

MINUTES

State Building Commission August 13, 2026

The State Building Commission 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. Lieutenant Governor McNally called the meeting to order at 11:04 a.m. and requested action on the following matters as presented by Assistant State Architect Paul Marshall.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Cameron Sexton, Speaker of the House of Representatives
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- Tennessee Technological University
- University of Tennessee
- Department of General Services
- Department of Transportation
- Department of Environment & Conservation
- Tennessee Board of Regents
- State Building Commission

PRESENTER

President Phil Oldham
President Randy Boyd
Commissioner Andy Kidd
Bureau Chief of Operations Joe Deering
Deputy Commissioner Brian Clifford
Executive Director Dick Tracy
Assistant State Architect Paul Marshall

OTHER PARTICIPANTS

Michael Winston –Fiscal Officer, Department of General Services
Dr. Carol Rothstein – President, Jackson State Community College
Dr. Michael Torrence – President, Motlow State Community College

Assistant State Architect Marshall stated that there were no requests for public comment.

CONSENT AGENDA

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

1. **Agency:** Middle Tennessee State University
Project Title: Reese Smith Jr. Field Turf Installation
SBC Project No: 366/009-04-2026
Requested Action: Approval of a revision in project budget and funding
2. **Agency:** Tennessee Board of Regents
Project Title: Renovations to Floyd Stadium
SBC Project No: 166/009-01-2025
Requested Action: Approval of a revision in funding and the Early Design Phase as recommended by the State Architect
3. **Agency:** Tennessee Technological University
Project Title: Multiple Buildings Elevator Upgrades
SBC Project No: 364/011-02-2023
Requested Action: Approval of a revision in funding
4. **Agency:** University of Tennessee - Knoxville
Project Title: Multiple Building Systems Improvements
SBC Project No: 540/009-17-2021
Requested Action: Approval of a revision in project budget and funding
5. **Agency:** Department of Environment & Conservation
Project Title: Statewide Bathhouse and Restroom Replacements
SBC Project No: 126/000-03-2021
Requested Action: Approval of a revision in scope and the Early Design Phase as recommended by the State Architect
6. **Agency:** Department of Transportation
Project Title: Region 1 New Anderson County Maintenance Complex Support Buildings
SBC Project No: 241/010-01-2025
Requested Action: Approval of a revision in project funding
7. **Agency:** Department of Transportation
Project Title: Region 3 New Rutherford County Maintenance Complex Support Buildings
SBC Project No: 243/020-02-2025
Requested Action: Approval of a revision in project funding
8. **Agency:** Department of Veterans Services
Project Title: East Tennessee State Veterans Cemetery Clean and Realign Headstones
SBC Project No: 682/001-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer
9. **Agency:** Department of Veterans Services
Project Title: Middle Tennessee State Veterans Cemetery Clean and Realign Headstones
SBC Project No: 682/004-02-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: **Approval of a project and proceeding with the process to select a designer**

Project Title: Utility Infrastructure Upgrades

Project Description: Replacement and repair of various utilities campus-wide, including rerouting distribution lines, and all related work.

SBC Number: 364/011-03-2026

Total Project Budget: \$32,060,000.00

Current Project Funding: \$2,520,000.00

Source of Funding: \$2,520,000.00 26/27 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY26/27 line-item in the capital budget (Phase One) (\$2,520,000.00). This is the first phase of a multi-phase project. The priority for this initial phase will be steam line replacements along Dixie Avenue from the steam plant north to B Street.

Minutes: 08/13/2026 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval of a revision in project funding

Project Title: UTHSC College of Medicine and Interdisciplinary Building (25/26)

Project Description: Construction of a College of Medicine and Interdisciplinary Building. Includes all related work to complete the project.

SBC Number: 540/013-04-2025

Total Project Budget: \$350,000,000.00

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$ 0.00	\$311,000,000.00	\$311,000,000.00	2026 GO Bonds-CapImp (A)
10,000,000.00	29,000,000.00	39,000,000.00	Plant Funds (Non-Aux) (A)
\$10,000,000.00	\$340,000,000.00	\$350,000,000.00	

Comment: This request adds funding from a FY 26/27 line-item in the capital budget, increasing the funding from \$10,000,000.00 to \$350,000,000.00 to fully fund the project.

Previous Action:

<u>Date</u>	<u>Meeting</u>	<u>Action</u>
08/15/2025	SBC	Approved project, to select a designer, and to utilize CM/GC alternative delivery method
08/25/2025	ESC	Approved designer selection (brg3s, Inc.)
01/08/2026	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)

Minutes: 08/13/2026 SBC Approved a revision in project funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a Pre-Development Agreement for Public-Private Partnership**

Project Title: P3 Development

Project Description: Development of multiple sites on the UT Knoxville campus to build multi-use student housing facilities with classroom space and raze older housing facilities through a Public Private Partnership.

SBC Number: 540/009-44-2022

Project Expenditures: \$1,848,826.78 Plant Funds (Aux-Housing) (A)
\$1,500,000.00 Plant Funds (Aux-Dining) (A)

Potential Liability: \$20,070,241.00

Source of Funding: \$20,070,241.00 Plant Funds (Non-Aux) (A)

Comment: This agreement identifies the roles and responsibilities of each member of the partnership for the next phases of work related to three new residence halls to replace Reese, North, and South Carrick Halls. The potential liability has been updated to reflect the new project. This Pre-Development Agreement allows the developer to proceed with the demolition scope of work.

Previous Action:

Date	Meeting	Action
12/12/2022	SBC	Approved issuing an RFP for Public Private Partnership
05/11/2023	SBC	Approved contract award to Rise Real Estate as a result of the RFP process
06/08/2023	SBC	Approved Predevelopment Agreement for Public Private Partnership
11/09/2023	SBC	Approved an amendment to the Predevelopment Agreement for Public Private Partnership
12/14/2023	SBC	Approved disposal by ground lease with waiver of advertisement and appraisal
05/09/2024	SBC	Approved an amendment to a ground lease
07/09/2026	SBC	Approval of a revision in project budget, scope, and funding

Minutes: 08/13/2026 SBC Approved a Pre-Development Agreement

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

Requested Action: **Approval of a proposed rate change for the Facilities Revolving Fund (FRF)**

Comment: Pursuant to SBC Policy 14.01 (E)(1), the lease rates to be charged State Agencies will be developed pursuant to SBC Policy 14.01(A) and submitted to SBC for approval. The Commissioner of Finance and Administration has analyzed current market and lease rate factors supplied by STREAM for office and related spaces in Davidson County and the state's rural counties and supports this rate increase for approval by the State Building Commission. Funding for this increase was included in the FY 26/27 budget in Miscellaneous Appropriations. Effective July 1, 2026 the following increases include:

Market Area	Current Rate	New Rate
Davidson County Office	\$26.50	\$27.50
Major Markets Office	\$18.00	\$19.00
Rural Markets Office	\$15.00	\$16.00
Warehouse	\$ 6.50	\$ 7.50
Warehouse (Davidson)	\$ 8.50	\$ 9.50
Office/Warehouse	\$ 7.50	\$ 8.50
Office/Warehouse (Davidson)	\$ 9.50	\$10.50

Previous Action:

Date	Meeting	Action
08/20/2007	ESC	Approved rate changes for the FRF
06/09/2016	SBC	Approved rate changes for the FRF for Davidson County, Major Markets Office and Office/Warehouse
08/10/2017	SBC	Approved rate changes for the FRF for Davidson County
09/31/2018	SBC	Approved rate changes for the FRF for Davidson County Office
07/11/2019	SBC	Approved rate changes for the FRF for Davidson County Office
08/13/2020	SBC	Approved rate changes for the FRF for Davidson County Office and Rural Markets Office
05/12/2022	SBC	Approved rate change for the FRF for Davidson County Office

Minutes: 08/13/2026 SBC Secretary Hargett welcomed Commissioner Kidd to the SBC and asked for a perspective on the last time that a non-Davidson County area had an increase in the Facilities Revolving Fund (FRF). Commissioner Kidd asked Michael Winston to answer the Secretary's request. Mr. Winston, Fiscal Officer for DGS, replied that the SBC has approved raising the Davidson County FRF rate several times with the last time being in 2022. Mr. Winston added that DGS has not raised other county rates or other office space rates in over 10 years. Secretary Hargett asked if it had actually been closer to 20 years. Mr. Winston replied that he would get the information and deliver it to the Commission.

Commissioner Bryson made a statement regarding the budgeting process that if the FRF rates have only increased by \$1 in 10 years or more, other comparable rental rates have

increased by more than that amount. Commissioner Bryson stated that he would like to encourage a process to ensure that the State's costs are aligned with what things actually cost to avoid in the future some issues we have had in the past when costs do not align. Commissioner Kidd agreed.

Secretary Hargett echoed Commissioner Bryson's comments and stated that it has been a long time and the private sector would not operate that way.

The Commission approved rate changes for the FRF for all Market Areas.

DRAFT

DEPARTMENT OF TRANSPORTATION

Statewide, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer and to utilize Agency Resources and Central Procurement Office contracts to perform portions of the work

Project Title: Rest Areas and Welcome Centers Renovations and Replacements

Project Description: Renovate, demolish, and construct rest areas and welcome centers.

SBC Number: 240/001-01-2026

Total Project Budget: \$165,000,000.00

Source of Funding: \$165,000,000.00 26/27 CurrFunds-CapImp (A)

Comment: This is a FY 26/27 line-item project in the capital budget.

This project will improve up to 23 existing facilities across the state and will be a combination of new construction and renovations. Agency Resources and Central Procurement Office Contracts will be used for site work and replacement of shingle roofs at 14 locations to maintain the structures until future replacement. A single prototypical building design will be used to replace 5 Welcome Centers and 4 Rest Areas. This will be a multi-phased project, staggering closures across the state over the next 5 years.

The five Welcome Centers are less than 50 years old and do not require review by the Tennessee Historical Commission. For the four Rest Areas, the THC has determined that this project will not adversely affect these State-owned resources and no further action is necessary.

Minutes: 08/13/2026 SBC Commissioner Bryson stated that he was excited about this project and that TDOT is working with the Department of Tourism. He asked for TDOT to share the details of how the money is going to be allocated between the various locations and portions of the work with his office as soon as those details are understood. Mr. Deering stated that the agency is about to finish the plan and will share the information with Commissioner Bryson's office soon.

Lt. Governor McNally asked if the rest centers operated on gas tax revenue. Mr. Deering confirmed that operate on gas-tax revenue but that the capital expenditure comes from budget allocations.

The Commission approved the project and to select a designer and utilize agency resources and central procurement office to perform portions of the work.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

David Crockett Birthplace State Park, Limestone, Greene County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer

Project Title: David Crockett Birthplace SP Reconstruction Phase I

Project Description: Reconstruct David Crockett Birthplace SP, including a new Visitor Center, campgrounds, pavilions, restrooms, bathhouse facilities, roads, trails, playground, amenities, infrastructure, wastewater treatment, and all other related work as required.

SBC Number: 126/034-02-2026

Total Project Budget: \$61,738,311.27

Source of Funding:

Original Amount

\$49,450,000.00

\$12,288,311.27

Source

26/27 CurrFunds-CapImp (A)

Insurance Proceeds (O)

Comment: This project is a FY 26/27 line-item project in the capital budget (\$61,450,000.00). The description has been modified for clarity. Phase I will focus on the areas damaged by the flooding caused by Hurricane Helene.

Minutes: 08/13/2026 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: Approval of a project for design only and proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

Project Title: Student Life Village

Project Description: Construct a new student life multi-use building, and four additional new buildings to provide multiple large meeting spaces for student organizations and all related work. Associated site work will create large open green space to support outdoor student life activities and events.

SBC Number: 166/005-01-2026

Total Project Budget: \$30,500,000.00

Current Project Funding: \$ 1,500,000.00

Source of Funding: \$ 1,500,000.00 Plant Funds (Aux-Student Fees) (A)

Comment: This project was **disclosed** on May 20, 2026 pursuant to SBC Policy 3.04 through written notice to the Governor, Lieutenant Governor, and Speaker of the House and is in the **2024 ETSU Master Plan**. The University Board of Trustees approved a student fee increase May 23, 2025. It's anticipated TSSBA bonds will be added at a later date.

The CM/GC delivery method is requested because the project requires construction team involvement in evaluating design alternatives and providing guidance regarding budget and schedule implications of various design solutions. The current project funding will be used for design through the construction documents phase, all in accordance with SBC Policy 3.04 to allow the University to confidently establish a total project budget.

Minutes: 08/13/2026 SBC Approved project for design only and to select a designer using CM/GC alternative delivery method

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

Requested Action: **Approval of a Master Plan** as presented by the Campus President

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/019-02-2022

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00 Plant Funds (Non-Aux) (A)

Comment: Master Plan was approved by THEC on July 23, 2026.

Previous Action:

Date	Meeting	Action
7/13/2022	SBC	Approved project and issuing a Request for Proposal for master planning services
10/21/2024	ESC	Approved awarding a contract to the best evaluated proposer (Dober Lidsky Mathey, Inc.)
11/14/2024	SBC	Approved revised budget and funding to award contract

Minutes: 08/13/2026 SBC Lt. Governor McNally asked if they interacted with the Lambuth campus of the University of Memphis. Dr. Rothstein indicated that they work very well with the Lambuth campus and she partners closely with Dr. Miles. She stated that there are several cooperative agreements between the two campuses for students who want to continue on at the Lambuth campus for their degree. Lt. Governor McNally asked and received confirmation that both campuses offer freshman and sophomore courses.

The Commission approved a Master Plan.

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee

Requested Action: **Approval of a Master Plan** as presented by the Campus President

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/021-03-2023

Total Project Budget: \$200,000.00

Source of Funding: \$200,000.00 Plant Funds (Non-Aux) (A)

Comment: Master Plan was approved by THEC on July 23, 2026.

Previous Action:

Date	Meeting	Action
10/12/2023	SBC	Approved project and issuing a Request for Proposal for master planning services
02/08/2024	SBC	Approved awarding a contract to the best evaluated proposer (Dober Lidsky Mathey, Inc.)

Minutes: 08/13/2026 SBC Secretary Hargett noted that Dr. Torrence mentioned various academic partnerships and asked if he has spoken with the Electric Power Board (EPB) in Chattanooga and that campus proximity to the Arnolds Engineering Development Complex appears to be a natural partnership for Motlow State. Dr. Torrence confirmed that they are partnering with both groups and their collaboration with MTSU helps them manage costs effectively.

Lt. Governor McNally requested considering naming the Smyrna campus building after former Senator Jim Tracy since he was a great advocate of community colleges and education in general. Dr. Torrence agreed and shared that he hoped the Lt. Governor would join them for that naming.

The Commission approved a Master Plan.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on July 9, 2026.

Report of Items Approved by Office of the State Architect

- **Change Orders** which result in a net aggregate increase or decrease in excess of 10% of the original contract sum, or which exceed an individual change order item in an amount in excess of \$500,000 (in accordance with Item 6.04(C)(3) of the *SBC By-Laws, Policy & Procedures*)

1. **State Procurement Agency:** University of Tennessee Institute of Agriculture
User Agency, Location: Oliver Springs, Tennessee
Project Title: FFREC Cumberland Forest Unit Improvements
SBC Project No: 540/001-13-2023
Designer: OYSK3 Architects
Contractor: Pannell Construction
Construction Completion Percentage: 41.00%
Targeted Substantial Completion: 04/22/2026
Change Order No: 1
Approval Date: 07/23/2026
Change Order Amount: \$31,306.68
Change Order Percentage: 38.70%
Cumulative Percentage: 38.70%
Comment: This change order addresses the need to: change a heater type and wallboard type; relocate HVAC components and add additional drive path aggregate which are identified as owner-requested added scope.
Approved Project Funding:
Original Bid Target: \$122,000.00
Base Contract Amount: \$ 80,900.78
Contingency: \$ 12,200.00
After This Change Order:
Revised Contract Amount: \$112,207.46
Remaining Undedicated Funds: \$ 38,157.00

2. **State Procurement Agency:** University of Tennessee - Martin
User Agency, Location: Martin, Tennessee
Project Title: Elam Center Exterior Wall Repairs
SBC Project No: 540/011-04-2023
Designer: TLM Associates, LLC
Contractor: Barger Construction Co.
Construction Completion Percentage: 69.00%
Targeted Substantial Completion: 06/09/2026
Change Order No: 2
Approval Date: 07/23/2026
Change Order Amount: \$207,516.24
Change Order Percentage: 12.57%
Cumulative Percentage: 20.94%
Comment: This change order addresses the need to repair and replace structural steel, electrical wiring and plaster soffits due to a hidden condition and replace brick veneer which is identified as added scope.
Approved Project Funding:
Original Bid Target: \$3,200,000.00
Base Contract Amount: \$1,651,000.00
Contingency: \$ 320,000.00
After This Change Order:
Revised Contract Amount: \$1,996,771.36
Remaining Undedicated Funds: \$1,684,000.00
3. **State Procurement Agency:** Tennessee Board of Regents
User Agency, Location: TN College of Applied Technology, Murfreesboro, Tennessee
Project Title: TCAT MEP Updates
SBC Project No: 166/000-01-2020
Designer: Gresham Smith
Contractor: Demand Mechanical, LLC
Construction Completion Percentage: 51.60%
Targeted Substantial Completion: 09/19/2026
Change Order No: 3
Approval Date: 06/24/2026
Change Order Amount: \$142,617.84
Change Order Percentage: 8.54%
Cumulative Percentage: 24.05%
Comment: This change order addresses the need to replace existing fan-powered boxes due to a hidden condition. This change order adds 45 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$1,777,000.00
Base Contract Amount: \$1,670,631.00
Contingency: \$ 330,000.00
After This Change Order:
Revised Contract Amount: \$2,072,352.56
Remaining Undedicated Funds: \$ 170,265.28

4. **State Procurement Agency:** Tennessee Board of Regents
User Agency, Location: TN College of Applied Technology, Shelbyville, Tennessee
Project Title: Bedford County Higher Education Center
SBC Project No: 166/086-01-2021
Designer: Bauer Askew Architects
Contractor: American Constructors
Construction Completion Percentage: 100%
Targeted Substantial Completion: 12/14/2025
Change Order No: 10
Approval Date: 07/20/2026
Change Order Amount: \$102,872.62
Change Order Percentage: 0.26%
Cumulative Percentage: 20.52%
Comment: This change order addresses the need to: provide electrical and plumbing revisions as requested by the owner; to provide/relocate plumbing components due to a hidden condition; to credit the project for unused unit pricing; to reimburse the Contractor for utility fees and to update the contract documents per a prior change order.
Approved Project Funding:
Original Bid Target: \$46,000,000.00
Base Contract Amount: \$39,599,128.00
Contingency: \$ 2,000,000.00
After This Change Order:
Revised Contract Amount: \$47,726,068.67
Remaining Undedicated Funds: \$ 129,306.33
5. **State Procurement Agency:** East Tennessee State University
User Agency, Location: Johnson City, Tennessee
Project Title: Safety Steam Line Repairs & Replacement
SBC Project No: 369/005-02-2025
Designer: Facility Systems Consultants, LLC
Contractor: Nor-Well Company, Inc.
Construction Completion Percentage: 76.80%
Targeted Substantial Completion: 07/13/2026
Change Order No: 3
Approval Date: 06/23/2026
Change Order Amount: \$69,518.53
Change Order Percentage: 7.84%
Cumulative Percentage: 16.25%
Comment: This change order addresses the need to: provide heat trace and to insulate new, domestic and recirculation piping which is identified as added scope; replace deteriorated piping and to provide a dedicated power circuit due to a hidden condition, and to provide an expansion tank and shut-off valves due to a designer omission.
Approved Project Funding:
Original Bid Target: \$886,562.00
Base Contract Amount: \$886,562.00
Contingency: \$175,000.00
After This Change Order:
Revised Contract Amount: \$1,030,620.68
Remaining Undedicated Funds: \$ 610,328.32

6. **State Procurement Agency:** STREAM
User Agency, Location: Department of Environment & Conservation, Henderson, Tennessee
Project Title: Chickasaw State Park Campground Renovations
SBC Project No: 126/021-01-2022
Designer: Allen & Hoshall, Inc.
Contractor: Grinder, Taber & Grinder, Inc.
Construction Completion Percentage: 80.00%
Targeted Substantial Completion: 08/23/2026
Change Order No: 10
Approval Date: 06/26/2026
Change Order Amount: \$530,833.13
Change Order Percentage: 8.70%
Cumulative Percentage: 15.99%
Comment: This change order addresses the need to remediate unsuitable soils and to relocate a site due to hidden conditions. This change order adds 34 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$6,543,998.24
Base Contract Amount: \$6,101,000.00
Contingency: \$ 567,101.76
After This Change Order:
Revised Contract Amount: \$7,076,286.46
Remaining Undedicated Funds: \$ 531,736.64
7. **State Procurement Agency:** STREAM
User Agency, Location: Department of Environment & Conservation, Eva, Tennessee
Project Title: Nathan Bedford Forrest State Park Campground Renovation
SBC Project No: 126/060-01-2022
Designer: Hurst-Rosche, Inc.
Contractor: Thrash Construction Services
Construction Completion Percentage: 58.08%
Targeted Substantial Completion: 12/06/2026
Change Order No: 9
Approval Date: 07/23/2026
Change Order Amount: \$202,076.65
Change Order Percentage: 2.85%
Cumulative Percentage: 11.26%
Comment: This change order addresses the need to provide for time and cost for General Conditions due to hidden conditions. This change order adds 10 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$4,940,000.00
Base Contract Amount: \$4,940,000.00
Contingency: \$ 780,000.00
After This Change Order:
Revised Contract Amount: \$5,496,241.16
Remaining Undedicated Funds: \$ 233,758.84

8. **State Procurement Agency:** STREAM
User Agency, Location: Department of Military, Union City, Tennessee
Project Title: Union City Readiness Center HVAC & Energy Update
SBC Project No: 361/095-01-2024
Designer: Evans Taylor Foster Childress Architects
Contractor: Allen Searcy Builder Contractor, Inc.
Construction Completion Percentage: 85.00%
Targeted Substantial Completion: 05/23/2027
Change Order No: 1
Approval Date: 07/17/2026
Change Order Amount: \$407,668.78
Change Order Percentage: 38.64%
Cumulative Percentage: 38.64%
Comment: This change order addresses the need to replace HVAC units and restroom fixtures which is identified as a value-added request by the owner. This change order adds 150 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$1,700,000.00
Base Contract Amount: \$1,055,133.00
Contingency: \$ 170,000.00
After This Change Order:
Revised Contract Amount: \$1,462,801.78
Remaining Undedicated Funds: \$ 407,198.22
9. **State Procurement Agency:** STREAM
User Agency, Location: Department of General Services, Jackson, Tennessee
Project Title: Jackson Supreme Court Exterior Cleaning & Repairs and Interior Renovation
SBC Project No: 523/073-01-2022
Designer: TLM Associates, LLC
Contractor: Allison Contracting, LLC
Construction Completion Percentage: 45.00%
Targeted Substantial Completion: 1/16/2026
Change Order No: 9, 10
Approval Date: 07/21/2026
Change Order Amount: \$83,955.46
Change Order Percentage: 4.70%
Cumulative Percentage: 34.23%
Comment: This change order addresses the need to: identify and modify existing above-ceiling wiring which is identified as owner-requested, added scope: modify fire sprinkler piping and to paint/caulk windows due to a hidden condition; provide an ADA sink due to an omission, to cap electrical boxes identified as added scope and provide a custom podium due to an owner request.
Approved Project Funding:
Original Bid Target: \$2,700,000.00
Base Contract Amount: \$1,784,999.00
Contingency: \$ 270,000.00
After This Change Order:
Revised Contract Amount: \$2,395,964.54
Remaining Undedicated Funds: \$ 816,088.52

10. **State Procurement Agency:** STREAM
User Agency, Location: Department of General Services, Nashville, Tennessee
Project Title: Office Consolidation for Treasury
SBC Project No: 529/073-02-2022
Designer: BHDG Architects
Contractor: Thrash Construction Services
Construction Completion Percentage: 100%
Targeted Substantial Completion: 12/16/2025
Change Order No: 7
Approval Date: 06/26/2026
Change Order Amount: \$0.00
Change Order Percentage: 0.00%
Cumulative Percentage: 29.67%
Comment: This change order addresses the need add days for General Conditions due to hidden conditions. This change order adds 120 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$1,150,000.00
Base Contract Amount: \$1,019,800.00
Contingency: \$ 115,000.00
After This Change Order:
Revised Contract Amount: \$1,322,423.01
Remaining Undedicated Funds: \$ 480,635.48

- **Sole Source / Proprietary Procurement**

1. **State Procurement Agency:** Tennessee Technological University
Project Title: Tennis Complex
SBC Project No: 364/011-01-2026
Type: Sole Source
Comment: MUSCO is the only manufacturer that provides a complete sports lighting system and is currently installed across multiple locations at TTU. Using MUSCO for this project will benefit the state by maintaining this control system as well as standardizing the parts and maintenance already used for their other sports fields. When the university evaluated this system, they determined that it will provide the best value when considering system standardization, long-term reliability, and lifecycle cost savings.
2. **State Procurement Agency:** Tennessee Technological University
Project Title: Track and Field Facility
SBC Project No: 364/011-05-2025
Type: Sole Source
Comment: MUSCO is the only manufacturer that provides a complete sports lighting system and is currently installed across multiple locations at TTU. Using MUSCO for this project will benefit the state by maintaining this control system as well as standardizing the parts and maintenance already used for their other sports fields. When the university evaluated this system, they determined that it will provide the best value when considering system standardization, long-term reliability, and lifecycle cost savings.

3. **State Procurement Agency:** Tennessee Technological University
Project Title: Track and Field Facility
SBC Project No: 364/011-05-2025
Type: Sole Source
Comment: There are multiple athletic fields that currently have Motz turf systems installed at Tennessee Tech. The university already owns all required maintenance equipment and campus personnel are trained for this turf system. The cost for the Motz turf system aligns with pricing received from other manufacturers and will eliminate the need for additional equipment or training.

Disposal Easements

- Reported the following disposal easement in accordance with Item 3.02(E) of the *SBC By-Laws, Policy & Procedures*
1. **State Procurement Agency:** Tennessee Board of Regents
Grantee: City of Maryville Water & Sewer Department
Type: Utility
SBC Project: TCAT - Knoxville
SBC Project No.: 166/060-01-2017
Approvals: Approved disposal by easement
Approval Date: 04/13/2017

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 Disability & Aging
Location: Nashville, Tennessee
Project Title: Middle Tennessee Clover Bottom Tenant House Demolition
Project Description: Demolish the current structure and all required related work.
SBC Project No: 346/003-01-2025
Total Project Budget: \$35,000.00
Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$20,000.00	\$ 0.00	\$20,000.00	25/26 DDA CurrFunds-MajMaint (A)
\$ 0.00	\$15,000.00	\$15,000.00	26/27 DDA CurrFunds-MajMaint (A)

- Approval:** Approved a revision in project budget and funding, and utilizing Central Procurement Office contract for the work
Approval Date: 08/13/2026

- Reported the following eight capital projects with total project cost of \$100,000 - \$1,000,000 in accordance with Item 2.04(A)(2) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency:** University of Tennessee - Knoxville
Location: Knoxville, Tennessee
Project Title: Steam Plant Equipment Storage Building (26/27)
Project Description: Demolish and replace the existing equipment shed and construct a new storage building at the Steam Plant, including all associated work necessary to fully complete the project.
SBC Project No: 540/009-07-2026
Total Project Budget: \$160,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and utilizing a Campus Consultant (MBI Companies, Inc.) for design and utilizing System Procurement and Campus Resources for construction
Approval Date: 07/23/2026
2. **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Bus Barn
Project Description: Construct a metal building to serve as a garage for campus buses.
SBC Project No: 166/025-03-2026
Total Project Budget: \$275,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 07/23/2026
3. **State Procurement Agency:** STREAM / Department of Transportation
Location: Nashville, Tennessee
Project Title: Region 3 New Lincoln County Wash Bay
Project Description: Construct a new wash bay and all required related work.
SBC Project No: 243/020-01-2026
Total Project Budget: \$250,000.00
Source of Funding: 26/27 TDOT Op Funds (A)
Approval: Approved project utilizing Agency Procurement for design (EnSafe, Inc.) and to perform the work
Approval Date: 07/27/2026

4. **State Procurement Agency:** STREAM / Department of Military
Location: Camden, Tennessee
Project Title: Camden Field Maintenance Shop Building Repairs and Facility Update
Project Description: Repair building envelope, mechanical, electrical, and plumbing systems; interior/exterior facility upgrades, and site drainage; and all required related work.
SBC Project No: 361/008-01-2026
Total Project Budget: \$990,000.00
Current Project Funding: \$ 96,363.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project and to select a designer
Approval Date: 07/22/2026
5. **State Procurement Agency:** STREAM / Department of Military
Location: Chattanooga, Tennessee
Project Title: Chattanooga Field Maintenance Shop Re-Roof and Facility Update
Project Description: Replace roof system; repair building envelope, mechanical, electrical, and plumbing systems; interior/exterior facility upgrades; and site drainage; and all required related work.
SBC Project No: 361/010-02-2026
Total Project Budget: \$900,000.00
Current Project Funding: \$ 94,903.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project and using a previously selected designer (Hefferlin + Kronenberg Architects, PLLC)
Approval Date: 07/23/2026
6. **State Procurement Agency:** STREAM / Department of Military
Location: Lebanon, Tennessee
Project Title: Lebanon Field Maintenance Shop Building Repairs and Facility Update
Project Description: Repair building envelope, mechanical, electrical, and plumbing systems; interior/exterior facility upgrades, and site drainage; and all required related work.
SBC Project No: 361/050-02-2026
Total Project Budget: \$960,000.00
Current Project Funding: \$ 90,521.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project and using a previously selected designer (Hefferlin + Kronenberg Architects, PLLC)
Approval Date: 07/22/2026

7. **State Procurement Agency:** STREAM / Department of Military
Location: Tullahoma, Tennessee
Project Title: VTS Tullahoma Field Maintenance Shop Re-Roof and Facility Update
Project Description: Replace roof system; repair building envelope, mechanical, electrical, and plumbing systems; interior/exterior facility upgrades, and site drainage; and all required related work.
SBC Project No: 361/093-04-2026
Total Project Budget: \$870,000.00
Current Project Funding: \$ 89,064.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project and using a previously selected designer (Hefferlin + Kronenberg Architects, PLLC)
Approval Date: 07/23/2026
8. **State Procurement Agency:** STREAM / Department of Military
Location: Winchester, Tennessee
Project Title: Winchester Field Maintenance Shop Building Repairs and Facility Update
Project Description: Repair building envelope, mechanical, electrical, and plumbing systems; interior/exterior facility upgrades, and site drainage; and all required related work.
SBC Project No: 361/097-01-2026
Total Project Budget: \$740,000.00
Current Project Funding: \$ 74,464.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved project and to select a designer
Approval Date: 07/22/2026

Approvals of Revisions to Existing Capital Projects

- Reported the following four 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 Board of Regents / Tennessee State University
Location: Nashville, Tennessee
Project Title: Ag Broiler House
Project Description: Construct broiler house unit for agriculture research. Project includes all related work
SBC Project No: 166/001-02-2024
Total Project Budget: \$1,231,450.00
Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$990,000.00	(\$990,000.00)	\$ 0.00	Federal Funds (USDA) (F)
\$241,450.00	\$ 0.00	\$241,450.00	Federal Funds (NIFA) (F)
\$ 0.00	\$990,000.00	\$990,000.00	22/23 CurrFunds-CapImp (A)

Approval: Approved a revision in funding (adds a portion of FY22/23 line-item to replace Federal Funds)
Approval Date: 07/23/2026

2. **State Procurement Agency:** Tennessee Board of Regents / Nashville State Community College
Location: Nashville, Tennessee
Project Title: Clarksville Campus Expansion
Project Description: Renovate existing building and construct a second building on the Clarksville Campus to create a Center of Higher Education and all related work. Project includes all related work.
SBC Project No: 166/034-01-2022
Total Project Budget: \$35,500,000.00
Source of Funding:

Original Amount	Source
\$34,080,000.00	22/23 CurrFunds-CapImp (A)
\$ 1,420,000.00	Plant Funds (Non-Aux) (A)

Approval: Approved a revision in funding (move \$250,000.00 to construction costs)

Approval Date: 07/23/2026

3. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Chapel Hill, Tennessee
Project Title: Henry Horton State Park ADA Renovations
Project Description: ADA upgrades to Henry Horton State Park, including a new restroom and overlook pavilion, all required related work.
SBC Project No: 126/051-01-2022
Total Project Budget: \$9,830,000.00
Source of Funding: 22/23 CurrFunds-CapImp (A)
Approval: Approved a revision in project funding to award a contract (Fellowship Construction, Inc.) (move \$209,337.00 to construction costs)
Approval Date: 07/23/2026

4. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Eva, Tennessee
Project Title: Nathan Bedford Forrest State Park Campground Renovations
Project Description: Renovate Main and Lakefront campgrounds; demolish and replace existing Lakefront bathhouse; and all required related work.
SBC Project No: 126/060-01-2022
Total Project Budget: \$7,360,000.00
Source of Funding: 22/23 CurrFunds-CapMaint (A)
Approval: Approved a revision in project funding (move \$487,000.00 to construction costs)
Approval Date: 07/22/2026

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

- State Procurement Agency:** University of Tennessee - Southern
Location: Pulaski, Tennessee
Project Title: UTS Johnston Center Upgrades (24/25)
Project Description: Repairs include replacement of exterior windows, mechanics/plumbing penetrations, interior finishes, lighting, and upgrades restrooms to ADA accessibility. This work encompasses the entire building and includes all related work.
SBC Project No: 540/006-02-2024
Total Project Budget: \$7,000,000.00
Source of Funding:

Original Amount

\$3,100,000.00

\$3,900,000.00

Source

24/25 CurrFunds-CapMaint (MP) (A)

25/26 CurrFunds-CapMaint (MP) (A)

Approval: Approved awarding a construction contract to the Best Value proposer (Hoar Construction, LLC)

Approval Date: 07/23/2026

Approvals of Acquisitions and Disposals of State Property

- Reported the following two acquisitions of land (fee or easement) in accordance with Item 2.04(E)(I)(1) of the *SBC By-Laws, Policy & Procedures*:

- State Procurement Agency:** East Tennessee State University
Transaction Description: Transaction No. 25-10-017
Location: Washington County – 9.00 +/- acres – 1412 College Heights Road, Johnson City, TN
Owner: Holston Presbytery
Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved acquisition in fee
Approval Date: 07/13/2026
- State Procurement Agency:** Tennessee Board of Regents / Columbia State Community College
Transaction Description: Transaction No. 26-03-001
Location: Columbia State Community College (CoSCC)
Marshall County – 4.88 +/- acres – 900 Ellington Parkway, Lewisburg, TN
Owner: Terry R. Tucker, et al
Purchase Price: Fair Market Value
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved acquisition in fee
Approval Date: 07/13/2026

- Reported the following disposal easement in accordance with Item 2.04(E)(1)(5) of the *SBC By-Laws, Policy & Procedures*:
1. **State Procurement Agency:** Tennessee Board of Regents / Pellissippi State Community College
Transaction Description: Transaction No. 26-01-002
Location: Pellissippi State Community College (PSCC)
Knox County – 21.052 +/- sq. ft. permanent utility easement and 15,848 sq. ft. temporary construction easement (pt's of 3 tracts) – 0 Hardin Valley Road, Knoxville, TN
Grantee: West Knox Utility District of Knox County, Tennessee
Estimated Sale Price: Fair Market Value
Source of Funding: West Knox Utility District of Knox County, Tennessee (O)
Approval: Approved disposal by easement with waiver of advertisement
Approval Date: 07/22/2026

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
1. **State Procurement Agency:** STREAM / Department of Agriculture
Location: Nashville, Tennessee
Project Title: Moss & Associated Structures Exterior & Interior Renovations
SBC Project No: 100/000-02-2025
Designer: GHP
Amount: \$61,419.72
Explanation: This ASR is for structural engineering services which are considered programmatic services.
Approval Date: 07/13/2026
OSA Receipt Date: 07/13/2026
 2. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Statewide, Tennessee
Project Title: Statewide Swimming Pool Conversion
SBC Project No: 126/000-01-2023
Designer: Sparkman & Associates Architects, Inc.
Amount: \$900.00
Explanation: This ASR is for work related to a construction permit which is inherent to the successful completion of the project.
Approval Date: 06/26/2026
OSA Receipt Date: 06/26/2026

3. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Buchanan, Tennessee
Project Title: Paris Landing State Park Shoreline Stabilization
SBC Project No: 126/075-01-2025
Designer: L.I. Smith & Associates, Inc.
Amount: \$43,800.00
Explanation: This ASR is for geotechnical services which are considered inherent to the successful execution of the project.
Approval Date: 07/21/2026
OSA Receipt Date: 07/21/2026
4. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Monteagle, Tennessee
Project Title: South Cumberland State Park Denny Cove Roadway Repairs
SBC Project No: 126/116-01-2025
Designer: Collier Engineering Co., Inc.
Amount: \$14,400.00
Explanation: This ASR is for surveying services which are considered inherent to the successful completion of the project.
Approval Date: 06/30/2026
OSA Receipt Date: 06/30/2026
5. **State Procurement Agency:** STREAM / Department of Safety & Homeland Security
Location: Nashville, Tennessee
Project Title: Driver Service Center Interior & Exterior Renovation – Hart Lane
SBC Project No: 502/056-01-2022
Designer: Cleve Salmon dba Collaborative Design Services, LLC
Amount: \$26,668.00
Explanation: This ASR is for design services relating to additional scope items which are considered programmatic services.
Approval Date: 07/13/2026
OSA Receipt Date: 07/13/2026
6. **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Multi Agency Law Enforcement Training Academy (MALETA)
SBC Project No: 529/017-01-2021
Designer: Thomas Miller Partners
Amount: \$184,100.00
Explanation: This ASR is for is for graphic design services which are considered above basic services.
Approval Date: 06/25/2026
OSA Receipt Date: 06/25/2026

Other Business

There being no further business, the meeting adjourned at 11:32 a.m.

DRAFT

CONSENT AGENDA ITEMS

1.

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval of a revision in project budget and funding**

Project Title: Reese Smith Jr. Field Turf Installation

Project Description: Install artificial turf at Reese Smith Jr. Field and all related work.

SBC Number: 366/009-04-2026

Total Project Budget: \$2,090,000.00

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$1,650,000.00	\$ 440,000.00	\$2,090,000.00	Plant Funds (Aux-Athletics) (A)

Comment: This request increases the budget from \$1,650,000.00 to \$2,090,000.00 based on preliminary pricing estimates conducted during the program verification phase.

Previous Action:

Date	Meeting	Action
06/11/2026	SBC	Approved a project utilizing campus consultant (Gilbert McLaughlin Cassella Architects, plc) for design

Minutes: 08/13/2026 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval of a revision in funding and the Early Design Phase** as recommended by the State Architect

Project Title: Renovations to Floyd Stadium

Project Description: Partial renovations to Floyd Stadium including replacement of seating sections and structural supports that are at the end of their useful life and all related work.

SBC Number: 166/009-01-2025

Total Project Budget: \$16,500,000.00

Source of Funding:	\$16,000,000.00	TSSBA (Athletics)	(A)
	\$ 500,000.00	Plant Funds (Non-Aux)	(A)

Comment: This request reallocates project contingency to construction. During design, initial needs were identified relative to repairs and desired improvements, and these funds were allocated to better address these items.

The project is within budget with construction anticipated to start in November 2026.

Previous Action:

Date	Meeting	Action
08/15/2025	SBC	Approved project utilizing CM/GC alternative delivery method and to select a designer
09/22/2025	ESC	Approved designer selection (Gilbert/McLaughlin/Casella Architects, PLC)
04/09/2026	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves Young, LLC)

Minutes: 08/13/2026 SBC Approved a revision in funding and the EDP as recommended by the State Architect

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Multiple Buildings Elevator Upgrades

Project Description: Upgrade or replacement of thirty-one elevators on campus and all related work.

SBC Number: 364/011-02-2023

Total Project Budget: \$4,900,000.00

Current Project Funding: \$2,560,000.00

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$ 870,000.00	\$0.00	\$870,000.00	23/24 CurrFunds-CapMaint (MP) (A)
0.00	\$1,690,000.00	\$1,690,000.00	26/27 CurrFunds-CapMaint (A)
\$ 870,000.00	\$1,690,000.00	\$2,560,000.00	

Comment: This adds funds from a FY26-27 line-item in the capital budget (Phase 2) and increases the funding from \$870,000.00 to \$2,560,000.00. This will be the second phase of a multi-phase project.

Previous Action:

Date	Meeting	Action
8/10/2023	SBC	Approved project and to select a designer
8/21/2023	ESC	Approved designer selection (Maffett Loftis Engineering, LLC)

Minutes: 08/13/2026 SBC Approved a revision in funding

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee**Requested Action:** Approval of a revision in project budget and funding**Project Title:** Multiple Building Systems Improvements**Project Description:** Funds are provided for improvements to various building systems in multiple buildings. Funds support replacement of plumbing fixtures and installation of systems to keep chilled water loops cleaner and improve heat transfer. Project includes all related work.**SBC Number:** 540/009-17-2021**Total Project Budget:** \$4,960,000.00**Source of Funding:**

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$4,000,000.00	\$ 0.00	\$4,000,000.00	21/22 CurrFunds-CapMaint (A)
780,000.00	180,000.00	960,000.00	Plant Funds (Non-Aux) (A)
\$4,780,000.00	\$180,000.00	\$4,960,000.00	

Comment: This request increases the project budget from \$4,780,000.00 to \$4,960,000.00 due to unforeseen mechanical deficiencies in the Nielson Physics Buildings which is the final phase of the project.**Previous Action:**

<u>Date</u>	<u>Meeting</u>	<u>Action</u>
07/22/2021	SBC	Approved project and to select a designer
07/22/2021	ESC	Approved designer selection (Engineering Services Group, Inc.)
03/13/2025	SBC	Approved a revision in project budget and funding in order to award a contract
04/09/2026	SBC	Approved a revision in project budget and funding

Minutes: 08/13/2026 SBC Approved a revision in project budget and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

Requested Action: **Approval of a revision in scope and the Early Design Phase** as recommended by the State Architect

Project Title: Statewide Bathhouse and Restroom Replacements

Project Description: Replace existing non-ADA compliant bathhouses and restrooms with compliant pre-engineered modular bathhouses and restrooms at ~~six~~ *four* state parks including all required related work.

SBC Number: 126/000-03-2021

Total Project Budget: \$2,980,000.00

Source of Funding: \$2,980,000.00 21/22 CurrFunds-CapMaint (A)

Comment: The revision in scope reduces the work to four state parks. Three bathhouses were installed in the first phase at Big Ridge State Park, Norris Dam State Park, and South Cumberland State Park. There was not an EDP review for these pre-manufactured buildings. This restroom at Montgomery Bell State Park will utilize the remaining construction funding and will complete the project.

The anticipated construction start at Montgomery Bell State Park is in December 2026. This portion of the work is on schedule and in the budget.

Previous Action:

Date	Meeting	Action
08/12/2021	SBC	Approved project and to select a designer
03/21/2022	ESC	Approved a revision in scope
04/25/2022	ESC	Approved designer selection (CTI Engineers, Inc.)

Minutes: 08/13/2026 SBC Approved a revision in scope and the EDP as recommended by the State Architect

DEPARTMENT OF TRANSPORTATION

Region 1 – East TN, Knoxville, Knox County, Tennessee*

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

Project Title: Region 1 New Anderson County Maintenance Complex Support Buildings

Project Description: Construct a wash bay, equipment building, salt bin, brine building, and all required related work.

SBC Number: 241/010-01-2025

Total Project Budget: \$5,850,000.00

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$ 873,800.00	\$ 0.00	\$ 873,800.00	25/26 TDOT Op Funds (A)
0.00	4,976,200.00	4,976,200.00	26/27 TDOT Op Funds (A)
\$ 873,800.00	\$4,976,200.00	\$5,850,000.00	

Comment: This adds funding from a FY 26/27 line-item project in the capital budget (Region 1 New Anderson County Support Buildings) and increases the funding from \$873,800.00 to \$5,850,000.00 to fully fund the project.

Previous Action:

Date	Meeting	Action
07/10/2025	SBC	Approved project and to select a designer
07/21/2025	ESC	Approved designer selection (Cope Associates, Inc.)

Minutes: 08/13/2026 SBC Approved a revision in project funding

*Work to be done in Anderson County

DEPARTMENT OF TRANSPORTATION

Region 3 – Middle TN, Nashville, Davidson County, Tennessee*

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

Project Title: Region 3 New Rutherford County Maintenance Complex Support Buildings

Project Description: Construct a salt bin, brine building, equipment sheds, storage shed, and all required related work.

SBC Number: 243/020-02-2025

Total Project Budget: \$8,690,000.00

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$ 605,000.00	\$ 0.00	\$ 605,000.00	25/26 TDOT Op Funds (A)
0.00	8,085,000.00	8,085,000.00	26/27 TDOT Op Funds (A)
\$ 605,000.00	\$8,085,000.00	\$8,690,000.00	

Comment: This adds funding from a FY 26/27 line-item project in the capital budget (Region 3 New Rutherford County Support Buildings), decreases the total project budget from \$9,970,000.00, to \$8,690,000.00, and increases the funding from \$605,000.00 to \$8,690,000.00 to fully fund the project.

Previous Action:

Date	Meeting	Action
07/10/2025	SBC	Approved project and to select a designer
07/21/2025	ESC	Approved designer selection (Kline Swinney Associates, LLC)

Minutes: 08/13/2026 SBC Approved a revision in project funding

* Work to be done in Rutherford County

DEPARTMENT OF VETERANS SERVICESLyons View – East Tennessee State Veterans Cemetery, Knoxville, Knox County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer

Project Title: East Tennessee State Veterans Cemetery Clean and Realign Headstones

Project Description: Clean and realign headstones by providing a grade beam system for stabilization and all required related work.

SBC Number: 682/001-01-2026

Total Project Budget: \$8,280,000.00

Current Project Funding: \$ 828,000.00

Source of Funding: \$ 828,000.00 22/23 CurrFunds-CapMaint (A/R)

Comment: This is an FY26/27 line-item project in the capital budget.

This project is 100% federally funded. The current State funds serve as the initial 10% commitment covering design related costs through bidding. Additional funds will be added to the project post-bid when made available from the Veterans Cemetery Administration.

This project was also previously appropriated in the FY22/23 capital budget with a different project amount (ETSVC Clean and Realign Headstones, \$637,000). There is no intention to use that funding and it has been/will be returned to the capital fund.

Minutes: 08/13/2026 SBC Approved project and to select a designer

DEPARTMENT OF VETERANS SERVICESMiddle Tennessee State Veterans Cemetery, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer

Project Title: Middle Tennessee State Veterans Cemetery Clean and Realign Headstones

Project Description: Clean and realign headstones by providing a grade beam system for stabilization and all required related work.

SBC Number: 682/004-02-2026

Total Project Budget: \$5,270,000.00

Current Project Funding: \$ 527,000.00

Source of Funding: \$ 527,000.00 22/23 CurrFunds-CapMaint (A/R)

Comment: This is an FY26/27 line-item project in the capital budget.

This project is 100% federally funded. The current State funds serve as the initial 10% commitment covering design related costs through bidding. Additional funds will be added to the project post-bid when made available from the Veterans Cemetery Administration.

This project was also previously appropriated in the FY22/23 capital budget with a different project amount (MTSVC Clean and Realign Headstones, \$276,000). There is no intention to use that funding and it has been/will be returned to the capital fund.

Minutes: 08/13/2026 SBC Approved project and to select a designer

Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State