

MINUTES
STATE BUILDING COMMISSION
Executive Subcommittee
February 26, 2024

The State Building Commission Executive Subcommittee met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Commissioner Bryson called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Jim Bryson, Commissioner, Department of Finance and Administration
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury

MEMBERS ABSENT

Tre Hargett, Secretary of State

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: **East Tennessee State University**
Requested Action: Approval of disposal by lease with waiver of advertisement
Transaction No.: 24-01-027
Location: East Tennessee State University
Washington County – 142 Pickens Road, Kingsport, TN

2. Agency: **Tennessee Board of Regents / Southwest Tennessee Community College**
Requested Action: Approval of disposal in fee
Transaction No.: 22-09-009
Location: Southwest Tennessee Community College
Shelby County – 34.25+/-acres – 2324 Point Church Avenue and 3833 Mountain Terrace Street, Memphis, TN

3. Agency: **Tennessee Wildlife Resources Agency**
Requested Action: Approval of acquisition in fee and to utilize third parties
Transaction No.: 24-01-024
Location: Royal Blue Unit of North Cumberland Wildlife Management Area (NCWMA)
Anderson County – 641.60± acres – 7146 New River Hwy, Briceville, TN

4. Agency: **Tennessee Wildlife Resources Agency**
Requested Action: Approval of acquisition in fee
Transaction No.: 24-01-013
Location: Wolf River Wildlife Management Area (WRWMA)
Fayette County – 118.43± acres – Hwy 57 Somerville, TN

5. Agency: **Department of Environment & Conservation**
Requested Action: Approval of acquisition in fee with waiver of appraisal
Transaction No.: 24-01-021
Location: Sycamore Shoals State Park (SSSP)
Carter County – 3.16 ± acres – 0 Glanstoff Highway, Elizabethton, TN

6. Agency: **Department of Environment & Conservation**
Requested Action: Approval of acquisition in fee with waiver of appraisal
Transaction No.: 24-01-015
Location: Sycamore Shoals State Park (SSSP)
Carter County – 0.39 ± acres (2 tracts) – 0 Franklin Club Drive, Elizabethton, TN

7. Agency: **Department of Environment & Conservation**
Requested Action: Approval of acquisition in fee
Transaction No.: 24-01-018
Location: Radnor Lake State Park (RLSP)
Davidson County – 5.40 ± acres – 804 Old Hickory Blvd, Brentwood, TN

8. Agency: **Department of Environment & Conservation**
Requested Action: Approval of acquisition in fee
Transaction No.: 24-01-008
Location: Cummins Falls State Park (CFSP)
Jackson County – 66.30 ± acres – RI Hopkins Lane, Cookeville, TN

9. Agency: **Department of Environment & Conservation**
 Requested Action: Approval of acquisition in fee
 Transaction No.: 24-01-009
 Location: Cummins Falls State Park (CFSP)
 Jackson – 86.43 ± acres – 0 Cab Anderson Lane, Cookeville, TN

10. Agency: **Department of Environment & Conservation**
 Requested Action: Approval of acquisition in fee
 Transaction No.: 24-01-011
 Location: Cummins Falls State Park (CFSP)
 Jackson County – 117.00 ± acres – Blackburn Fork Road, Cookeville, TN

11. Agency: **Department of Environment & Conservation**
 Requested Action: Approval of acquisition in fee
 Transaction No.: 24-01-010
 Location: Cummins Falls State Park (CFSP)
 Jackson County – 77.0 ± acres – E. of Cab Anderson Lane, Cookeville, TN

12. Agency: **Department of Environment & Conservation**
 Requested Action: Approval of acquisition in fee
 Transaction No.: 24-01-014
 Location: Sparta Rock House State Historic Site
 White County – 80.0 +/- acres – 0 Crossville Highway, Sparta, TN

13. Agency: **Department of General Services**
 Requested Action: Approval to waive advertisement (TACIR)
 Transaction No.: 22-08-903
 Location: Davidson County – 226 Anne Dallas Dudley Blvd, Suite 508, Nashville, TN

14. Agency: **Department of General Services**
 Requested Action: Approval to waiver advertisement
 Transaction No.: 23-10-908 and 23-10-907 (DHS and DCS)
 Location: Franklin County – 2160 Cowan Highway, Winchester, TN

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meeting held on January 22, 2024.

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 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:** STREAM / Department of General Services
Location: Franklin, Tennessee
Project Title: Historic Franklin Masonic Hall – Grant
Project Description: Grant for the restoration of the Historic Franklin Masonic Hall
SBC Project No. 460/000-02-2018
Original Project Budget: \$50,000.00
Project Expenditures: \$10,705.30
Source of Funding: 18/19 CurrFunds-CapImp (A)
Approval: Approved cancellation of the project
Approval Date: 02/26/2024

- 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:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Raymond C. Hand Field Centerfield Wall
Project Description: Construct a centerfield wall in Raymond C. Hand Field and all related work.
SBC Project No. 373/003-11-2022
Total Project Budget: \$200,000.00
Source of Funding: Gift (O)
Approval: Approved utilizing Campus Procurement for design and construction
Approval Date: 02/02/2024

- 2) **State Procurement Agency:** Tennessee Board of Regents / Jackson State Community College
Location: Jackson, Tennessee
Project Title: Nelms Classroom Restroom Updates
Project Description: Update Nelms Classroom Building restrooms to include replacing all fixtures, partitions, finishes, and flooring to meet accessibility guidelines. Project includes all related work.
SBC Project No. 166/019-01-2024
Total Project Budget: \$250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 02/02/2024
- 3) **State Procurement Agency:** Tennessee Board of Regents / Jackson State Community College
Location: Jackson, Tennessee
Project Title: Athletic Field Update
Project Description: Update current athletic field facilities including site grading, irrigation, sod, fencing, restrooms, and dugouts. Project includes all related work.
SBC Project No. 166/019-02-2024
Total Project Budget: \$930,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 02/02/2024
- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Statewide, Tennessee
Project Title: State Parks Small Projects
Project Description: Execution of small projects at various State Parks.
SBC Project No. 126/000-04-2016
Total Project Budget: \$682,699.72
Source of Funding: \$500,000.00 16/17 CurrFunds-CapImp (A)
\$182,699.72 12/13 CurrFunds-CapImp (R)
Approval: Approved a revision in project budget and funding and utilizing Agency Resources for a portion of the design and construction (budget increase of \$182,699.72)
Approval Date: 02/02/2024

Approvals of Revisions to Existing Capital Projects

- Reported the following five 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:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: New Hall South HVAC Upgrades
Project Description: Upgrade the existing fan coil units in New Hall South so they can operate in dehumidification mode. The work will include controls and control valve upgrades with wireless DDC controls. Replace existing light fixtures with similar LED light fixtures.

SBC Project No. 364/011-13-2021
Total Project Budget: \$1,150,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Approval: Approved a revision in project funding (move \$173,000.00 to building construction to award a contract to FTM Contracting)
Approval Date: 01/29/2024
- 2) State Procurement Agency:** University of Memphis
Location: Memphis, Tennessee
Project Title: Wilder Tower Repairs
Project Description: Replacement of windows, exterior plaster soffits, HVAC components, including air handlers, pumps, controls and all related work.

SBC Project No. 367/007-05-2022
Total Project Budget: \$2,674,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Approval: Approved a revision in funding in order to award a contract (move \$175,431.00 to building construction to award a contract to Linkous Construction Co., Inc)
Approval Date: 01/30/2024
- 3) State Procurement Agency:** STREAM / Department of Correction
Location: Only, Tennessee
Project Title: TCIX Water Treatment Plants Renovations
Project Description: Upgrades to the water treatment facilities for Sites 1 and 2, and all required related work.

SBC Project No. 142/005-02-2020
Total Project Budget: \$2,710,000.00
Source of Funding: 20/21 CurrFunds-CapMaint (SA) (A)
Approval: Approved a revision in project funding in order to award a contract (move \$379,500.00 to building construction to award a contract to Quinn Construction Corporation)
Approval Date: 01/29/2024

4) **State Procurement Agency:** STREAM / Department of Military
Location: Knoxville, Tennessee
Project Title: Knoxville-Sutherland RC Renovation
Project Description: Complete mechanical, electrical, plumbing, and architectural renovation, and all required related work.
SBC Project No. 361/047-01-2016
Total Project Budget: \$6,420,000.00
Source of Funding: \$2,755,000.00 16/17 CurrFunds-CapImp (A)
\$ 108,544.35 11/12 CurrFunds-CapMaint (R)
\$ 346,455.65 12/13 CurrFunds-CapMaint (R)
\$3,210,000.00 Federal Funds (NGB) (F)
Approval: Approved a revision in project funding (moves \$126,562.00 from contingency to designer services)
Approval Date: 01/29/2024

5) **State Procurement Agency:** STREAM / Tennessee State Veterans Homes Board
Location: Knoxville, Tennessee
Project Title: Knoxville Veterans Home HVAC Upgrades
Project Description: Upgrade the HVAC system to provide adequate heating and cooling in various areas of the building and all required related work.
SBC Project No. 680/002-01-2016
Total Project Budget: \$183,000.00
Source of Funding: 16/17 CurrFunds-CapMaint (A)
Approval: Approved a revision in project funding in order to award a contract (moves \$21,687.80 to building construction to award a contract to Del-Air Mechanical Contractors, Inc.)
Approval Date: 01/30/2024

- 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: Hartsville, Tennessee
Project Title: New Admin & Academic Bldg. and New Technical Bldg.
Project Description: Construct a new administrative and academic building and a new technical building. Project includes parking, site, and infrastructure improvements.
SBC Project No. 166/050-01-2023
Total Project Budget: \$38,750,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves Young, LLC)
Approval Date: 02/09/2024

- 2) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology
Location: Elizabethton, Tennessee
Project Title: Carter County Higher Education Center
Project Description: Construct a new campus to include academic buildings, site development, parking areas, drives, and infrastructure improvements. Project includes demolition of vacated buildings and abandoned utilities.
- SBC Project No.** 166/052-01-2023
Total Project Budget: \$40,000,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (BurWil Construction Company, Inc.)
Approval Date: 02/12/2024
- 3) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology
Location: Jackson, Tennessee
Project Title: Jackson Regional Workforce Training Center
Project Description: Construct a new workforce development training facility on the Jackson State Community College campus to include an academic building, site development, parking areas, drives, and infrastructure improvements.
- SBC Project No.** 166/058-01-2023
Total Project Budget: \$34,600,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Montgomery Martin Contractors, LLC)
Approval Date: 02/06/2024
- 4) **State Procurement Agency:** Tennessee Board of Regents / TN College of Applied Technology
Location: Jackson, Tennessee
Project Title: Lexington Replacement Campus
Project Description: Construct a replacement campus to include new academic buildings, site development, parking areas, drives, and infrastructure improvements.
- SBC Project No.** 166/058-02-2023
Total Project Budget: \$29,750,000.00
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Montgomery Martin Contractors, LLC)
Approval Date: 02/09/2024

Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Austin Peay State Community College
Location: Clarksville, Tennessee
Project Title: Campus Consultants

Project Description: Professional service consultants for Architecture, MEP Engineering, Structural Engineering, Civil Engineering, Geotechnical and Interior Design. Funding will be allocated from appropriate sources for specific services.

SBC Project No. 373/000-01-2018
Total Project Budget: \$500,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved amendments to consultant contracts extending the term
Approval Date: 02/06/2024

Approvals of Acquisitions and Disposals of State Property

- Reported the following six acquisitions of land in accordance with Item 2.04(E)(1) of the *SBC By-Laws, Policy & Procedures*:
 - 1) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Transaction Description: Transaction No. 23-03-012
Location: TCAT Memphis
Shelby County – 0.26 +/- acres – 649 Mosby Avenue, Memphis, TN

Owner(s): Patricia A Adams
Estimated Purchase Price: Fair Market Value
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved acquisition in fee
Approval Date: 01/30/2024
 - 2) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Transaction Description: Transaction No. 23-03-013
Location: TCAT Memphis
Shelby County – 0.26 +/- acres – 659 Mosby Avenue, Memphis, TN

Owner(s): Bernice Wright & Shannon D P Davis
Estimated Purchase Price: Fair Market Value
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved acquisition in fee
Approval Date: 01/30/2024

- 3) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Transaction Description: Transaction No. 23-03-014
Location: TCAT Memphis
Shelby County – 0.26 +/- acres – 661 Mosby Avenue, Memphis, TN
Owner(s): Winifred Cox
Estimated Purchase Price: Fair Market Value
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved acquisition in fee
Approval Date: 01/30/2024
- 4) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Transaction Description: Transaction No. 23-03-015
Location: TCAT Memphis
Shelby County – 0.40 +/- acres – 679 & 685 Mosby Avenue, Memphis, TN
Owner(s): Ahmed Saffarini
Estimated Purchase Price: Fair Market Value
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved acquisition in fee
Approval Date: 01/30/2024
- 5) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Transaction Description: Transaction No. 23-03-016
Location: TCAT Memphis
Shelby County – 0.19 +/- acres – 0 Mosby Avenue, Memphis, TN
Owner(s): Memphis Center Investments LLC
Estimated Purchase Price: Fair Market Value
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved acquisition in fee
Approval Date: 01/30/2024
- 6) **State Procurement Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Transaction Description: Transaction No. 23-03-017
Location: TCAT Memphis
Shelby County – 0.22 +/- acres – 0 Mosby Avenue, Memphis, TN
Owner(s): Mary Johnson
Estimated Purchase Price: Fair Market Value
Source of Funding: 23/24 CurrFunds-CapImp (A)
Approval: Approved acquisition in fee
Approval Date: 01/30/2024

- Reported the following disposal easement in accordance with Item 2.04(E)(3) of the *SBC By-Laws, Policy & Procedures*:
 - State Procurement Agency:** STREAM / Department of Agriculture
Transaction Description: Transaction No. 23-05-005
Location: Lone Mountain State Forest (LMSF)
 Morgan County – 0.93 +/- acres (permanent); 1.19 +/- acres (temporary)
 0 Camp Austin Road, Wartburg, TN
Grantee: East Tennessee Natural Gas, LLC (ETNG)
Estimated Sale Price: Fair Market Value
Source of Funding: ETNG
Approval: Approved disposal by easement with waiver of advertisement and appraisal
Approval Date: 02/12/2024

Designer Selections

- Reported the following four 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*:
 - State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Walland, Tennessee
Project Title: ARP – LRAEU – Feed Center Expansion
SBC Project No. 540/001-22-2023
Total Project Budget: \$498,000.00
Source of Funding: Federal Funds (ARP) (F)
Designer: Hunter Architecture & Design, LLC
Approval Date: 01/16/2024
 - State Procurement Agency:** Tennessee Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Boyd Hall and Eppse Hall Roof Replacements
SBC Project No. 166/001-04-2023
Total Project Budget: \$750,000.00
Source of Funding: Plant Funds (Aux-Housing) (A)
Designer: Richard C. Rinks & Associates, Inc.
Approval Date: 02/05/2024
 - State Procurement Agency:** Tennessee Board of Regents / Chattanooga State Community College
Location: Chattanooga, Tennessee
Project Title: Charles W. Branch Center Room 51 Renovation
SBC Project No. 166/012-01-2024
Total Project Budget: \$745,000.00
Source of Funding: Plant Funds (Non-Aux)
Designer: Artech Design Group
Approval Date: 02/13/2024

- 4) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Statewide, Tennessee
Project Title: Castalian Springs State Historic Site Planning Study
SBC Project No. 160/000-01-2023
Total Project Budget: \$200,000.00
Source of Funding: 23/24 CurrFunds-CapImp
Designer: Hefferlin + Kronenberg Architects, PLLC
Approval Date: 02/13/2024

- Reported a designer name change from “HFR, Inc., dba Hart Freeland Roberts, Inc.” to “Wold Architects Incorporated” on all State projects.

Other Business

Commissioner Bryson recognized that February 27th is State Architect Ann McGauran’s birthday and wished her a happy birthday and hoped she has a wonderful day. He thanked her for her help on this Committee.

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

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EAST TENNESSEE STATE UNIVERSITY**Disposal – Lease**

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

Transaction Description: Transaction No. 24-01-027

- **Location:** East Tennessee State University
Washington County – 142 Pickens Road, Kingsport, TN
- **Tenant:** ETSU Research Corporation
- **Term:** Three (3) years
- **Area / Costs:** 33,000 sq. ft. research and office space / \$1,000/year

Comment: The premises will be used by the Lessee for the purpose of supporting East Tennessee State University and will coordinate and support educational, business, and research initiatives that align with the University’s mission and values. To achieve this purpose, sublease agreements with companies or organizations that meet the criteria may be executed. Subject to approval by the Lessee’s CEO and the University President, Lessee will assign space, coordinate, and communicate with all academic units, research programs, individuals, and organizations that make use of the campus. The Lessee will be responsible for the costs of utilities serving the leased premises and all maintenance and repairs costing less than \$250,000. Waiver of advertisement is requested because of the benefits that will accrue to the University from this lease.

Minutes: 02/26/2024 Approved disposal by lease with waiver of advertisement

TENNESSEE BOARD OF REGENTS**Disposal – Fee****Requested Action:** **Approval of disposal in fee****Transaction Description:** Transaction No. 22-09-009

- **Location:** Southwest Tennessee Community College
Shelby County – 34.25+/-acres – 2324 Point Church Avenue and 3833 Mountain Terrace
Street, Memphis, TN
- **Estimated Sale Price:** Fair Market Value

Comment: The Gill Center location has experienced low enrollment over the last five years and attributes this to the remote location and lack of accessibility to this site. The campus would like to sell this location and pursue an alternative location in the Frayser area.

Date of Last Transfer:	June 17, 1983
Previous Owner:	Frayser Baptist Schools, Inc.
Original Cost to State:	\$813,000.00
Square Footage Improvements:	33,938

Minutes: 02/26/2024 Approved disposal in fee

TENNESSEE WILDLIFE RESOURCES AGENCY**Acquisition – Fee (Third Party)****Requested Action:** Approval of acquisition in fee and to utilize third parties

Transaction Description: Transaction No. 24-01-024

- **Location:** Royal Blue Unit of North Cumberland Wildlife Management Area (NCWMA)
Anderson County – 641.60± acres – 7146 New River Hwy, Briceville, TN
- **Owner(s):** Mike Harris
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 23/24 Wetlands Acquisition Fund (A)
TN Heritage Conservation Trust
- **Third Party:** The Conservation Fund
The Nature Conservancy
TennGreen Land Conservancy

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 tract is adjacent to the Royal Blue Unit of North Cumberland Wildlife Management Area (NCWMA) and is a highly desirable addition for public hunting land, connective wildlife habitat, and new public access.

Third party use is requested because of timing and to take advantage of due diligence funded by third parties and approved by the state. No additional third-party costs are requested as part of this acquisition.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	06/26/2012
Purchase Price:	\$0.00 (intra family transfer)
Property Assessor's Value:	\$403,900.00
Square Footage Improvements:	N/A

Minutes: 02/26/2024 Approved acquisition in fee and utilizing third parties

TENNESSEE WILDLIFE RESOURCES AGENCY**Acquisition – Fee (Purchase)****Requested Action:** **Approval of acquisition in fee**

Transaction Description: Transaction No. 24-01-013

- **Location:** Wolf River Wildlife Management Area (WRWMA)
Fayette County – 118.43± acres – Hwy 57 Somerville, TN
- **Owner(s):** Wolf River Conservancy, Inc. and TennGreen Land Conservancy, a Tennessee Non-profit Corporation
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** 23/24 Wetlands Acquisition Fund (A)
TN Heritage Conservation Trust

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 tract is a highly desirable addition to the WRWMA for public hunting land and public access. This tract is not contiguous to other State-owned land but is within the Wolf River watershed.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	06/14/2023
Purchase Price:	\$414,533.00
Property Assessor's Value:	\$543,000.00
Square Footage Improvements:	N/A

Minutes: 02/26/2024 Approved acquisition in fee

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Acquisition – Fee (Gift)**

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

Transaction Description: Transaction No. 24-01-021

- **Location:** Sycamore Shoals State Park (SSSP)
Carter County – 3.16 ± acres – 0 Glanstoff Highway, Elizabethton, TN
- **Owner(s):** North American Fibers Inc., a Tennessee Corporation
- **Estimated Purchase Price:** Gift
- **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 purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture, and the Executive Director of Tennessee Wildlife Resources Agency.

This property and another tract (24-01-015) are being gifted to the State in connection with the settlement with TDEC related to the conditions of the landfill on this property. Charles Green, owner of North American Fibers Inc., will contribute funds to be used to remediate the issues with the landfill as part of the settlement.

Acquisition of this property eliminates a landfill that bisects the park allowing SSSP to be contiguous and will enhance recreational activities within the park.

No additional management costs are anticipated with this acquisition. Costs of remediation will be funded from the settlement and the Hazardous Waste Remedial Action Fund.

Date of Last Transfer:	05/11/2018
Purchase Price:	\$0.00
Property Assessor's Value:	\$227,200.00
Square Footage Improvements:	N/A

Minutes: 02/26/2024 Approved acquisition in fee with waiver of appraisal

DEPARTMENT OF ENVIRONMENT & CONSERVATION**Acquisition – Fee (Gift)****Requested Action:** Approval of acquisition in fee with waiver of appraisal

Transaction Description: Transaction No. 24-01-015

- **Location:** Sycamore Shoals State Park (SSSP)
Carter County – 0.39 ± acres (2 tracts) – 0 Franklin Club Drive, Elizabethton, TN
- **Owner(s):** Charles Green and Charles K. Green and wife, Patricia S. Green
- **Estimated Purchase Price:** Gift
- **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 purchase by the Commissioner of Environment and Conservation, the Commissioner of Agriculture, and the Executive Director of Tennessee Wildlife Resources Agency.

This property is contiguous with Sycamore Shoals State Park (SSSP) and will be used to enhance the entrance of SSSP. This property and another tract (24-01-021) are being gifted to the State in connection with the settlement with TDEC related to the conditions of the landfill on the other tract. As part of the settlement, the donor will contribute funds to be used to remediate the issues on the landfill property.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	07/10/2020
Purchase Price:	\$0.00
Property Assessor's Value:	\$95,600.00
Square Footage Improvements:	N/A

Minutes: 02/26/2024 Approved acquisition in fee with waiver of appraisal

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

Transaction Description: Transaction No. 24-01-018

- **Location:** Radnor Lake State Park (RLSP)
Davidson County – 5.40 ± acres – 804 Old Hickory Blvd, Brentwood, TN
- **Owner(s):** Friends of Radnor Lake
- **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 tract is contiguous to RLSP and critical for its future development. This acquisition will allow TDEC to expand the trail system through the southern portion of the park and will provide a southern gateway to the park, relieving congestion at the eastern and western entrances.

No additional management costs are anticipated with this acquisition and the Friends of Radnor Lake have agreed to sell the property for less than appraised value.

Date of Last Transfer:	12/20/2017
Purchase Price:	\$560,000.00
Property Assessor's Value:	\$148,500.00
Square Footage Improvements:	N/A

Minutes: 02/26/2024 Approved acquisition in fee

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

Transaction Description: Transaction No. 24-01-008

- **Location:** Cummins Falls State Park (CFSP)
Jackson County – 66.30 ± acres – RI Hopkins Lane, Cookeville, TN
- **Owner(s):** Benefactors of Cummins Falls Inc.
- **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 tract along with three other tracts which are also being acquired will add approximately 350 acres to CFSP and would further protect sense of place and view shed, provide additional access to the Blackburn Fork River, and help protect the biological integrity of the river. These acquisitions will also improve park access, ease overcrowding at the base of the waterfall, and provide additional outdoor recreational opportunities.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	09/29/2020
Purchase Price:	\$289,300.00
Property Assessor's Value:	\$241,000.00
Square Footage Improvements:	N/A

Minutes: 02/26/2024 Approved acquisition in fee

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

Transaction Description: Transaction No. 24-01-009

- **Location:** Cummins Falls State Park (CFSP)
 Jackson – 86.43 ± acres – 0 Cab Anderson Lane, Cookeville, TN
- **Owner(s):** Raymond and Patricia Hansen
- **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 tract along with three other tracts which are also being acquired will add approximately 350 acres to CFSP and would further protect sense of place and view shed, provide additional access to the Blackburn Fork River, and help protect the biological integrity of the river. These acquisitions will also improve park access, ease overcrowding at the base of the waterfall, and provide additional outdoor recreational opportunities.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	09/24/1992
Purchase Price:	\$63,639.00
Property Assessor's Value:	\$141,500.00
Square Footage Improvements:	N/A

Minutes: 02/26/2024 Approved acquisition in fee

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

Transaction Description: Transaction No. 24-01-011

- **Location:** Cummins Falls State Park (CFSP)
Jackson County – 117.00 ± acres – Blackburn Fork Road, Cookeville, TN
- **Owner(s):** Charles W. & Reba Hopkins Revocable Living Trust
- **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 tract along with three other tracts which are also being acquired will add approximately 350 acres to CFSP and would further protect sense of place and view shed, provide additional access to the Blackburn Fork River, and help protect the biological integrity of the river. These acquisitions will also improve park access, ease overcrowding at the base of the waterfall, and provide additional outdoor recreational opportunities.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	02/19/2001
Purchase Price:	\$0.00 (intra family transfer)
Property Assessor's Value:	\$346,700.00
Square Footage Improvements:	N/A

Minutes: 02/26/2024 Approved acquisition in fee

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

Transaction Description: Transaction No. 24-01-010

- **Location:** Cummins Falls State Park (CFSP)
Jackson County – 77.0 ± acres – E. of Cab Anderson Lane, Cookeville, TN
- **Owner(s):** Jewell Pippin and Dewey C. Pippin
- **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 tract along with three other tracts which are also being acquired will add approximately 350 acres to CFSP and would further protect sense of place and view shed, provide additional access to the Blackburn Fork River, and help protect the biological integrity of the river. These acquisitions will also improve park access, ease overcrowding at the base of the waterfall, and provide additional outdoor recreational opportunities with additional park access.

No additional management costs are anticipated with this acquisition.

Date of Last Transfer:	02/11/1995
Purchase Price:	\$5,000.00
Property Assessor's Value:	\$129,700.00
Square Footage Improvements:	N/A

Minutes: 02/26/2024 Approved acquisition in fee

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

Transaction Description: Transaction No. 24-01-014

- **Location:** Sparta Rock House State Historic Site
White County – 80.0 +/- acres – 0 Crossville Highway, Sparta, TN
- **Owner(s):** Steve Lawson, Atkinson Enterprises, Inc.
- **Estimated Purchase Price:** Fair Market Value
- **Source of Funding:** Historical Commission Reserves (Historic Property Land Acquisition Fund) (R)

Comment: Per T.C.A. §4-11-113, this property has been determined to be historically significant.

This property surrounds the Sparta Rock House and its acquisition will help preserve the current State-owned property known as the Sparta Rock House State Historic Site and create an improved visitor experience.

No additional management costs are anticipated with this acquisition. There are potential for future project requests at this site to improve the visitor experience.

Date of Last Transfer:	08/23/2023
Purchase Price:	\$500,000.00 (larger tract)
Property Assessor's Value:	\$309,200.00
Square Footage Improvements:	N/A

Minutes: 02/26/2024 Approved acquisition in fee

DEPARTMENT OF GENERAL SERVICES

Acquisition - Lease

Requested Action: **Approval to waive advertisement**

Transaction Description: Transaction No. 22-08-903 (TACIR)

● **Proposed Lease**

- **Location:** Davidson County – 226 Anne Dallas Dudley Blvd, Suite 508, Nashville, TN
- **Landlord:** Tennessee Municipal League
- **Term:** 10 years (September 1, 2024 – August 31, 2034)

● **Current Lease**

- **Location:** Davidson County – 226 Anne Dallas Dudley Blvd, Suite 508, Nashville, TN
- **Landlord:** Tennessee Municipal League
- **Term:** 10 years (September 1, 2014 – August 31, 2024)
- **Area / Costs:** 5,253 Square Feet

Average Annual Contract Rent (inc. utilities and janitorial):	\$77,481.75	\$14.75/sf
Total Average Annual Effective Cost:	\$77,481.75	\$14.75/sf

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

Comment: A lease at this location will provide office space for Tennessee Advisory Commission on Intergovernmental Relations (TACIR).

Approval to waive advertisement is requested to allow TACIR to remain in this location. This building is in close proximity to the Capitol and occupied by other peer organizations allowing TACIR to best serve the needs of its clients. The long-term lease will be presented pursuant to applicable SBC policy at a future date.

Minutes: 02/26/2024 Approved waiving advertisement

DEPARTMENT OF GENERAL SERVICES

Acquisition – Lease (Space)

Requested Action: **Approval to waive advertisement**

Transaction Description: Transaction No. 23-10-908 and 23-10-907 (DHS and DCS)

● **Proposed Lease**

- **Location:** Franklin County – 2160 Cowan Highway, Winchester, TN
- **Landlord:** Grider Family Partnership
- **Term:** 3 years (July 1, 2024 – June 30, 2027)

● **Current Lease**

- **Location:** Franklin County – 2160 Cowan Highway, Winchester, TN
- **Landlord:** Grider Family Partnership
- **Term:** 3 years (July 1, 2020 – June 30, 2023) (holdover)
- **Area / Costs:** 13,000 Square Feet

Annual Contract Rent	\$109,264.80	\$8.40/sf
Estimated Utilities Cost	22,750.00	1.75/sf
Estimated Janitorial Cost	14,300.00	1.10/sf
Total Annual Effective Cost	\$146,314.80	\$11.25/sf

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

Comment: A lease at this location will provide office space for Department of Human Services and the 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 lease 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 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: 02/26/2024 Approved waiving advertisement

Approved:



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