

**MINUTES**  
**State Building Commission**  
**January 8, 2026**

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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 11:05 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  
Jim Bryson, Commissioner, Department of Finance and Administration

**MEMBERS ABSENT**

Chairman Bill Lee, Governor  
Jason Mumpower, Comptroller of the Treasury

**ORGANIZATION**

- Department of Veterans Services
- State Building Commission

**PRESENTER**

Assistant Commissioner Patrick Rice  
State Architect Ann McGauran

State Architect McGauran stated that there were no requests.

## CONSENT AGENDA

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

1. Agency: **Tennessee Technological University**  
Project Title: Commissioning Services  
SBC Project No: 364/000-01-2022  
Requested Action: Approval to award a contract to a previously selected consultant
  
2. Agency: **Tennessee Board of Regents / Tennessee State University**  
Project Title: Multiple Building Roof Replacement  
SBC Project No: 166/001-05-2024  
Requested Action: Approval of a revision in project scope, budget, and funding
  
3. Agency: **Tennessee Board of Regents / Southwest Tennessee Community College**  
Project Title: Master Plan  
SBC Project No: 166/033-01-2026  
Requested Action: Approval of a project and to issue a Request for Proposals for master planning services
  
4. Agency: **University of Tennessee – Chattanooga**  
Project Title: 540 McCallie Renovation  
SBC Project No: 540/005-06-2022  
Requested Action: Approval of a revision in project budget and funding
  
5. Agency: **University of Tennessee – Knoxville**  
Project Title: Chemistry Building  
SBC Project No: 540/009-13-2023  
Requested Action: Approval to utilize a previously selected commissioning consultant
  
6. Agency: **University of Tennessee Institute of Agriculture**  
Project Title: ARP – NETREC Improvements  
SBC Project No: 540/001-05-2023  
Requested Action: Approval of the Early Design Phase as recommended by the State Architect
  
7. Agency: **Department of Human Services**  
Project Title: TRC Smyrna Campus Upgrades – Phase 2  
SBC Project No: 442/006-01-2021  
Requested Action: Approval of a revision in project scope and funding
  
8. Agency: **Department of General Services**  
Project Title: TN Residence Update  
SBC Project No: 529/028-01-2026  
Requested Action: Approval of a project utilizing an agency consultant for design and the Construction Manager/General Contractor alternative delivery method

DEPARTMENT OF VETERANS SERVICES

Upper Cumberland Veterans Cemetery, Sparta, White County, Tennessee

**Requested Action:** Approval of a project utilizing a previously selected designer

**Project Title:** Upper Cumberland Veterans Cemetery

**Project Description:** Develop a new state veterans cemetery including site development, committal shelter, maintenance facility, gravesites, and all required related work.

**SBC Number:** 682/008-01-2026

**Total Project Budget:** \$7,750,000.00

**Current Project Funding:** \$ 775,000.00

**Source of Funding:** \$ 775,000.00 19/20 CurrFunds-CapImp (A)

**Comment:** This is an FY 19/20 line-item in the capital budget.

Use of a previously selected designer (Cannon and Cannon) is requested due to the accelerated nature of this project as a result of federal funding guidelines, and the consultant's experience designing the East Tennessee Veteran's Cemetery expansion. This will be a 100% federally funded.

**Minutes:** 01/08/2026 SBC Approved project utilizing a previously selected designer (Cannon and Cannon)

## STATE BUILDING COMMISSION

### Minutes of Meeting of State Building Commission

1. Approved the Minutes of the State Building Commission meeting held on December 15, 2025.

### 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  
**User Agency, Location:** University of Tennessee – Knoxville, Knoxville, Tennessee  
**Project Title:** Neyland Thompson Sports Center Renovation  
**SBC Project No:** 540/009-31-2022  
**Designer:** Lewis Group Architects  
**Contractor:** Rouse Construction Co.  
**Construction Completion Percentage:** 50%  
**Targeted Substantial Completion:** 02/28/2026  
**Change Order No:** 1  
**Approval Date:** 12/11/2025  
**Change Order Amount:** \$90,191.50  
**Change Order Percentage:** 20.69%  
**Cumulative Percentage:** 20.69%  
**Comment:** **Added Scope-** This change order addresses the need to paint door frames, add a fire extinguisher cabinet and to provide terrazzo flooring at the owner's request. This change order adds 65 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$436,000.00  
**Base Contract Amount:** \$436,000.00  
**Contingency:** \$ 43,600.00  
**After This Change Order:**  
**Revised Contract Amount:** \$526,191.50  
**Remaining Undedicated Funds:** \$580,575.60

2. **State Procurement Agency:** Tennessee Board of Regents  
**User Agency, Location:** TN College of Applied Technology, 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:** 10/26/2025  
**Change Order No:** 25  
**Approval Date:** 11/25/2025  
**Change Order Amount:** \$40,311.62  
**Change Order Percentage:** 0.88%  
**Cumulative Percentage:** 28.55%  
**Comment:** **Hidden Conditions/Other-External Factors-** This change order addresses the need to provide a distributed antenna system identified as a hidden condition and to credit the project for unused contract allowances for unit prices due to external factors.  
**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:** \$5,908,189.92  
**Remaining Undedicated Funds:** \$ 532,121.70
3. **State Procurement Agency:** Tennessee Technological University  
**User Agency, Location:** Tennessee Technological University, Cookeville, Tennessee  
**Project Title:** Derryberry Hall Upgrades Phase 1  
**SBC Project No:** 364/011-05-2021  
**Designer:** Gilbert, McLaughlin, Casella  
**Contractor:** Sain Construction  
**Construction Completion Percentage:** 57%  
**Targeted Substantial Completion:** 05/28/2025  
**Change Order No:** 12  
**Approval Date:** 12/09/2025  
**Change Order Amount:** \$365,483.74  
**Change Order Percentage:** 13.89%  
**Cumulative Percentage:** 23.61%  
**Comment:** **Hidden Conditions/Error/Omission-** This construction change directive addresses the need to change the fire suppression system line size including related work and to relocate the fire department connection and the control valve as designed which are identified as a result of errors and omissions. Wood, wall panels need to be modified due to a hidden condition. This change directive adds 89 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$2,631,345.00  
**Base Contract Amount:** \$2,631,345.00  
**Contingency:** \$ 263,134.00  
**After This Change Order:**  
**Revised Contract Amount:** \$3,252,650.89  
**Remaining Undedicated Funds:** \$1,005,541.00

4. **State Procurement Agency:** STREAM  
**User Agency, Location:** Department of Environment & Conservation, Nashville, Tennessee  
**Project Title:** Statewide Soil Stabilization  
**SBC Project No:** 126/000-02-2021  
**Designer:** Croy Engineering, LLC  
**Contractor:** Orion Building Corporation  
**Construction Completion Percentage:** 99.82%  
**Targeted Substantial Completion:** 10/01/2025  
**Change Order No:** 4  
**Approval Date:** 12/01/2025  
**Change Order Amount:** \$61,083.55  
**Change Order Percentage:** 4.70%  
**Cumulative Percentage:** 11.69%  
**Comment:** **Hidden Condition/Error-** This change order addresses the need to repair a stormwater pipe foundation due to a hidden condition and to change planting species due to a designer error. This change order adds 37 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$2,000,000.00  
**Base Contract Amount:** \$1,300,000.00  
**Contingency:** \$ 371,489.00  
**After This Change Order:**  
**Revised Contract Amount:** \$1,451,958.38  
**Remaining Undedicated Funds:** \$ 907,568.97

5. **State Procurement Agency:** STREAM  
**User Agency, Location:** Department of Transportation, Nashville, Tennessee  
**Project Title:** Region 3 Headquarters Elevator Replacement  
**SBC Project No:** 243/020-01-2022  
**Designer:** Smith Seckman Reid, Inc.  
**Contractor:** Grace Contracting  
**Construction Completion Percentage:** 94%  
**Targeted Substantial Completion:** 11/30/2025  
**Change Order No:** 1  
**Approval Date:** 12/03/2025  
**Change Order Amount:** 78,929.32\$  
**Change Order Percentage:** 16.83%  
**Cumulative Percentage:** 16.83%  
**Comment:** **Codes/Omission-** This change order addresses the need to add a battery backup to the elevator system and to modify the fire sprinkler system which are identified as a designer omission; and to install an alarm in the elevator pit as required by the State Fire Marshal. This change order adds 199 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$490,000.00  
**Base Contract Amount:** \$ 69,007.00  
**Contingency:** \$ 49,000.00  
**After This Change Order:**  
**Revised Contract Amount:** \$547,936.32  
**Remaining Undedicated Funds:** \$ 98,418.18

6. **State Procurement Agency:** STREAM  
**User Agency, Location:** Department of Military, Nashville, Tennessee  
**Project Title:** Berry Field Building 721 Systems Updates  
**SBC Project No:** 361/067-02-2023  
**Designer:** I.C. Thomasson Associates  
**Contractor:** Matrix Mechanical Solutions, LLC  
**Construction Completion Percentage:** 95%  
**Targeted Substantial Completion:** 12/20/2025  
**Change Order No:** 3  
**Approval Date:** 11/06/2025  
**Change Order Amount:** \$241,310.56  
**Change Order Percentage:** 21.84%  
**Cumulative Percentage:** 33.07%  
**Comment:** **Schedule Modifications/Design Modifications-** This change order addresses the need to renovate the latrine and to replace an HVAC unit which are identified as a value-added change. The owner requested that lighting be upgraded to LED which is identified as a design modification. This change order adds 90 days of General Conditions to the project cost and schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$1,510,000.00  
**Base Contract Amount:** \$1,104,763.00  
**Contingency:** \$ 151,000.00  
**After This Change Order:**  
**Revised Contract Amount:** \$1,470,071.38  
**Remaining Undedicated Funds:** \$ 190,928.62

#### Initial and Revised Approvals of Capital Projects

- Reported the following five 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:** Tennessee Board of Regents / Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Agriculture Premanufactured Offices  
**Project Description:** Provide two premanufactured office units at the Farm area. The scope includes site preparation, foundations, utility connections, and all related work.  
**SBC Project No:** 166/001-04-2025  
**Total Project Budget:** \$545,000.00  
**Source of Funding:** Federal Funds (USDA) (F)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 12/11/2025
  2. **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Agriculture Headhouse Renovation  
**Project Description:** Remodel existing Headhouse to accommodate programmatic needs for research. The project includes comprehensive architectural, mechanical, electrical, and plumbing (MEP) upgrades and finishes; and all related work.  
**SBC Project No:** 166/001-05-2025  
**Total Project Budget:** \$770,000.00  
**Source of Funding:** Federal Grant (USDA) (F)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 12/11/2025

3. **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Agriculture Research Supplies Storage Shed  
**Project Description:** Modify existing 180' x 40' pre-engineered metal storage shed by enclosing all sides and adding overhead doors. The scope of work includes site and all other related work.  
**SBC Project No:** 166/001-06-2025  
**Total Project Budget:** \$560,000.00  
**Source of Funding:** Federal Grant (USDA) (F)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 12/11/2025
  
4. **State Procurement Agency:** Tennessee Board of Regents / Tennessee State University  
**Location:** Nashville, Tennessee  
**Project Title:** Agriculture Farm Improvements  
**Project Description:** Install a pre-engineered hay barn (3,200 sq. ft.), and a pre-engineered metal equipment storage barn (2,000 sq. ft.) at TSU's Agriculture Farm. The project includes all related work.  
**SBC Project No:** 166/001-07-2025  
**Total Project Budget:** \$620,000.00  
**Source of Funding:** Federal Grant (USDA) (F)  
**Approval:** Approved project and to select a designer  
**Approval Date:** 12/11/2025
  
5. **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Nashville, Tennessee  
**Project Title:** Radnor Lake State Park Residence Demolition  
**Project Description:** Demolish two vacant residences to improve access and all required related work.  
**SBC Project No:** 126/098-02-2025  
**Total Project Budget:** \$100,000.00  
**Source of Funding:** Gift-in-Place (O)  
**Approval:** Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect  
**Approval Date:** 12/05/2025

### **Approvals of Revisions to Existing Capital Projects**

- Reported the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:
  1. **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Roan Mountain, Tennessee  
**Project Title:** Roan Mountain State Park Wastewater Infrastructure Replacement  
**Project Description:** Replace wastewater treatment plant, add irrigation septic fields, and all required related work.  
**SBC Project No:** 126/086-01-2023  
**Total Project Budget:** \$6,500,000.00  
**Source of Funding:** Federal Funds (ARP) (F)  
**Approval:** Approved a revision in project funding in order to award a bid (Innovative Wastewater Solutions, Inc. and Hampton Construction & Development, LLC, a Joint Venture)  
**Approval Date:** 12/11/2025

- Reported the following two approvals 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 Disability & Aging  
**Location:** Greeneville, Tennessee  
**Project Title:** East Tennessee Intermediate Care Facility Renovation  
**Project Description:** Interior and exterior renovation to include atrium repairs, finish updates, window and roof replacement; ~~mechanical~~ *building* system upgrades; and all required related work.  
**SBC Project No:** 346/007-01-2025  
**Total Project Budget:** \$1,920,000.00  
**Source of Funding:** 25/26 CurrFunds-CapMaint (MP) (A)  
**Approval:** Approved a revision in project scope  
**Approval Date:** 12/05/2025

2. **State Procurement Agency:** STREAM / Department of Military  
**Location:** Nashville, Tennessee  
**Project Title:** Berry Field Building 721 Systems Updates  
**Project Description:** Replace boiler and repair mechanical and plumbing systems, *bathroom renovation, electrical work* and all required related work.  
**SBC Project No:** 361/067-02-2023  
**Total Project Budget:** \$1,830,000.00  
**Source of Funding:**

<u>Original Amount</u>	<u>Source</u>
\$1,372,500.00	Federal Funds (NGB) (F)
\$ 457,500.00	23/24 CurrFunds-CapMaint(MP) (A)

**Approval:** Approved a revision in project scope  
**Approval Date:** 12/05/2025

- 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*:

1. **State Procurement Agency:** University of Tennessee Health Science Center  
**Location:** Memphis, Tennessee  
**Project Title:** UTHSC College of Medicine and Interdisciplinary Building (25/26)  
**Project Description:** Construction of a College of Medicine and Interdisciplinary Building. Include all related work to complete the project.  
**SBC Project No:** 540/013-04-2025  
**Total Project Budget:** \$350,000,000.00  
**Current Project Funding:** \$ 10,000,000.00  
**Source of Funding:** Plant Funds (Non-Aux) (A)  
**Approval:** Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)  
**Approval Date:** 12/10/2025

## Approvals of Acquisitions and Disposals of State Property

- 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:** STREAM / Tennessee Wildlife Resources Agency  
**Transaction Description:** Transaction No. 25-10-004  
**Location:** Campbell County – 0.03± acre– North Tennessee Avenue, LaFollette, TN  
**Grantee:** City of LaFollette  
**Estimated Sale Price:** Gift  
**Source of Funding:** City of LaFollette (REM Fees) (O)  
**Approval:** Approved disposal by easement with waiver of appraisal  
**Approval Date:** 12/09/2025

## 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:** University of Tennessee Health Science Center  
**Location:** Memphis, Tennessee  
**Project Title:** Nash Vivarium Basement Renovation  
**SBC Project No:** 540/013-02-2023  
**Designer:** The Crump Firm  
**Amount:** \$183,513.00  
**Explanation:** This ASR is for design services resulting from an owner-initiated programmatic change.  
**Approval Date:** 11/21/2025  
**OSA Receipt Date:** 11/21/2025
  2. **State Procurement Agency:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** ADA Compliance  
**SBC Project No:** 364/011-02-2020  
**Designer:** Architect Workshop  
**Amount:** \$12,750.00  
**Explanation:** This ASR is for revisions to construction documents and bidding/negotiation services which are considered to be an owner-initiated project programming service.  
**Approval Date:** 12/03/2025  
**OSA Receipt Date:** 12/03/2025

3. **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Pikeville, Tennessee  
**Project Title:** Justin P Wilson Cumberland Trail Bridge Installation  
**SBC Project No:** 126/000-01-2025  
**Designer:** Palmer Engineering Company  
**Amount:** \$88,200.00  
**Explanation:** This ASR is for survey services considered to be inherent to the successful execution of the project.  
**Approval Date:** 12/09/2025  
**OSA Receipt Date:** 12/09/2025
  
4. **State Procurement Agency:** STREAM / Department of Environment & Conservation  
**Location:** Spencer, Tennessee  
**Project Title:** Fall Creek Falls State Park Inn Access Improvements  
**SBC Project No:** 126/036-01-2025  
**Designer:** Collier Engineering Co., Inc.  
**Amount:** \$41,499.60  
**Explanation:** This ASR is for geotechnical services which are considered inherent to the successful execution of the project.  
**Approval Date:** 12/15/2025  
**OSA Receipt Date:** 12/15/2025
  
5. **State Procurement Agency:** STREAM / Department of Military  
**Location:** Jackson, Tennessee  
**Project Title:** Army Aviation Storage Facility Fuel Farm Storage Tanks  
**SBC Project No:** 361/042-02-2022  
**Designer:** Allen & Hoshall, Inc.  
**Amount:** \$2,500.00  
**Explanation:** This ASR is for topographic survey services which are considered inherent to the successful execution of the project.  
**Approval Date:** 12/14/2025  
**OSA Receipt Date:** 12/15/2025

**Other Business**

There being no further business, the meeting adjourned at 11:09 a.m.

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**TENNESSEE TECHNOLOGICAL UNIVERSITY**

**Tennessee Technological University, Cookeville, Putnam County, Tennessee**

**Requested Action:**      **Approval to award a contract to a previously selected consultant**

**Project Title:**              Commissioning Services

**Project Description:**      Provide commissioning services.

**SBC Number:**              364/000-01-2022

**Total Project Budget:**    \$1,500,000.00

**Source of Funding:**      \$1,500,000.00    Various 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.

**Previous Action:**

<u>Date</u>	<u>Meeting</u>	<u>Action</u>
12/12/2022	SBC	Approved procurement and issuing an RFQ for commissioning services
05/11/2023	SBC	Approved consultant selection (Smith Seckman Reid, Inc. (dba SSRcx))

**Minutes:**                      01/08/2026    SBC              Approved awarding a contract to a previously selected consultant (Smith Seckman Reid, Inc. (dba SSRcx))

**TENNESSEE BOARD OF REGENTS**

Tennessee State University, Nashville, Davidson County, Tennessee

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

**Project Title:** Multiple Building Roof Replacement

**Project Description:** Replace roof systems of multiple buildings. Project includes all related systems and work required for roof-top mounted equipment and drainage.

**SBC Number:** 166/001-05-2024

**Total Project Budget:** \$2,118,948.00

**Source of Funding:**

	<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>		
\$	150,000.00	\$	0.00	\$	150,000.00	22/23 CurrFunds-CapImp (A)
	1,305,536.00		613,412.00		1,918,948.00	Insurance Proceeds (O)
	0.00		50,000.00		50,000.00	Plant Funds (Non-Aux) (A)
<b>\$</b>	<b>1,455,536.00</b>	<b>\$</b>	<b>663,412.00</b>	<b>\$</b>	<b>2,118,948.00</b>	

**Comment:** This request increases the budget from \$1,455,536.00 to \$2,118,948.00 to include the roof replacement at Kean Hall that was damaged in the March 4-5, 2025 storm. The current roof at Kean Hall was installed in 2009.

**Previous Action:**

<u>Date</u>	<u>Meeting</u>	<u>Action</u>
09/12/2024	SBC	Approved project and utilizing a Regional Consultant for design (Richard C. Rinks and Associates)

**Minutes:** 01/08/2026 SBC Approved a revision in project scope, budget, and funding

## TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

**Requested Action:** Approval of a project and to issue a Request for Proposals for master planning services

**Project Title:** Master Plan

**Project Description:** Develop a new Master Plan.

**SBC Number:** 166/033-01-2026

**Total Project Budget:** \$250,000.00

**Source of Funding:** \$250,000.00 Plant Funds (Non-Aux) (A)

**Comment:** Current master plan was completed in 2016.

**Minutes:** 01/08/2026 SBC Approved project and issuing an RFP for master planning services

## UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

**Project Title:** 540 McCallie Renovation

**Project Description:** Renovation of the interior and exterior of the seven-story plus basement-level building.

**SBC Number:** 540/005-06-2022

**Total Project Budget:** \$42,900,000.00

**Source of Funding:**

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$38,400,000.00	\$ 0.00	\$38,400,000.00	22/23 CurrFunds-CapImp (A)
1,600,000.00	2,900,000.00	4,500,000.00	Plant Funds (Non-Aux) (A)
<b>\$40,000,000.00</b>	<b>\$2,900,000.00</b>	<b>\$42,900,000.00</b>	

**Comment:** This request increases the project budget from \$40,000,000.00 to \$42,900,000.00 to accommodate the work related to Bid Alternate 1 (Sixth-Floor Renovation). This will allow the completion of all scopes for this project.

**Previous Action:**

<u>Date</u>	<u>Meeting</u>	<u>Action</u>
11/10/2022	SBC	Approved project and to select a designer utilizing CM/GC alternative construction delivery method
11/21/2022	ESC	Approved designer selection (Derthick, Henley & Wilkerson Architects, PLLC)
02/03/2023	SBC	Approved a revision in funding
04/13/2023	SBC	Approved CM/GC contract award to Hoar Construction, LLC
09/12/2024	SBC	Approved a revision in project funding

**Minutes:** 01/08/2026 SBC Approved a revision in project budget and funding

## UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval to utilize a previously selected commissioning consultant

**Project Title:** Chemistry Building

**Project Description:** Construction of a new Chemistry Building and includes all related work.

**SBC Number:** 540/009-13-2023

**Total Project Budget:** \$199,000,000.00

**Source of Funding:**

<u>Original Amount</u>	<u>Source</u>
\$165,170,000.00	2025 GO Bonds-CapImp (A)
16,915,000.00	Gifts (O)
16,915,000.00	Plant Funds (Non-Aux) (A)

**Comment:** This request is to engage the previously approved commissioning consultant [UT Commissioning Services 540/000-01-2025 for Working Buildings, LLC (based upon the Tennessee Board of Regents award)] for this project.

**Previous Action:**

<u>Date</u>	<u>Meeting</u>	<u>Action</u>
09/14/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternate delivery method
09/27/2023	ESC	Approved designer selection (Barber McMurry Architects, LLC)
03/14/2024	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (The Christman Company)
01/09/2025	SBC	Approved a revision in project funding and scope
05/08/2025	SBC	Approved Early Design Phase
07/10/2025	SBC	Approved a revision in project funding

**Minutes:** 01/08/2026 SBC Approved utilizing a previously selected commissioning consultant (Working Buildings, LLC)

## UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Greeneville, Greene County, Tennessee

**Requested Action:** Approval of the Early Design Phase as recommended by the State Architect

**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

**Source of Funding:**

<u>Original Amount</u>	<u>Source</u>
\$8,000,000.00	Federal Funds (ARP) (F)
1,000,000.00	Plant Funds (Non-Aux) (A)

**Comment:** This project is within budget with construction anticipated to begin in February 2026 with the project scheduled to be complete in August 2026.

**Previous Action:**

<u>Date</u>	<u>Meeting</u>	<u>Action</u>
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 Early Design Phase as recommended by the State Architect (Backgrounding Barn and Commodity Barn)
11/24/2025	ESC	Approved CM/GC alternative delivery method for a portion of the work (Christman Construction Company)
12/15/2025	SBC	Approved utilizing CM/GC alternative delivery method for a portion of the work
12/15/2025	SBC	Approved a revision in project budget and funding

**Minutes:** 01/08/2026 SBC Approved EDP as recommended by the State Architect

## DEPARTMENT OF HUMAN SERVICES

Tennessee Rehabilitation Center, Smyrna, Rutherford County, Tennessee

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

**Project Title:** TRC Smyrna Campus Upgrades - Phase 2

**Project Description:** *Upgrades to boilers and control systems lighting, technology, and accessibility elements; kitchen and cafeteria renovations and interior renovations; window replacement; and all required related work.*

**SBC Number:** 442/006-01-2021

**Total Project Budget:** \$6,180,000.00

**Source of Funding:** \$6,180,000.00 21/22 CurrFunds-CapMaint (A)

**Comment:** A revision to the project funding is requested to decrease construction cost and increase the designer fee to allow for prior and current design work. The existing boilers and supply loop have reached the end of their useful life. A revision to the project funding is requested to decrease the maximum allowable construction cost but design services will increase due to the change in scope.

**Previous Action:**

<u>Date</u>	<u>Meeting</u>	<u>Action</u>
11/10/2021	SBC	Approved project and to select a designer
11/22/2021	ESC	Approved designer selection (Design House 1411, LLC)
10/12/2023	SBC	Approved a revision in funding

**Minutes:** 01/08/2026 SBC Approved a revision in project scope and funding

## DEPARTMENT OF GENERAL SERVICES

The Tennessee Residence, Nashville, Davidson County, Tennessee

**Requested Action:** Approval of a project utilizing an agency consultant for design and the Construction Manager/General Contractor alternative delivery method

**Project Title:** TN Residence Update

**Project Description:** Upgrade or replacement of various building systems including mechanical, fire alarm, irrigation, and elevators; renovation and updates of interior, exterior, and site components; and all required related work.

**SBC Number:** 529/028-01-2026

**Total Project Budget:** \$5,480,000.00

**Source of Funding:** \$5,480,000.00 FRF Reserves (R)

**Comment:** A facility condition assessment was completed for the property and a number of the systems and building components are reaching the end of their useful life. This project will allow for a phased completion of all the items noted in that assessment.

The use of an agency consultant (Wold Architects, Inc.) is requested due to the accelerated schedule for repairs to occur during administration transition as well as their familiarity with the project scope. The CM/GC delivery method is requested to assure quality construction and adherence to both budget and schedule constraints. Contractors with experience working on phased projects with tight schedules for high profile clients will be sought.

**Minutes:** 01/08/2026 SBC Approved project utilizing an agency consultant (Wold Architects, Inc.) for design and the CM/GC alternative delivery method

Approved:



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Tre Hargett  
Secretary, State Building Commission  
Secretary of State