MINUTES

State Building Commission
February 12, 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 11:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Cameron Sexton, Speaker of the House of Representatives
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor

ORGANIZATION

- Tennessee Board of Regents
- State Building Commission

PRESENTER

Executive Director Dick Tracy
State Architect Ann McGauran

OTHER PARTICIPANTS

Krisan Osterby, DLR Group, Inc.
Art Lidsky, Dober Lidsky Mathey, Inc.

State Architect McGauran 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:** East Tennessee State University
   Project Title: Welcome Center Renovation
   SBC Project No: 369/005-01-2026
   Requested Action: Approval of a project and proceeding with the process to select a designer

2. **Agency:** Middle Tennessee State University
   Project Title: Commissioning Services
   SBC Project No: 366/000-01-2022
   Requested Action: Approval of a revision in project budget and funding and to award a contract to a previously selected consultant

3. **Agency:** Middle Tennessee State University
   Project Title: Recreation Center HVAC Renovations
   SBC Project No: 366/009-01-2026
   Requested Action: Approval of a project utilizing campus consultant for design and campus procurement for construction

4. **Agency:** University of Tennessee
   Project Title: ARP – PREC Improvements
   SBC Project No: 540/001-02-2023
   Requested Action: Approval of a revision in project budget and funding

5. **Agency:** Tennessee Technological University
   Project Title: University Tower
   SBC Project No: 364/011-01-2026
   Requested Action: Approval of a project and proceeding with the process to select a designer

6. **Agency:** Tennessee Technological University
   Project Title: Crossville Research Center Roof Replacement and Window Repairs
   SBC Project No: 364/011-02-2025
   Requested Action: Approval of a revision in scope

7. **Agency:** Tennessee Technological University
   Project Title: Multiple Buildings Roof Replacements
   SBC Project No: 364/011-07-2025
   Requested Action: Approval of a revision in scope

8. **Agency:** Tennessee Board of Regents
   Project Title: Ag Broiler House
   SBC Project No: 166/001-02-2024
   Requested Action: Approval of a revision in project budget and funding to award a contract

9. **Agency:** Tennessee Board of Regents
   Project Title: Polk County Facility
   SBC Project No: 166/040-02-2023
   Requested Action: Approval of a revision in project scope, funding, and the Early Design Phase as recommended by the State Architect

10. **Agency:** Department of Environment & Conservation
    Project Title: SCSP Stone Door Annex Visitor Center and Campground (at Savage Gulf State Park)
    SBC Project No: 126/116-01-2022
    Requested Action: Approval of a revision in project funding

11. **Agency:** Department of Environment & Conservation
    Project Title: Savage Gulf State Park Improvements Phase Two
    SBC Project No: 126/099-01-2023
    Requested Action: Approval of a revision in project funding

12. **Agency:** Department of Transportation
    Project Title: Region 4 New Crockett County Maintenance Building
    SBC Project No: 244/010-02-2023
    Requested Action: Approval of a revision in project scope

13. **Agency:** Tennessee Historical Commission
    Project Title: Carter House SHS Cabin Repairs and Site Improvements
    SBC Project No: 160/008-01-2026
    Requested Action: Approval of a project utilizing a previously selected designer

14. **Agency:** Department of Education
    Project Title: Alvin C. York Poor House Demolition
    SBC Project No: 168/001-01-2025
    Requested Action: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

15. **Agency:** Department of General Services
    Project Title: STREAM Consultants
    SBC Project No: 529/000-01-2024
    Requested Action: Approval of a revision in project funding

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

Requested Action: **Approval of a Master Plan** as presented by DLR Group, Inc.

Project Title: Master Plan

Project Description: Develop a Master Plan.

SBC Number: 166/012-01-2022

Total Project Budget: $150,000.00

Source of Funding: $150,000.00 Plant Funds (Non-Aux) (A)

Comment: Master Plan was approved by THEC on November 12, 2025.

Previous Action:

Date	Meeting	Action
05/12/2022	SBC	Approved project and issuing a Request for Proposal for master planning services
03/09/2023	SBC	Approved a revision in project budget and funding in order to award a contract to the best evaluated proposer (DLR Group, Inc.)

Minutes:

02/12/2026 SBC

Mr. Dick Tracy recognized that President Rebecca Ashford was present and introduced Ms. Krisan Osterby with DLR Group, Inc. Ms. Osterby gave the presentation.

Commissioner Bryson asked the age of the Omni Building that was referenced in the presentation. Ms. Osterby answered that it is well over 45-50 years old.

Commissioner Bryson then asked why the state should demolish and then rebuild new instead of renovating the existing facility. Ms. Osterby replied that there are several reasons for that decision. The first reason given was the configuration of the building not being suited to current teaching modalities, low floor-to-floor heights which are not large enough for modern laboratory teaching areas. Additionally, the existing facility is poorly designed and creates a very confusing floor plan that makes class changes difficult. Finally, the existing mechanical systems are at end-of-life and need to be replaced building-wide.

The Commission approved a Master Plan as presented by DLR Group, Inc.

TENNESSEE BOARD OF REGENTS

Dyersburg State Community College, Dyersburg, Dyer County, Tennessee

Requested Action: **Approval of a Master Plan** as presented by Dober Lidsky Mathey, Inc.

Project Title: Master Plan

Project Description: Develop a Master Plan.

SBC Number: 166/017-03-2022

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 November 12, 2025.

Previous Action:

Date	Meeting	Action
10/13/2022	SBC	Approved project and issuing a Request for Proposal for master planning services
09/27/2023	ESC	Approved awarding a contract to the best evaluated proposer (Dober Lidsky Mathey, Inc.)

Minutes:

02/12/2026	SBC	Mr. Dick Tracy recognized that President Scott Cook was present and introduced Art Lidsky with Dober Lidsky Mathey, Inc. Mr. Lidsky gave the presentation. The Commission approved a Master Plan as presented by Dober Lidsky Mathey, Inc.

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: **Approval of a Master Plan** as presented by Dober Lidsky Mathey, Inc.

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/038-01-2022

Total Project Budget: $150,000.00

Source of Funding: $150,000.00 Plant Funds (Non-Aux) (A)

Comment: Master Plan was approved by THEC on November 12, 2025.

Previous Action:

Date	Meeting	Action
05/12/2022	SBC	Approved project and issuing a Request for Proposal for master planning services
03/09/2023	SBC	Approved awarding a contract to the best evaluated proposer (Dober Lidsky Mathey, Inc.)

Minutes:

02/12/2026	SBC	Mr. Dick Tracy recognized that President Jeff McCord was present introduced Art Lidsky with Dober Lidsky Mathey, Inc. Mr. Lidsky gave the presentation. The Commission approved a Master Plan as presented by Dober Lidsky Mathey, Inc.

Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on January 8, 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 - Knoxville
   User Agency, Location: Knoxville, Tennessee
   Project Title: UTK 11th Street Pedestrian Bridge Repair
   SBC Project No: 540/009-07-2024
   Designer: The Architecture Collaborative, LLC
   Contractor: Southern Constructors, Inc.
   Construction Completion Percentage: 99.9%
   Targeted Substantial Completion: 12/24/2025
   Change Order No: 1
   Approval Date: 01/06/2026
   Change Order Amount: $352,983.10
   Change Order Percentage: **47.32**%
   Cumulative Percentage: 47.32%
   Comment: This change order addresses the need to make structural repairs to the bridge.
   Approved Project Funding:
   Original Bid Target: $745,950.00
   Base Contract Amount: $745,950.00
   Contingency: $505,000.00
   After This Change Order:
   Revised Contract Amount: $1,098,933.10
   Remaining Undedicated Funds: $ 221,068.90

2. **State Procurement Agency:** University of Tennessee - Knoxville
User Agency, Location: Knoxville, Tennessee
Project Title: UTK 11th Street Pedestrian Bridge Repair
SBC Project No: 540/009-07-2024
Designer: The Architecture Collaborative, LLC
Contractor: Southern Constructors, Inc.
Construction Completion Percentage: 99.9%
Targeted Substantial Completion: 12/24/2025
Change Order No: **2**
Approval Date: 01/22/2026
Change Order Amount: $131,559.26
Change Order Percentage: **17.64**%
Cumulative Percentage: 64.96%
Comment: This change order addresses the need to make various masonry veneer repairs.
Approved Project Funding:
Original Bid Target: $745,950.00
Base Contract Amount: $745,950.00
Contingency: $505,000.00
After This Change Order:
Revised Contract Amount: $1,230,492.36
Remaining Undedicated Funds: $ 89,509.64

3. **State Procurement Agency:** Tennessee Board of Regents / TCAT Livingston
User Agency, Location: Livingston, Tennessee
Project Title: Diesel Technology Facility
SBC Project No: 166/062-01-2022
Designer: Tinker Ma, LLC
Contractor: Mid-State Construction Company, Inc.
Construction Completion Percentage: 90%
Targeted Substantial Completion: 08/11/2025
Change Order No: **19**
Approval Date: 12/22/2025
Change Order Amount: $19,576.76
Change Order Percentage: **0.24**%
Cumulative Percentage: 16.14%
Comment: This change order addresses the need to replace stormwater piping.
Approved Project Funding:
Original Bid Target: $11,700,000.00
Base Contract Amount: $ 8,066,000.00
Contingency: $ 1,050,000.00
After This Change Order:
Revised Contract Amount: $ 9,367,812.28
Remaining Undedicated Funds: $ 161,663.94

4. **State Procurement Agency:** Tennessee Board of Regents / TCAT Morristown
User Agency, Location: Morristown, Tennessee
Project Title: Buildings 102 and 103 Updates
SBC Project No: 166/072-01-2023
Designer: The Architecture Collaborative, LLC
Contractor: Mavin Construction, LLC
Construction Completion Percentage: 31%
Targeted Substantial Completion: 04/17/2026
Change Order No: **5**
Approval Date: 12/22/2025
Change Order Amount: $60,374.70
Change Order Percentage: **4.02**%
Cumulative Percentage: 24.37%
Comment: This change order addresses the need to provide power/data outlets, replace doors and hardware which is identified as an owner-requested change and to modify an existing wall due to a hidden condition. This change order adds 14 days to the project schedule.
Approved Project Funding:
Original Bid Target: $1,875,000.00
Base Contract Amount: $1,500,000.00
Contingency: $ 187,501.00
After This Change Order:
Revised Contract Amount: $1,865,587.65
Remaining Undedicated Funds: $ 442,334.89

5. **State Procurement Agency:** Tennessee Board of Regents / TCAT Oneida/Huntsville
User Agency, Location: Oneida, Tennessee
Project Title: Diesel Technology Facility
SBC Project No: 166/078-01-2022
Designer: Tinker Ma, LLC
Contractor: FTM Contracting
Construction Completion Percentage: 91%
Targeted Substantial Completion: 11/06/2025
Change Order No: **26**
Approval Date: 01/16/2026
Change Order Amount: $742.57
Change Order Percentage: **.02**%
Cumulative Percentage: 28.57%
Comment: This change order addresses the need to change the signage specification which is identified as an Owner-requested change.
Approved Project Funding:
Original Bid Target: $6,000,000.00
Base Contract Amount: $4,596,000.00
Contingency: $ 400,000.00
After This Change Order:
Revised Contract Amount: $5,908,932.49
Remaining Undedicated Funds: $ 532,121.70

6. **State Procurement Agency:** STREAM
User Agency, Location: Department of Military, Ashland City, Tennessee
Project Title: Ashland City Re-Roof and Facility Updates
SBC Project No: 361/003-01-2024
Designer: JPD Consulting, LLC
Contractor: Drakes Creek Builders, LLC
Construction Completion Percentage: 85%
Targeted Substantial Completion: 07/21/2026
Change Order No: **1**
Approval Date: 12/23/2025
Change Order Amount: $338,278.45
Change Order Percentage: **42.08**%
Cumulative Percentage: 42.08%
Comment: This change order addresses the need to repair/replace ductwork components, ceiling tiles, repaint walls and modify the site water collection system which are identified as owner-initiated design modifications and to expand site excavation due to hidden conditions and to update interior lighting as a value-added change. This change order adds 42 days to the project schedule.

Approved Project Funding:
Original Bid Target: $1,250,000.00
Base Contract Amount: $ 803,879.83
Contingency: $ 125,000.00

After This Change Order:
Revised Contract Amount: $1,142,158.28
Remaining Undedicated Funds: $ 232,841.72

7. **State Procurement Agency:** STREAM
User Agency, Location: Department of Military, Tullahoma, Tennessee
Project Title: VTS Tullahoma FMS General Purpose Bay
SBC Project No: 361/093-01-2020
Designer: Hefferlin + Kronenberg Architects
Contractor: Fuel Tank Maintenance Co. LLC
Construction Completion Percentage: 95%
Targeted Substantial Completion: 01/27/2026
Change Order No: **4**
Approval Date: 01/23/2026
Change Order Amount: $68,638.82
Change Order Percentage: **3.42**%
Cumulative Percentage: 11.80%
Comment: This change order addresses the need to provide remote access to an overhead crane, provide masonry repairs, replace overhead doors and correct and excessive floor slope.

Approved Project Funding:
Original Bid Target: $2,150,000.00
Base Contract Amount: $2,007,500.00
Contingency: $ 107,500.00

After This Change Order:
Revised Contract Amount: $2,244,479.30
Remaining Undedicated Funds: $ 13,020.70

8. **State Procurement Agency:** STREAM
User Agency, Location: Department of General Services, Nashville, Tennessee
Project Title: 665 Mainstream Paving and Ext Envelope Repairs
SBC Project No: 529/012-01-2022
Designer: Hurst-Rosche, Inc.
Contractor: Century Construction Group, Inc.
Construction Completion Percentage: 82.99%
Targeted Substantial Completion: 3/30/2026
Change Order No: **6**
Approval Date: 12/23/2025
Change Order Amount: $217,459.21
Change Order Percentage: **6.28**%
Cumulative Percentage: 31.35%
Comment: This change order addresses the need to replace window framing and electrical equipment. This change order adds 127 days of General Conditions to the project schedule.

Approved Project Funding:
Original Bid Target: $3,950,000.00
Base Contract Amount: $3,465,000.00
Contingency: $ 395,000.00

After This Change Order:
Revised Contract Amount: $4,551,398.40
Remaining Undedicated Funds: $1,683,133.81

9. **State Procurement Agency:** STREAM
User Agency, Location: Department of General Services, Nashville, Tennessee
Project Title: Office Consolidation for TDA
SBC Project No: 529/077-01-2023
Designer: HMK Architects PLLC
Contractor: RW Childrey
Construction Completion Percentage: 100%
Targeted Substantial Completion: 09/22/2025
Change Order No: **3**
Approval Date: 01/23/2026
Change Order Amount: $10,760.92
Change Order Percentage: **1.02**%
Cumulative Percentage: 21.41%
Comment: This change order addresses the need to relocate partitions, add floor stops and add sidelite glazing film.

Approved Project Funding:
Original Bid Target: $ 2,000,000.00
Base Contract Amount: $ 1,057,851.25
Contingency: $20,000,000.00

After This Change Order:
Revised Contract Amount: $1,284,368.17
Remaining Undedicated Funds: $1,131,387.83

Initial and Revised Approvals of Capital Projects

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

1. **State Procurement Agency**: 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: $225,000.00
   Source of Funding: Federal Funds (ARP) (F)
   Approval: Approved a revision in project budget and funding in order to award a contract (Wright Contracting, Inc.) (increase of $35,000.00)
   Approval Date: 01/20/2026

Approvals of Revisions to Existing Capital Projects

- Reported the following approval of an alternate delivery method in accordance with Item 2.04(B)(1) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: University of Tennessee - Southern
   Location: Pulaski, Tennessee
   Project Title: UTS Johnston Center Upgrades (24/25)
   Project Description: Repairs include replacement of exterior windows, mechanical/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	**Source**
$3,100,000.00	24/25 CurrFunds-CapMaint (MP)
$3,900,000.00	25/26 CurrFunds-CapMaint (MP)

   Approval: 01/22/2026
   Approval Date: Approved utilizing Best Value alternative delivery method

- Reported the following approval of a revision in Total Project Budget for Capital Project in accordance with Item 2.04(B)(7) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: STREAM / Department of Environment & Conservation
   Location: Jamestown, Tennessee
   Project Title: Pickett State Park Wastewater Treatment Plant Replacement
   Project Description: Replace wastewater treatment plant, add irrigation septic fields, and all required related work.
   SBC Project No: 126/078-01-2023
   Total Project Budget: $3,240,531.00
   Source of Funding: Federal Funds (ARP)
   Approval: Approved a revision in project budget and funding (decrease of $2,759,469.00)
   Approval Date: 01/22/2026

Approvals of Acquisitions and Disposals of State Property

- Reported the following disposal easement in accordance with Item 2.04(E)(I)(5) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: STREAM / Tennessee Wildlife Resources Agency
   Transaction Description: Transaction No. 25-03-010
   Location: Catoosa Wildlife Management Area (CWMA)
   Morgan County – 1.35 +/- acres – 0 Catoosa Road
   Grantee: National Park Service (NPS)
   Estimated Sale Price: No Cost/Mutual Benefit
   Approval: Approved of disposal by easement with waiver of appraisal
   Approval Date: 01/23/2026

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 Military
   Location: Nashville, Tennessee
   Project Title: Nashville JFHQ Campus Renovation
   SBC Project No: 361/067-04-2023
   Designer: Design House 1411, LLC
   Amount: $68,500.00
   Explanation: This ASR is for re-design services which are due to an owner-initiated programmatic change after bid.
   Approval Date: 12/22/2025
   OSA Receipt Date: 12/22/2025

2. **State Procurement Agency**: STREAM / Department of Military
   Location: Smyrna, Tennessee
   Project Title: VTS Smyrna Regional Training Center Covered Shelter
   SBC Project No: 361/079-02-2024
   Designer: M. Shanks Architects
   Amount: $8,567.50
   Explanation: This ASR is for geotechnical services which are considered inherent to the successful execution of the project.
   Approval Date: 12/16/2025
   OSA Receipt Date: 12/16/2025

3. **State Procurement Agency**: STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Andrew Jackson Office Space Consolidation - Treasury
SBC Project No: 529/073-02-2022
Designer: BHDG
Amount: $56,485.00
Explanation: This ASR is for project management services which are identified as above basic services.
Approval Date: 02/12/2026
OSA Receipt Date: 01/13/2026

Other Business

There being no further business, the meeting adjourned at 11:28 a.m.

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CONSENT AGENDA ITEMS

1.

EAST TENNESSEE STATE UNIVERSITY

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

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Welcome Center Renovation
Project Description:	Interior renovation to create a new Welcome Center in the D.P. Culp Student Center.
SBC Number:	369/005-01-2026
Total Project Budget:	$1,600,000.00
Source of Funding:	$1,600,000.00 Plant Funds (Non-Aux) (A)
Comment:	This is a December 18, 2025 **disclosed** project reported by ETSU. Renovations will capture underutilized space in the current bookstore footprint. The new Welcome Center will better serve ETSU Admissions with a new presentation room, welcome station, and associated offices.
Minutes:	02/12/2026 SBC Approved project and to select a designer

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

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

Project Title: Commissioning Services

Project Description: Provide commissioning services

SBC Number: 366/000-01-2022

Total Project Budget: $2,300,000.00

Source of Funding:

Original	Change	Revised	Source
$1,200,000.00	$1,100,000.00	$2,300,000.00	Various Plant & Project Funds (A)

Comment: The contract for commissioning services inadvertently expired before completion of the full five-year term. This action will permit a new contract with Smith Seckman Reid, Inc. for the remainder of the five-year period. This request also increases the budget to allow for continuation of commissioning services for the agreement term.

Previous Action:

Date	Meeting	Action
04/14/2022	SBC	Approved procurement and issuing an RFQ for Commissioning Services
08/11/2022	SBC	Approved awarding contract to the best evaluated proposer (Smith Seckman Reid, Inc.)

Minutes:

02/12/2026	SBC	Approved a revision in project budget and funding and awarding a contract to a previously selected consultant (Smith Seckman Reid, Inc.)

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval of a project utilizing campus consultant for design and campus procurement for construction**

Project Title: Recreation Center HVAC Renovations

Project Description: Provide a hot water boiler and replace two existing dehumidification units serving the indoor pool at the MTSU Recreation Center and all related work.

SBC Number: 366/009-01-2026

Total Project Budget: $1,380,000.00

Source of Funding: $1,380,000.00 Plant Funds (Aux-Student Unions) (A)

Comment: This work represents a portion of the 5/20/2025 **disclosed** project reported by MTSU (Recreation Center Renovations $6,700,000.00).

MTSU is evaluating the remaining scope of the disclosed project and may bring this work forward as a separate project in the future. Replacement is required because the equipment is nearing the end of its useful life.

Campus consultant (TLC Engineering Solutions, Inc.) for design and campus procurement for construction are requested due to the limited scope of work required for an in-kind equipment replacement and installation of boiler.

Minutes:	02/12/2026	SBC	Approved project utilizing campus consultant (TLC Engineering Solutions, Inc.) for design and campus procurement for construction

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Crossville, Cumberland County, Tennessee

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

Project Title: ARP – PREC Improvements

Project Description: Construction of the Plateau Research & Education Center (PREC) facilities for Beef Cattle research. Includes new buildings, pens, the demolition of the Swine Barn, and related infrastructure and site needs to enable the operation of this new facility. It will include all related work to complete the project.

SBC Number: 540/001-02-2023

Total Project Budget: $4,940,000.00

Source of Funding:

Original	Change	Revised	Source
$4,440,000.00	$ 0.00	$4,440,000.00	Federal Funds (ARP) (F)
0.00	500,000.00	500,000.00	Plant Funds (Non-Aux) (A)
$4,440,000.00	**$ 500,000.00**	**$4,940,000.00**	

Comment: This request increases the budget from $4,440,000.00 to $4,940,000.00 due to unsuitable soil conditions encountered on the site. The additional funding will fully fund the project.

Previous Action:

Date	Meeting	Action
02/09/2023	SBC	Approved project and to select a designer
02/27/2023	ESC	Approved designer selection (Smee Busby Architects, P.C.)
09/12/2024	SBC	Approved a revision in project scope and the Early Design Phase as recommended by the State Architect
09/11/2025	SBC	Approved a revision in funding in order to award a contract (Stubbs Construction Services)

Minutes:

02/12/2026	SBC	Approved a revision in project budget and funding

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:	University Tower
Project Description:	Construct an approximately five story tower to be located at the visual center of the campus as depicted in the campus master plan.
SBC Number:	364/011-01-2026
Total Project Budget:	$2,700,000.00
Source of Funding:	$2,700,000.00 Gifts (O)
Comment:	This is a January 9, 2026 **disclosed** project reported by TTU. The tower will be sited on center to the University Drive entry to campus, the center line of the Peachtree Promenade and the center of the walkway from the Volpe Library. Each vista will provide a view to the tower, will be intentionally iconic, and will offer a lasting image of the University. The tower design will incorporate the classic Georgian qualities of the campus architecture.
Minutes:	02/12/2026 SBC Approved project and to select a designer

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Crossville, Cumberland County, Tennessee

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

Project Title: Crossville Research Center Roof Replacement and Window Repairs

Project Description: Replace all low slope roof systems. ~~Install an elastomeric coating over the standing seam metal roof.~~ Repair/replace window gaskets, shelf angles, and window lintel angles. Add flashing where required. Repairs and replacements to include all related work.

SBC Number: 364/011-02-2025

Total Project Budget: $4,040,000.00

Source of Funding: $4,040,000.00 Plant Funds (Non-Aux) (A)

Comment: This request deletes installation of elastomeric coating on the warehouse standing seam metal roof. The warehouse portion of the building is slated for demolition.

Previous Actions:

Date	Meeting	Action
03/13/2025	SBC	Approved project and to select a designer
03/24/2025	ESC	Approved designer selection (Richard C. Rinks and Associates, Inc.)

Minutes:

02/12/2026	SBC	Approved a revision in scope

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Multiple Buildings Roof Replacements

Project Description: Replace the roofs on ~~the Maintenance Office Building~~, Bell Hall, Ray Morris Hall, and all related work.

SBC Number: 364/011-07-2025

Total Project Budget: $1,440,000.00

Source of Funding: $1,440,000.00 25/26 CurrFunds-CapMaint (MP) (A)

Comment: This request deletes the Maintenance Office Building from the scope of work. The building has been slated for demolition.

Previous Actions:

Date	Meeting	Action
08/15/2025	SBC	Approved project and to select a designer
08/25/2025	ESC	Approved designer selection (Design Innovation Architects, Inc.)

Minutes:

02/12/2026	SBC	Approved a revision in scope

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Ag Broiler House

Project Description: Construct broiler house unit for agriculture research. Project includes all related work.

SBC Number: 166/001-02-2024

Total Project Budget: $1,231,450.00

Source of Funding:

Original	Change	Revised	Source
$ 990,000.00	$ 0.00	$ 990,000.00	Federal Funds (USDA) (F)
0.00	241,450.00	241,450.00	Federal Funds (USDA NIFA) (F)
$ 990,000.00	**$ 241,450.00**	**$ 1,231,450.00**	

Comment: This request increases the budget from $990,000.00 to $1,231,450. Five bids were received on December 17, 2025. Funds are being added to award a contract to Drake's Creek Builders, LLC and to increase the project contingency. Bid costs exceeded estimates for pre-engineered metal building, plumbing, concrete, and asphalt. There is no increase in the designer fee.

Previous Action:

Date	Meeting	Action
08/08/2024	SBC	Approved project and to select a designer
10/23/2024	ESC	Approved designer selection (The Architecture Collaborative)

Minutes:

02/12/2026	SBC	Approved a revision in project budget and funding to award a contract (Drake's Creek Builders, LLC)

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Athens, Athens, McMinn County Tennessee *

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

Project Title: Polk County Facility

Project Description: Construct a new campus to include *land acquisition,* academic buildings, site development, parking areas, drives, and infrastructure improvements.

SBC Number: 166/040-02-2023

Total Project Budget: $17,000,000.00

Source of Funding: $17,000,000.00 23/24 CurrFunds-CapImp (A)

Comment: The project scope has been revised to include the acquisition of property contiguous to the site. Existing project funds are being reallocated to cover the associated cost. Acquiring the adjacent property will allow the institution to secure long-term control of the site, improve visibility, and support potential future growth.

The EDP is for Building 2 and construction is anticipated to start in April 2026. The project is on schedule and within budget.

Previous Action:

Date	Meeting	Action
10/12/2023	SBC	Approved project, to select a designer, and utilizing the CM/GC alternative delivery method
10/23/2023	ESC	Approved designer selection (Artech Design Group)
07/11/2024	SBC	Approved EDP (Building 1) as recommended by the State Architect

Minutes:

02/12/2026	SBC	Approved a revision in project scope, funding, and the EDP as recommended by the State Architect

*Work to be done in Polk County

DEPARTMENT OF ENVIRONMENT & CONSERVATION

South Cumberland State Park, Monteagle, Grundy County, Tennessee

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

Project Title: SCSP Stone Door Annex Visitor Center and Campground (at Savage Gulf State Park)

Project Description: Construct a visitor center and a fully functional recreational vehicle campground with roadway and infrastructure at Savage Gulf State Park, including all required related work.

SBC Number: 126/116-01-2022

Total Project Budget: $30,380,000.00

Source of Funding: $30,380,000.00 21/22 CurrFunds-CapImp (A)

Comment: This request increases the construction funding from $19,588,191 to $25,425,855 to transfer the Phase 1 roadway scope of work from TDOT to the contractor.

Previous Action:

Date	Meeting	Action
08/11/2022	SBC	Approved project, to select a designer, and utilizing Best Value alternative delivery method for construction
10/24/2022	ESC	Approved designer selection (CTI Engineers, Inc.)
04/24/2023	ESC	Approved a revision in project scope and utilizing Agency Resources for a portion of design and Agency Procurement for a portion of construction
09/12/2024	SBC	Approved EDP as recommended by the State Architect

Minutes:

02/12/2026	SBC	Approved a revision in project funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Savage Gulf State Park, Beersheba, Grundy County, Tennessee

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

Project Title: Savage Gulf State Park Improvements Phase Two

Project Description: Construct camping experiences, yurts, bath and restroom facilities, a new boat rental facility with fishing pier and kayak boat launch, new pavilions, parking, roads, infrastructure; replace the existing maintenance building; and all required related work.

SBC Number: 126/099-01-2023

Total Project Budget: $73,950,000.00

Source of Funding: $73,950,000.00 23/24 CurrFunds-CapImp (A)

Comment: This request increases the construction funding from $52,578,225 to $59,950,000 to include the Phase 2 roadway scope of work originally planned for another project (SCSP Stone Door Annex Visitor Center and Campground (at Savage Gulf State Park) SBC No 126/116-01-2022)

Previous Action:

Date	Meeting	Action
07/13/2023	SBC	Approved project and to select a designer
08/21/2023	ESC	Approved designer selection (CTI Engineers, Inc.)
03/13/2025	SBC	Approved a revision in scope and the EDP as recommended by the State Architect

Minutes:

02/12/2026	SBC	Approved a revision in project funding

DEPARTMENT OF TRANSPORTATION

Region 4 – Crockett County Maintenance Building, Alamo, Crockett County, Tennessee

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

Project Title: Region 4 New Crockett County Maintenance Building

Project Description: ~~Demolish the current structure,~~ *Construction of* a new maintenance building and all required related work.

SBC Number: 244/010-02-2023

Total Project Budget: $1,310,000.00

Source of Funding: $1,310,000.00 21/22 TDOT Plant Construction Funds (A)

Comment: A revision in project scope is requested to remove the demolition of the current structure (Maintenance Shop). The new building footprint was able to be shifted to allow the current structure to remain for storage.

Previous Action:

Date	Meeting	Action
07/13/2023	SBC	Approved project and utilizing Agency Consultant (Smith Seckman Reid, Inc.) for design
06/12/2025	SBC	Approved an EDP as recommended by the State Architect

Minutes:

02/12/2026	SBC	Approved a revision in project scope

TENNESSEE HISTORICAL COMMISSION

Carter House State Historic Site, Franklin, Williamson County, Tennessee

Requested Action:	**Approval of a project utilizing a previously selected designer**
Project Title:	Carter House SHS Cabin Repairs and Site Improvements
Project Description:	Restore and relocate historic slave cabin and provide site improvements including accessible sidewalks with lighting, permeable pathways, signage, and all required related work.
SBC Number:	160/008-01-2026
Total Project Budget:	$921,500.00
Source of Funding:	$921,500.00 25/26 TDEC Op Funds (A)
Comment:	The historic cabin is being relocated to its original location on site. A previously selected designer (Orcutt Winslow) is requested due to the firm's familiarity with the site and previous design work on the new Carter House Visitor's Center (SBC 160-008-01-2017) that is currently under construction. The Tennessee Historical Commission will be involved with the design process to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.
Minutes:	02/12/2026 SBC Approved project utilizing a previously selected designer (Orcutt Winslow)

DEPARTMENT OF EDUCATION

Alvin C. York Institute, Jamestown, Fentress County, Tennessee

Requested Action:	**Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect**
Project Title:	Alvin C. York Poor House Demolition
Project Description:	Demolish the vacant former poor house, and all related work.
SBC Number:	168/001-01-2026
Total Project Budget:	$15,000.00
Source of Funding:	$15,000.00 Gift-in-Place (O)
Comment:	This is a gift-in-place demolition provided by a local contractor. Demolition is needed because the structure is in a state of disrepair with significant damage and has reached the end of its useful life. The Tennessee Historical Commission (THC) has determined that the demolition or disposal of this property **does** adversely affect this State-owned resource and consultation with THC has occurred to mitigate the adverse effect.
Minutes:	02/12/2026 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

DEPARTMENT OF GENERAL SERVICES

General / Statewide, Statewide, Tennessee

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

Project Title: STREAM Consultants

Project Description: The selection of various consultants to provide professional services to STREAM and various agencies through STREAM.

SBC Number: 529/000-01-2024

Total Project Budget: $14,500,000.00

Current Project Funding: $ 4,586,200.00

Source of Funding:

Original	Change	Revised	Source
$1,500,000.00	$ 0.00	$1,500,000.00	Various Agency Funds (A)
1,086,200.00	0.00	1,086,200.00	24/25 DGS Op Funds (PrePlan) (A)
913,800.00	0.00	913,800.00	24/25 DGS Op Funds (PrePlan) (R)
0.00	1,086,200.00	1,086,200.00	25/26 DGS Op Funds (PrePlan) (A)
$3,500.000.00	**$1,086,200.00**	**$4,586,200.00**	

Comment: This request increases the funding from $3,500,000.00 to $4,586,200.00. The additional funding is requested to fulfill the anticipated agency programming and consulting needs across the state for the upcoming year.

Previous Action:

Date	Approver	Action
04/11/2024	SBC	Approved procurement and to select multiple consultants
09/12/2024	SBC	Approved a revision in project budget and funding
12/16/2024	ESC	Approved designer selection
08/14/2025	SBC	Approved an amendment to the contract (increase in maximum billable rate)

Minutes:

02/12/2026	SBC	Approved a revision in project funding

Architectural Engineering	**Start Date**	**End Date**
Archimania, P.C.	3/14/2025	10/31/2029
DLR Group, Inc.	3/24/2025	10/31/2029
Kline Swiney	3/14/2025	10/31/2029
Sanders Pace Architecture, LLC	3/24/2025	10/31/2029
Smith Gee Studio, LLC	3/14/2025	10/31/2029
Wold Architects Inc.	3/14/2025	10/31/2029
Civil Engineering	**Start Date**	**End Date**
AECOM Technical Services, Inc.	4/11/2025	10/31/2029
Cannon & Cannon, Inc.	9/12/2025	10/31/2029
CTI Engineers, Inc.	4/23/2025	10/31/2029
Fisher & Arnold, Inc.	3/24/2025	10/31/2029
Structural Engineering	**Start Date**	**End Date**
American Structurepoint, Inc.	3/14/2025	10/31/2029
Hurst Rosche, Inc.	4/8/2025	10/31/2029
LBYD, Inc.	3/24/2025	10/31/2029
Logan Patri Engineering, Inc.	3/24/2025	10/31/2029
Cost Estimator	**Start Date**	**End Date**
Connico	3/24/2025	10/31/2029
Healthcare	**Start Date**	**End Date**
A2H	4/9/2025	10/31/2029
Wold Architects Inc.	3/24/2025	10/31/2029
Historical Architectural	**Start Date**	**End Date**
LRK, Inc.	4/11/2025	10/31/2029
Sanders Pace Architecture, LLC	3/24/2025	10/31/2029
Mechanical Electrical Plumbing	**Start Date**	**End Date**
Dewberry Engineers, Inc.	3/24/2025	10/31/2029
Henderson Engineers, Inc.	7/24/2025	10/31/2029
IC Thomasson, Inc.	4/23/2025	10/31/2029
Kimley-Horn and Associates, Inc.	4/23/2025	10/31/2029
Smith Seckman Reid, Inc.	3/24/2025	10/31/2029
Roofing & Envelope	**Start Date**	**End Date**
Architectural Testing, Inc.	10/20/2025	10/31/2029
37216 Enterprises, Nashville Roof Consultants	5/29/2025	10/31/2029
Wiss, Janney, Elstner Associates, Inc.	4/23/2025	10/31/2029
Security Consultant	**Start Date**	**End Date**
R&N Systems	3/24/2025	10/31/2029

Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State