Current Lease**

- **Location:**                    Dyer County - 306 N. Church Avenue, Dyersburg, TN
- **Landlord:**                    Ralph I. Lawson and Patricia P. Lawson
- **Term:**                            2 Years 9 months (January 1, 2021 - September 30, 2023)

<b>Area / Costs:</b>	<u>2,033 Square Feet</u>		
	Annual Contract Rent	\$20,400.00	\$10.03/sf
	Estimated Utilities Cost	3,557.75	1.75/sf
	Estimated Janitorial Cost	2,236.30	1.10/sf
	<b>Total Annual Effective Cost</b>	<b>\$26,194.05</b>	<b>\$12.88/sf</b>

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

**Comment:**                            This lease will provide office space for Tennessee Department of Treasury. The proposed location is with the incumbent Landlord and is estimated to commence on or before October 2023.

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.

Advertisement is not required pursuant to TCA §12-2-114.

**Minutes:**                                08/21/2023    ESC    Approved a lease

DEPARTMENT OF GENERAL SERVICES**Acquisition – Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 20-07-928

- **Proposed Lease**

- **Location:** Putnam County – 1843 Foreman Drive, Cookeville, TN
- **Landlord:** South Willow Properties
- **Term:** 10 Years with one 1-year renewal options
- **Area / Costs:** 16,500 Square Feet

First Year Annual Contract Rent	\$452,430.00	\$27.42/sf
Average Annual Rent	471,999.00	28.61/sf
Estimated Utilities Cost	28,875.00	1.75/sf
Estimated Janitorial Cost	18,150.00	1.10/sf
Total Average Annual Effective Cost	\$519,024.00	\$31.46/sf

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

**Comment:**

This lease will provide office space for Department of Human Services. Two proposals from two proposers were received and evaluated. The proposed location will be renovated to meet the State's needs. The lease is estimated to commence on or before January 2025. There was a prior third-party lease for this department function. It was terminated and functions moved temporarily into other State facilities.

The tenant may terminate this lease for convenience at any time after the 60<sup>th</sup> month of the 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:** 08/21/2023 ESC Approved a lease

DEPARTMENT OF GENERAL SERVICES**Acquisition - Lease (Space)****Requested Action:** Approval of a lease**Transaction Description:** Transaction No. 23-01-909 (DCS) and 23-01-910 (DHS)

- **Proposed Lease**

- **Location:** Sumner County – 393 Maple Street, Gallatin, TN
- **Landlord:** Maple Street Properties, LLC, a Tennessee Limited Liability Company
- **Term:** 3 years (November 1, 2023 – October 31, 2026)
- **Area / Costs:** 22,223 Square Feet

Annual Contract Rent	\$263,520.36	\$11.86/sf
Estimated Utilities Cost	38,890.25	1.75/sf
Estimated Janitorial Cost	24,445.30	1.10/sf
Total Annual Effective Contract Rent	\$326,855.91	\$14.71/sf

- **Current Lease**

- **Location:** Sumner County – 393 Maple Street, Gallatin, TN
- **Landlord:** Maple Street Properties, LLC
- **Term:** 10 years (September 1, 2003 – August 31, 2013) (Holdover)
- **Area / Costs:** 22,223 Square Feet

Average Annual Contract Rent	\$159,729.00	\$7.19/sf
Estimated Utilities Cost	38,890.25	1.75/sf
Estimated Janitorial Cost	24,445.30	1.10/sf
Total Average Annual Effective Contract Rent	\$223,064.55	\$10.04/sf

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

**Comment:** This lease will provide office space for Department of Children's Services and Department of Human Services.

The long-term procurement is in the market phase and will be presented to ESC pursuant to applicable SBC policy at a future date.

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 Action:** 04/24/2023 ESC Approved waiver of advertisement (Incorrectly identified as Maple Street Partners)

**Minutes:** 08/21/2023 ESC Approved a lease



Approved:



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