

**AGENDA**  
STATE BUILDING COMMISSION  
Cordell Hull State Office Building  
House Hearing Room II  
December 15, 2025  
11:00 a.m.

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Pursuant to T.C.A. 8-44-108(c)(2), if one or more members is not physically present at the meeting but may attend virtually, the meeting will include one or more members who will participate by electronic means of communication. Regardless of whether any member participates by electronic means of communication, members of the public may attend the meeting in-person at the location listed on the meeting agenda or may access the meeting by clicking [Capitol streaming](#) to view and listen to the meeting by electronic means of communication. If you wish to provide public comment during the meeting, please send a message to [state.architect@tn.gov](mailto:state.architect@tn.gov) indicating your intent to comment at least 48 hours in advance of the meeting or make a request in person by speaking with the State Architect prior to the meeting start.

## CONSENT AGENDA

Approval of the following items which have been reviewed and recommended for approval by Commission staff:

1. Agency: **Tennessee Board of Regents / Jackson State Community College**  
Project Title: Athletic Field Update  
SBC Project No: 166/019-02-2024  
Requested Action: Approval of a revision in project budget and funding to award a contract
  
2. Agency: **University of Tennessee Health Science Center**  
Project Title: UTHSC Gross Anatomy Lab Renovation (24/25)  
SBC Project No: 540/013-02-2024  
Requested Action: Approval of a revision in project budget and funding
  
3. Agency: **University of Tennessee Institute of Agriculture**  
Project Title: ARP – MTREC Spring Hill Improvements  
SBC Project No: 540/001-01-2023  
Requested Action: Approval for a revision in project budget and funding and utilizing System Procurement for construction
  
4. Agency: **University of Tennessee Institute of Agriculture**  
Project Title: ARP – NETREC Improvements  
SBC Project No: 540/001-05-2023  
Requested Action: Approval of a revision in project budget and funding
  
5. Agency: **University of Tennessee – Knoxville**  
Project Title: UTK Classroom Upgrades (25/26)  
SBC Project No: 540/009-17-2025  
Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing System Procurement and Campus Resources for construction
  
6. Agency: **University of Tennessee – Knoxville**  
Project Title: Multiple Buildings Fire Safety Upgrades (19/20)  
SBC Project No: 540/009-08-2019  
Requested Action: Approval of a revision in project budget and funding
  
7. Agency: **University of Tennessee – Martin**  
Project Title: UTM Storm Damage Repairs (24/25)  
SBC Project No: 540/011-01-2024  
Requested Action: Approval of a revision in project budget, funding, and utilizing System Procurement for a portion of the work
  
8. Agency: **Department of Military**  
Project Title: VTS Catoosa Cantonment Area Emergency Generators  
SBC Project No: 368/001-01-2022  
Requested Action: Approval of a revision in project budget and funding

9. Agency: **Department of Transportation**  
Project Title: Region 1 Coker County Welcome Center Wastewater System Upgrades  
SBC Project No: 241/010-02-2025  
Requested Action: Approval of a project and proceeding with the process to select a designer
10. Agency: **Department of General Services**  
Project Title: Lighting Retrofit Pilot Project  
SBC Project No: 529/079-01-2014  
Requested Action: Approval to cancel the project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:**           **Approval of a project, proceeding with the process to select a designer, and utilizing Best Value alternative delivery method**

**Project Title:**                UTK Campus Ice Storage System (25/26)

**Project Description:**        Replacement of the existing chilled water system with a water-cooled chiller and cooling tower incorporating ice storage serving multiple campus buildings. The project includes all related work to complete the project.

**SBC Number:**                 540/009-18-2025

**Total Project Budget:**     \$1,980,000.00

**Source of Funding:**         \$1,980,000.00                             Plant Funds (Non-Aux)         (A)

**Comment:**                    This is a November 19, 2025, **disclosed** project by UT. The Ice Storage System will be housed in the James D. Hoskins Library and Ken and Blaire Mossman Building. The Best Value alternative procurement method is requested due to the desire to have a contractor who has previous experience in installation of this type of system and the need for coordination of work in multiple buildings.

The Tennessee Historical Commission has determined that this project will not adversely affect these State-owned resources and no further action is necessary.



TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Memphis, Memphis, Shelby County, Tennessee

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

**Project Title:**            Aviation Campus Replacement

**Project Description:**    Construct a new Aviation Campus for TCAT Memphis including *land acquisition*, site development, utilities, paving, and landscaping, and all related work.

**SBC Number:**            166/070-01-2025

**Total Project Budget:**   \$41,300,000.00

**Source of Funding:**     \$21,300,000.00    25/26 CurrFunds-CapImp    (A)  
   \$20,000,000.00    2025 GO Bonds-CapImp    (A)

**Comment:**                The project scope has been revised to include a land acquisition, and existing project funds are reallocated accordingly to cover the associated cost. The land acquisition is necessary to relocate the aviation program from a State-owned facility on leased land at Memphis International Airport to a site near the airport in Millington. TBR and the campus believe that Millington will offer a better home for this program. This tract includes additional land that could be used to house other TCAT programs.

**Previous Action:**        07/10/2025    SBC    Approved project and to select a designer utilizing CM/GC alternative delivery method  
   07/21/2025    ESC    Approved designer selection (4FDesign, PC)

DEPARTMENT OF CORRECTION

Northeast Correctional Complex, Mountain City, Johnson County, Tennessee

**Requested Action:** Approval of a revision in project scope and funding to award a contract

**Project Title:** NECX Housing Units BAS/Smoke Evacuation Replacement

**Project Description:** Replace and update existing housing units' HVAC, smoke evacuation systems, and all required related work.

**SBC Number:** 142/024-01-2021

**Total Project Budget:** \$7,900,000.00

**Source of Funding:** \$7,900,000.00      21/22      CurrFunds-CapMaint (SA)      (A)

**Comment:** When this project was initially put out for bid, all bids came in over the MACC. The designer was then directed to redesign the project in an attempt to bring the scope within the budget. As part of this redesign effort, the HVAC components of the project were put out to bid as alternates rather than base bid components. When the project was put out to bid on October 22, 2025, only one bidder, Nor-Well Company, Inc., responded, and the base bid exceeded the MACC. With a reallocation of funding, there are sufficient funds in the project to complete the building automation system and smoke evacuation replacement components included in the base bid, but not any of the HVAC components. The bid was higher than the designer's estimate because of the limited bidding pool in this location and mechanical cost increases since the project budget was established. In order to deliver on as much of the initially intended project scope as possible, this request is to remove the HVAC components from the scope and reallocate the funding in order to award a contract to Nor-Well Company, Inc. for the base bid only. There will be no increase to the designer's fee.

**Previous Action:** 07/22/2021      SBC      Approved project and to select a designer  
08/23/2021      ESC      Approved designer selection (GHP, Inc.)

DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES

Western Mental Health Institute, Bolivar, Hardeman County, Tennessee

**Requested Action:**           **Approval of a project utilizing the Energy Savings Performance Contracting alternative delivery method**

**Project Title:**               MHSAS Western Mental Health Institute Energy Savings Mechanical and Electrical Systems Upgrades

**Project Description:**       Replacement of mechanical system elements such as chillers, water pumps, variable frequency drives, and piping; electrical system upgrades; controls; retro-commissioning; and all required related work.

**SBC Number:**               344/000-01-2025

**Total Project Budget:**     \$5,810,630.53

<b>Source of Funding:</b>	\$4,780,861.00	23/24	CurrFunds-CapMaint	(A)
	\$1,029,769.53	25/26	MHSAS Op Funds (Trust Funds)	(R)

**Comment:**                   This is a portion of a FY23/24 **line-item** project in the capital budget (Energy Savings Performance Contracts \$50,000,000.00). Two proposals were received on March 10, 2025. After an evaluation, CMTA, Inc. was selected as the best evaluated proposer. No protests were received in the protest period. CMTA, Inc. has completed an Investment Grade Audit and developed an Energy Savings Performance Contract Project Proposal. The Tennessee Department of Mental Health and Substance Abuse Services is seeking approval to enter into an Energy Savings Performance Contract for the design, construction, and measurement and verification phases. The estimated maximum contract price is \$5,810,630.53 with a simple payback period of 20 years. The Energy Savings Performance Contracting delivery method includes design services thus the State will not be seeking a designer.

STATE BUILDING COMMISSION

**Minutes of Meeting of State Building Commission**

- 1) APPROVAL of the Minutes of the State Building Commission meeting held on November 13, 2025.

**SBC Policy & Procedures**

- 1) APPROVAL of the following policy addition:  
Item 2.04 B. 7. The authority of the Commission to approve a reduction in Total Project Cost with an associated revision in funding is delegated jointly to the State Architect and the Commissioner of Finance & Administration so long as all of the following conditions are met:  
a. The Capital Project will not be funded in any part by bond proceeds or residual proceeds from bond funding; and  
b. There is no reduction in project scope.

**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) <b>State Procurement Agency:</b>	TN Board of Regents	<b>User Agency:</b>	Roane State Community College
<b>Location:</b>	Crossville, Tennessee		
<b>Project Title:</b>	Cumberland County Parking Lot Repairs		
<b>SBC Project No:</b>	166/027-01-2024	<b>Approval Date:</b>	11/06/2025
<b>Designer:</b>	Civil Engineering & Surveying, LLC	<b>Contractor:</b>	Turner Asphalt, LLC
<b>Construction Completion %:</b>	100%	<b>Targeted Substantial Completion:</b>	09/12/2025
<b>Change Order No.</b>	3	<b>Comment: Other – Owner/Agency</b>	
<b>Change Order Amount:</b>	\$99,841.35	This change order addresses the need to provide additional asphalt in lot No. 2. This change order adds 80 days to the project schedule.	
<b>Change Order Percentage:</b>	28.69%		
<b>Cumulative Percentage:</b>	36.48%		
<b><u>Approved Project Funding</u></b>		<b><u>After This Change Order</u></b>	
<b>Original Bid Target:</b>	\$810,000.00		
<b>Base Contract Amount:</b>	\$348,024.00	<b>Revised Contract Amount:</b>	\$474,989.85
<b>Contingency:</b>	\$80,000.00	<b>Remaining Undedicated Funds:</b>	\$124,851.50

- 2) **State Procurement Agency:** TN Board of Regents **User Agency:** TCAT Livingston  
**Location:** Livingston  
**Project Title:** Diesel Technology Facility  
**SBC Project No:** 166/062-01-2022 **Approval Date:** 11/06/2025  
**Designer:** Tinker Ma, LLC **Contractor:** Mid-State Construction Company, Inc.  
**Construction Completion %:** 88% **Targeted Substantial Completion:** 08/11/2025  
**Change Order No.** 18 **Comment: Error**  
**Change Order Amount:** \$65,814.46 This change order addresses the need to modify site work which is identified as an owner/agency requested change and to revise the roof drainage system due to a design error.  
**Change Order Percentage:** 0.82%  
**Cumulative Percentage:** 15.90%  
**Approved Project Funding**  
**Original Bid Target:** \$11,700,000.00  
**Base Contract Amount:** \$8,066,000.00 **Revised Contract Amount:** \$9,348,235.52  
**Contingency:** \$1,050,000.00 **Remaining Undedicated Funds:** \$161,663.94
- 3) **State Procurement Agency:** East TN State Univ. **User Agency:** East Tennessee State University  
**Location:** Johnson City, Tennessee  
**Project Title:** Multiple Buildings HVAC Repairs  
**SBC Project No:** 369/005-03-2023 **Approval Date:** 10/29/2025  
**Designer:** Facility Systems Consultants, LLC **Contractor:** Nor-Well Company, Inc.  
**Construction Completion %:** 91% **Targeted Substantial Completion:** 04/27/2025  
**Change Order No.** 4 **Comment: Added Scope**  
**Change Order Amount:** \$329,521.14 This change order addresses the need to replace HVAC pumps and fans.  
**Change Order Percentage:** 19.55%  
**Cumulative Percentage:** 22.61%  
**Approved Project Funding**  
**Original Bid Target:** \$1,685,869.00  
**Base Contract Amount:** \$1,685,869.00 **Revised Contract Amount:** \$2,067,078.82  
**Contingency:** \$159,331.00 **Remaining Undedicated Funds:** \$63,281.25
- 4) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation  
**Location:** Burns, Tennessee  
**Project Title:** Montgomery Bell State Park Four Mile Campground Renovation  
**SBC Project No:** 126/054-01-2022 **Approval Date:** 11/20/2025  
**Designer:** Hurst-Rosche, Inc. **Contractor:** FTM  
**Construction Completion %:** 15.87% **Targeted Substantial Completion:** 11/18/2025  
**Change Order No.** 6 **Comment: Error / Cost Efficiencies**  
**Change Order Amount:** \$665,767.30 This change order addresses the need to remove projects site scope, revise electrical scope and to provide for 395 days of General Conditions due to design errors. The owner requested a reduction in the drive width as a cost efficiency.  
**Change Order Percentage:** 9.39%  
**Cumulative Percentage:** 14.34%  
**Approved Project Funding**  
**Original Bid Target:** \$8,800,100.00  
**Base Contract Amount:** \$7,091,000.00 **Revised Contract Amount:** \$8,107,822.51  
**Contingency:** \$480,000.00 **Remaining Undedicated Funds:** \$1,172,277.49

- 5) **State Procurement Agency:** STREAM **User Agency:** Department of Education  
**Location:** Knoxville, Tennessee  
**Project Title:** TN School for the Deaf Akin Gym Floor & HVAC Repairs  
**SBC Project No:** 168/007-01-2020 **Approval Date:** 11/12/2025  
**Designer:** Sparkman Associates Architects **Contractor:** King Construction Group, Inc.
- Construction Completion %:** 98% **Targeted Substantial Completion:** 11/28/2025  
**Change Order No.** 3 **Comment: Unavoidable Delays**  
**Change Order Amount:** \$28,181.31 This change order addresses the need to add 51 days of  
**Change Order Percentage:** 2.50% General Conditions to the project schedule.  
**Cumulative Percentage:** 10.01%
- Approved Project Funding**  
**Original Bid Target:** \$1,500,000.00  
**Base Contract Amount:** \$1,124,900.00  
**Contingency:** \$150,000.00
- After This Change Order**  
**Revised Contract Amount:** \$1,237,678.85  
**Remaining Undedicated Funds:** \$849,200.00
- 6) **State Procurement Agency:** STREAM **User Agency:** TN Wildlife Resources Agency  
**Location:** Nashville, Tennessee  
**Project Title:** Nashville Central Office Site Upgrades  
**SBC Project No:** 220/018-01-2020 **Approval Date:** 10/24/2025  
**Designer:** James + Associates Engineers & Planner **Contractor:** Grace Contracting, LLC
- Construction Completion %:** 8.34% **Targeted Substantial Completion:** 02/19/2026  
**Change Order No.** 1 **Comment: Added Scope**  
**Change Order Amount:** \$105,491.86 This change order addresses the need for asphalt  
**Change Order Percentage:** 17.90% repaving.  
**Cumulative Percentage:** 17.90%
- Approved Project Funding**  
**Original Bid Target:** \$1,100,000.00  
**Base Contract Amount:** \$589,267.00  
**Contingency:** \$110,000.00
- After This Change Order**  
**Revised Contract Amount:** \$694,758.86  
**Remaining Undedicated Funds:** \$515,241.14
- 7) **State Procurement Agency:** STREAM **User Agency:** TN Wildlife Resources Agency  
**Location:** Nashville, Tennessee  
**Project Title:** Nashville Central Office Site Upgrades  
**SBC Project No:** 220/018-01-2020 **Approval Date:** 11/20/2025  
**Designer:** James + Associates Engineers & Planner **Contractor:** Grace Contracting, LLC
- Construction Completion %:** 45.00% **Targeted Substantial Completion:** 02/19/2026  
**Change Order No.** 2 **Comment: Cost Efficiencies**  
**Change Order Amount:** (\$27,482.43) This change order addresses the need to remove fencing  
**Change Order Percentage:** (4.66%) and railing from the project work at the owner's request.  
**Cumulative Percentage:** 13.24%
- Approved Project Funding**  
**Original Bid Target:** \$1,100,000.00  
**Base Contract Amount:** \$589,267.00  
**Contingency:** \$110,000.00
- After This Change Order**  
**Revised Contract Amount:** \$667,276.43  
**Remaining Undedicated Funds:** \$98,418.18

- 8) **State Procurement Agency:** STREAM **User Agency:** Department of Disability & Aging  
**Location:** Nashville, Tennessee  
**Project Title:** MTRO One Cannon Elevator Upgrades  
**SBC Project No:** 346/003-01-2020 **Approval Date:** 11/20/2025  
**Designer:** Smith Seckman & Reed **Contractor:** United Elevator Services, LLC  
**Construction Completion %:** 95% **Targeted Substantial Completion:** 05/13/2024  
**Change Order No.** 4 **Comment: Codes**  
**Change Order Amount:** \$8,866.51 This change order addresses the need to remove  
**Change Order Percentage:** 2.82% sprinkler heads from two elevator shafts and an elevator  
**Cumulative Percentage:** 25.61% control room.  
**After This Change Order**  
**Original Bid Target:** \$315,000.00  
**Base Contract Amount:** \$314,800.00 **Revised Contract Amount:** \$395,415.09  
**Contingency:** \$84,000.00 **Remaining Undedicated Funds:** \$33,111.16
- 9) **State Procurement Agency:** STREAM **User Agency:** Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** 665 Mainstream Paving & Exterior Envelope Repairs  
**SBC Project No:** 529/012-01-2022 **Approval Date:** 11/20/2025  
**Designer:** Hurst-Rosche, inc. **Contractor:** Century Construction Group, Inc.  
**Construction Completion %:** 86.32% **Targeted Substantial Completion:** 11/23/2025  
**Change Order No.** 5 **Comment: Hidden Conditions**  
**Change Order Amount:** \$100,856.68 This change order addresses the need to remediate soils  
**Change Order Percentage:** 2.91% and to modify a glass envelope specification.  
**Cumulative Percentage:** 25.08%  
**After This Change Order**  
**Original Bid Target:** \$3,950,000.00  
**Base Contract Amount:** \$3,465,000.00 **Revised Contract Amount:** \$4,333,939.19  
**Contingency:** \$395,000.00 **Remaining Undedicated Funds:** \$1,683,133.81
- 10) **State Procurement Agency:** STREAM **User Agency:** Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** TBI Headquarters Mechanical Upgrades  
**SBC Project No:** 529/020-03-2021 **Approval Date:** 10/30/2025  
**Designer:** Henderson **Contractor:** Williams Mechanical  
**Construction Completion %:** 28% **Targeted Substantial Completion:** 06/30/2026  
**Change Order No.** 1 **Comment: Other – Owner / Agency**  
**Change Order Amount:** \$545,325.91 This change order addresses the need to replace  
**Change Order Percentage:** 4.04% mechanical system controls and components. This  
**Cumulative Percentage:** 4.04% change order adds 90 days to the project schedule.  
**After This Change Order**  
**Original Bid Target:** \$13,503,100.00  
**Base Contract Amount:** \$13,503,100.00 **Revised Contract Amount:** \$14,048,425.91  
**Contingency:** \$1,150,000.00 **Remaining Undedicated Funds:** \$2,048,812.00

- 11) **State Procurement Agency:** STREAM **User Agency:** Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** Office Consolidation for Treasury  
**SBC Project No:** 529/073-02.2022 **Approval Date:** 11/06/2025  
**Designer:** BHDG Architects **Contractor:** Thrash Construction Services  
**Construction Completion %:** 95% **Targeted Substantial Completion:** 08/18/2025  
**Change Order No.** 5 **Comment: Other – Owner / Agency**  
**Change Order Amount:** \$2,360.52 This change order addresses the need to install a lighting  
**Change Order Percentage:** 0.23% timer and different type of can lighting.  
**Cumulative Percentage:** 30.36%  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$1,150,000.00  
**Base Contract Amount:** \$1,019,800.00 **Revised Contract Amount:** \$1,329,454.00  
**Contingency:** \$115,000.00 **Remaining Undedicated Funds:** \$473,604.49
- 12) **State Procurement Agency:** STREAM **User Agency:** Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** TN Tower Office Space Consolidation – TDOT  
**SBC Project No:** 529/079-02-2022 **Approval Date:** 11/07/2025  
**Designer:** BHDG **Contractor:** Rock City Construction / Bulley  
**Construction Completion %:** 99% **Targeted Substantial Completion:** 12/31/2025  
**Change Order No.** 9 **Comment: Omission**  
**Change Order Amount:** \$27,102.89 This change order addresses the need to provide lighting  
**Change Order Percentage:** 0.94% fixtures.  
**Cumulative Percentage:** 29.81%  
**Approved Project Funding** **After This Change Order**  
**Original Bid Target:** \$5,000,000.00  
**Base Contract Amount:** \$2,895,000.00 **Revised Contract Amount:** \$3,757,966.40  
**Contingency:** \$500,000.00 **Remaining Undedicated Funds:** \$1,389,727.34

**Initial and Revised Approvals of Capital Projects**

- REPORT of the following capital project(s) 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 Institute of Agriculture  
**Location:** Oak Ridge, Tennessee  
**Project Title:** ARP – FFREC Oak Ridge Forest Unit Improvements  
**Project Description:** Addition of a restroom to the Headquarters Building at the Oak Ridge Forest Unit Ag-Research Education Center. The project will include all related work.  
**SBC Project No.** 540/001-07-2023  
**Total Project Budget:** \$190,000.00  
**Source of Funding:** Federal Funds (ARP) (F)  
**Approval:** Approved the EDP as recommended by the State Architect  
**Approval Date:** 11/20/2025

## Approvals of Revisions to Existing Capital Projects

- REPORT of the following approval of an alternate delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** University of Tennessee Institute of Agriculture  
**Location:** Greeneville, Tennessee  
**Project Title:** ARP – NETREC Improvements  
**Project Description:** Improvements of the Northeast Tennessee AgResearch and Education Center (NETREC) and the East Tennessee AgResearch and Education Center (ETREC) include construction of new facilities, both renovation and demolition of existing facilities, and site infrastructure to support ongoing research in beef cattle in cow-calf production and crop production to help growers diversify operations. Includes all related work to complete the project.  
  
**SBC Project No.** 540/001-05-2023  
**Total Project Budget:** \$6,000,000.00  
**Source of Funding:** Federal Funds (ARP) (F)  
**Approval:** Approved utilizing CM/GC alternative delivery method for a portion of the work  
**Approval Date:** 11/20/2025
  
- REPORT of the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
  - 1) **State Procurement Agency:** STREAM / Department of Military  
**Location:** Milan, Tennessee  
**Project Title:** Emergency – VTS Milan Building I-200 Re-Roof and Facility Update  
**Project Description:** Replace roof system, doors and windows; masonry repairs; exterior and interior facility updates; perform structural repairs and all required related work.  
  
**SBC Project No.** 368/031-03-2022  
**Total Project Budget:** \$1,460,000.00  
**Source of Funding:** Federal Funds (NGB) (F)  
**Approval:** Approved a revision in project funding (move \$29,500.00 from Construction to Admin & Misc.)  
**Approval Date:** 11/21/2025
  
  - 2) **State Procurement Agency:** STREAM / Department of Safety & Homeland Security  
**Location:** Fall Branch, Tennessee  
**Project Title:** THP District 5 Headquarters Fall Branch – New Facility  
**Project Description:** Construct a new district headquarters building in Fall Branch, demolish existing facilities, and all required related work.  
  
**SBC Project No.** 502/048-01-2022  
**Total Project Budget:** \$17,630,000.00  
**Source of Funding:** 22/23 FRF CurrFunds-CapImp (A)  
**Approval:** Approved a revision in project funding in order to award a contract (Path Construction Northeast, Inc.) (move \$1,327,809.00 to Construction and Design Services  
**Approval Date:** 11/21/2025

3) **State Procurement Agency:** STREAM / Department of General Services  
**Location:** Nashville, Tennessee  
**Project Title:** 665 Mainstream Paving and Exterior Envelope Repairs  
**Project Description:** Site repairs and paving including curbing; ADA compliant ramps and sidewalks; exterior repairs; painting and caulking of the building; window and skylight replacement; and all required related work.  
**SBC Project No.** 529/012-01-2022  
**Total Project Budget:** \$6,400,000.00  
**Source of Funding:** 22/23 FRF CurrFunds-CapMaint (A)  
**Approval:** Approved a revision in project funding (move \$500,000.00 to Construction)  
**Approval Date:** 11/21/2025

- REPORT of the following approval of an addition of scope for capital project in accordance with Item 2.04(B)(3) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of Mental Health & Substance Abuse Services  
**Location:** Nashville, Tennessee  
**Project Title:** Middle TN Mental Health Institute Main Hospital Parking Renovations  
**Project Description:** Mill, pave, and restripe the main hospital parking lot *and the dietary services building parking lot* all required related work.  
**SBC Project No.** 344/001-02-2025  
**Total Project Budget:** \$1,090,000.00  
**Source of Funding:** 25/26 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved a revision in project scope  
**Approval Date:** 11/21/2025

- REPORT of 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*:

1) **State Procurement Agency:** University of Memphis  
**Location:** Memphis, Tennessee  
**Project Title:** Research Modernization  
**Project Description:** Modernize space in 15 buildings to support research. Work includes lab renovations, infrastructure improvement and all associated work.  
**SBC Project No.** 367/007-01-2025  
**Total Project Budget:** \$75,000,000.00  
**Source of Funding:** \$70,500,000.00 2025 GOBonds-CapImp (A)  
\$ 4,500,000.00 Plant Funds (Non-Aux) (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for CM/GC (Grinder, Taber and Grinder, Inc.)  
**Approval Date:** 11/21/2025

**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 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:** \$6,160.00  
**Explanation:** This ASR is for additional design services for MP&E which are considered above basic services.  
  
**Approval Date:** 10/22/2025  
**OSA Receipt Date:** 10/22/2025
  
- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the “Transportation Reporting Act of 2001”.
  
- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)

## Other Business

Request for approval of corrections of the following errors in the minutes of the meeting of the State Building Commission held on July 10, 2025.

### Page Number 14

Agency	Department of General Services
Project Title	Old Library and Archives and Supreme Court Building Renovation
SBC Number	529/074-01-2023
Total Project Budget	\$146,810,000.00
Erroneous Information	Source of Funding: Addition of \$134,000,000.00 of 2025 GO Bonds-CapImp (A)
Corrected Information	Source of Funding: Addition of \$134,000,000.00 of 2025 <b>FRF</b> Bonds-CapImp (A)

### Page Number 72 (Consent Agenda item 39)

Agency	Department of Correction
Project Title	TCIX Water Treatment Plants Renovations
SBC Number	142/005-02-2020
Total Project Budget	\$2,910,000.00
Erroneous Information	Source of Funding: Addition of 07/08 CurrFunds-CapImp (SA) (R)
Corrected Information	Source of Funding: Addition of 07/08 CurrFunds- <b>CapMaint</b> (SA) (R)

### Page Number 85 (Consent Agenda item 52)

Agency	Department of Mental Health & Substance Abuse Services
Project Title	Middle TN Health Institute Main Hospital Parking Renovation
SBC Number	344/001-02-2025
Total Project Budget	\$1,090,000.00
Erroneous Information	SBC Number: 344/001-01-2025
Corrected Information	SBC Number: 344/001- <b>02</b> -2025

### Page Number 92 (Consent Agenda item 59)

Agency	Department of General Services
Project Title	State Steam Tunnel Waterproofing and Repairs
SBC Number	529/005-01-2025
Total Project Budget	\$3,140,000.00
Erroneous Information	Source of Funding: CurrFunds-CapMaint (MP) (A)
Corrected Information	Source of Funding: <b>FRF</b> CurrFunds-CapMaint (MP) (A)

### Page 93 (Consent Agenda item 60)

Agency	Department of General Services
Project Title	Green McAdoo Gym Floor Replacement
SBC Number	529/051-01-2025
Total Project Budget	\$1,280,000.00
Erroneous Information	Source of Funding: CurrFunds-CapMaint (MP) (A)
Corrected Information	Source of Funding: <b>FRF</b> CurrFunds-CapMaint (MP) (A)

TENNESSEE BOARD OF REGENTS

**Jackson State Community College**, Jackson, Madison County, Tennessee

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

**Project Title:**               Athletic Field Update

**Project Description:**       Construct new baseball complex including batting cages, restrooms, and dugouts. Project includes all related work.

**SBC Number:**               166/019-02-2024

**Total Project Budget:**     \$2,435,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>	
	\$1,650,000.00	\$785,000.00	\$2,435,000.00	Plant Funds (Non-Aux)   (A)
<b>Original Project Budget:</b>	<b>\$1,650,000.00</b>			
<b>Change in Funding:</b>		<b>\$785,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$2,435,000.00</b>	

**Comment:**                   This request increases the total budget from \$1,650,000.00 to \$2,435,000.00. Two bids were received on October 22, 2025. Funds are being added and existing funds are being reallocated to award a contract to MSB Construction for the base bid and one alternate. Site costs, particularly excavation and fill, were significantly higher than anticipated and the project attracted a limited bidding pool. There is no increase to the Designer’s fee.

**Previous Action:**           02/26/2024   SBC   Approved project and issuing an RFP for master planning services  
                                   05/20/2024   ESC   Approved designer selection (A2H, Inc.)  
                                   12/16/2024   SBC   Approved a revision in project scope, budget, and funding

UNIVERSITY OF TENNESSEE

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

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

**Project Title:**                UTHSC Gross Anatomy Lab Renovation (24/25)

**Project Description:**       Renovation of the General Education Building to provide space for the Gross Anatomy Lab including all related work to complete the project. The project also includes the relocation of the Compounding Pharmacy to the Pharmacy Building.

**SBC Number:**                540/013-02-2024

**Total Project Budget:**     \$32,660,000.00

<b>Source of Funding:</b>	<b>Original</b>	<b>Change</b>	<b>Revised</b>			
	\$29,654,800.00	\$       0.00	\$29,654,800.00	24/25	CurrFunds-CapImp	(A)
	1,240,200.00	1,765,000.00	3,005,200.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$30,895,000.00</b>					
<b>Change in Funding:</b>		<b>\$1,765,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$32,660,000.00</b>			

**Comment:**                    This request increases the budget from \$30,895,000.00 to \$32,660,000.00 due to the unaccounted for needs in the Compounding Pharmacy. Additionally, existing project funding is being moved into Building Construction for unanticipated mechanical costs related to the main scope. This current increase is based upon the latest opinion of probable cost from the designer. Design fees will be adjusted to account for the increase.

<b>Previous Action:</b>	08/08/2024	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
	08/19/2024	ESC	Approved designer selection (Brg3s, Inc.)
	12/16/2024	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)
	02/19/2025	ESC	Approved a revision in project budget, funding, and scope
	12/15/2025	SBC	Approved utilizing CM/GC alternative delivery method for a portion of the work

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Spring Hill, Maury County, Tennessee

**Requested Action:**           **Approval for a revision in project budget and funding and utilizing System Procurement for construction**

**Project Title:**                ARP – MTREC Spring Hill Improvements

**Project Description:**       Improvements of the Middle Tennessee Research & Education Center (MTREC) for Beef Cattle large scale production research, including concrete pads of various sizes, electrical and water services to pastures, infrastructure improvements, and all related work to complete the project.

**SBC Number:**                540/001-01-2023

**Total Project Budget:**     \$1,400,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,400,000.00	(\$1,000,000.00)	\$1,400,000.00	Federal Funds (ARP)	(F)
<b>Original Project Budget:</b>	<b>\$2,400,000.00</b>				
<b>Change in Funding:</b>		<b>(\$1,000,000.00)</b>			
<b>Revised Project Budget:</b>			<b>\$1,400,000.00</b>		

**Comment:**                    This request decreases the budget from \$2,400,000.00 to \$1,400,000.00 primarily due to the elimination of internet and electric costs from the original project budget as a result of technology upgrades at the project site. System Procurement is requested due to the remote location and to expedite the remaining work. Previous work was also performed utilizing System Procurement. This work will complete the project.

**Previous Action:**

02/09/2023	SBC	Approved project and to select a designer
02/27/2023	ESC	Approved designer selection (LBYD, Inc.)
11/20/2023	ESC	Approved utilizing System Procurement for a portion of the work

UNIVERSITY OF TENNESSEEUniversity of Tennessee Institute of Agriculture, Greeneville, Greene County, Tennessee

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

**Project Title:** ARP – NETREC Improvements

**Project Description:** Improvements of the Northeast Tennessee AgResearch and Education Center (NETREC) and the East Tennessee AgResearch and Education Center (ETREC) include construction of new facilities, both renovation and demolition of existing facilities, and site infrastructure to support ongoing research in beef cattle in cow-calf production and crop production to help growers diversify operations. Includes all related work to complete the project.

**SBC Number:** 540/001-05-2023

**Total Project Budget:** \$9,000,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>		
	\$6,000,000.00	\$2,000,000.00	\$8,000,000.00	Federal Funds (ARP)	(F)
	0.00	1,000,000.00	1,000,000.00	Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$6,000,000.00</b>				
<b>Change in Funding:</b>		<b>\$3,000,000.00</b>			
<b>Revised Project Budget:</b>			<b>\$9,000,000.00</b>		

**Comment:** This request increases the budget from \$6,000,000.00 to \$9,000,000.00 to accommodate the Designer's latest opinion of probable cost and to add funding for Subproject 2 ETREC greenhouse portion of the project. Increase is due to infrastructure and additional needs related to the new site. Designer fee will be adjusted for this increase.

**Previous Action:**

03/09/2023	SBC	Approved project and to select a designer
03/20/2023	ESC	Approved designer selection (The Lewis Group Architects, Inc.)
04/10/2025	SBC	Approved a revision in project scope and budget
08/15/2025	SBC	Approved EDP as recommended by the State Architect

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** **Approval of a project and proceeding with the process to select a designer and utilizing System Procurement and Campus Resources for construction**

**Project Title:** UTK Classroom Upgrades (25/26)

**Project Description:** Upgrade classrooms in multiple buildings including new fixtures, finishes, building systems, safety improvements, and all related work to complete the project.

**SBC Number:** 540/009-17-2025

**Total Project Budget:** \$1,325,000.00

**Source of Funding:** \$1,325,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is a November 11, 2025 disclosed project by UT. The project includes work at the Austin Peay Building (1910), Philander P Claxton Education Building (1956), Min H Kao Electrical Engineering & Computer Science (2011), and Morgan Hall (1921). System Procurement and Campus Resources are requested due to the simplicity of the work and to expedite the schedule.

The Tennessee Historical Commission has determined that this project will not adversely affect these State-owned resources and no further action is necessary.

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**               Multiple Buildings Fire Safety Upgrades (19/20)

**Project Description:**       This project will provide fire safety upgrades to multiple buildings including Hodges Library, Student Services, Communications, Health, Physical Education and Recreation, Early Learning Center, Art and Architecture, Hoskins Library, Clarence Brown Theatre, Fleming Warehouse, McCord Hall, Dougherty Engineering, and Nielson Physics.

**SBC Number:**               540/009-08-2019

**Total Project Budget:**     \$7,900,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$7,500,000.00	\$0.00	\$7,500,000.00	19/20	CurrFunds-CapMaint	(MP)
	0.00	400,000.00	400,000.00		Plant Funds (Non-Aux)	(A)
<b>Original Project Budget:</b>	<b>\$7,500,000.00</b>					
<b>Change in Funding:</b>		<b>\$400,000.00</b>				
<b>Revised Project Budget:</b>			<b>\$7,900,000.00</b>			

**Comment:**                   This request increases the budget from \$7,500,000.00 to \$7,900,000.00 for the last subproject at the Art and Architecture Building for window work related to the smoke evacuation system. This increase is based upon the latest designer's estimate. This subproject will complete the project.

**Previous Action:**           08/08/2019   SBC   Approved project and to select a designer  
                                   08/22/2019   ESC   Approved designer selection (Studio Four Design, Inc.)  
                                   03/12/2020   SBC   Approved a revision in project scope

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

**Requested Action:**           **Approval of a revision in project budget, funding, and utilizing System Procurement for a portion of the work**

**Project Title:**                UTM Storm Damage Repairs (24/25)

**Project Description:**        Repair and replacement of campus wide roofs damaged during a hailstorm and includes all related work to complete the project.

**SBC Number:**                 540/011-01-2024

**Total Project Budget:**       \$2,600,000.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>	
	\$1,300,000.00	\$1,300,000.00	\$2,600,000.00	Plant Funds (Non-Aux) (A)
<b>Original Project Budget:</b>	<b>\$1,300,000.00</b>			
<b>Change in Funding:</b>		<b>\$1,300,000.00</b>		
<b>Revised Project Budget:</b>			<b>\$2,600,000.00</b>	

**Comment:**                    This request increases the budget from \$1,300,000.00 to \$2,600,000.00 and allows for additional work which includes the replacement of shingle roofs at the Sorority Lodges (2017), changing porcelain tile roof at Blaylock Classroom (2023) to shingles, and modified bitumen roofs at the University Courts Apartments (1969). System Procurement is requested for the asphalt shingle roofs due to the simplicity of the work and the desired schedule. Plant Funds will be reimbursed with insurance proceeds as received.

The Tennessee Historical Commission has determined that this project will not adversely affect these State-owned resources and no further action is necessary.

**Previous Action:**            12/16/2024   SBC   Approved project utilizing Campus Consultant (ANF Architects, Inc.) for design  
   10/20/2025   ESC   Approved utilizing System Procurement for a portion of the work

DEPARTMENT OF MILITARY

**Volunteer Training Site – Tunnel Hill, GA, Tunnel Hill, Whitfield County, Georgia**

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

**Project Title:**               VTS Catoosa Cantonment Area Emergency Generators

**Project Description:**       Install new generators with fuel storage tanks, conduit, conductors, switches, and all required related work.

**SBC Number:**               368/001-01-2022

**Total Project Budget:**     \$1,040,000.00

<b>Source of Funding:</b>	<b><u>Original</u></b>	<b><u>Change</u></b>	<b><u>Revised</u></b>	
	\$990,730.00	\$49,270.00	\$1,040,000.00	Federal Funds (NGB)   (F)
<b>Original Project Funding:</b>	<b>\$990,730.00</b>			
<b>Change in Funding:</b>		<b>\$49,270.00</b>		
<b>Revised Project Funding:</b>			<b>\$1,040,000.00</b>	

**Comment:**                   This request increases the project budget from \$990,730.00 to \$1,040,000.00 to fully compensate the designer for work requested on this project.

This is a 100% federally funded project.

<b>Previous Action:</b>	12/08/2022	SBC	Approved project and to select a designer
	01/23/2023	ESC	Approved designer selection (Hefferlin + Kronenberg Architects, PLLC)
	05/19/2025	ESC	Approved a revision in project budget and funding
	09/11/2025	SBC	Approved a revision in project budget and funding in order to award a contract (NABCO Electric Company, Inc.)



DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

**Requested Action:**           **Approval to cancel the project**

**Project Title:**                Lighting Retrofit Pilot Project

**Project Description:**       A lighting retrofit on the 24th floor of WRS TN Tower changing fluorescent to LED including wireless control. This is a test of the wireless control. This type of lighting retrofit can significantly reduce energy and maintenance costs for lighting and improve environment and employee productivity.

**SBC Number:**                529/079-01-2014

**Original Project Budget:**   \$92,000.00

**Project Expenditures:**     \$     0.00

<b>Source of Funding:</b>	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$92,000.00	(\$92,000.00)	\$0.00	13/14	FRF CurrFunds-CapMaint	(A)
<b>Original Project Funding:</b>	<b>\$92,000.00</b>					
<b>Change in Funding:</b>		<b>(\$92,000.00)</b>				
<b>Revised Project Funding:</b>			<b>\$0.00</b>			

**Comment:**                    Project cancellation is requested because the scope was completed in project TN Tower LED Lighting and Controls (SBC#529/079-01-2016).

**Previous Action:**            03/13/2014        SBC        Reported threshold project