MINUTES

State Building Commission

March 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
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
Cameron Sexton, Speaker of the House of Representatives

ORGANIZATION	PRESENTER
• University of Tennessee	Associate Vice President Austin Oakes
• Tennessee Board of Regents	Executive Director Dick Tracy
• Tennessee State Veterans Homes Board	General Counsel Warren Jasper
• State Building Commission	State Architect Ann McGauran

OTHER PARTICIPANTS

Gary Askew, Bauer Askew Architecture, PLLC

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:** Tennessee Technological University
   Project Title: Master Plan
   SBC Project No: 364/000-02-2019
   Requested Action: Retroactive approval of a revision in project budget and funding

2. **Agency:** Tennessee Technological University
   Project Title: Tennis Complex
   SBC Project No: 364/011-02-2026
   Requested Action: Approval of a project and proceeding with the process to select a designer

3. **Agency:** University of Tennessee Health Science Center
   Project Title: Regional Biocontainment Lab HVAC Upgrades
   SBC Project No: 540/013-01-2022
   Requested Action: Retroactive approval to utilize System Procurement for a portion of the work

4. **Agency:** University of Tennessee – Knoxville
   Project Title: Art & Architecture Office Renovation
   SBC Project No: 540/009-03-2023
   Requested Action: Approval of a revision in project budget and funding

5. **Agency:** University of Tennessee – Knoxville
   Project Title: College of Business
   SBC Project No: 540/009-01-2023
   Requested Action: Approval of a revision in project funding

6. **Agency:** University of Tennessee – Martin
   Project Title: UTM Elam Center Pool Infill (25/26)
   SBC Project No: 540/011-01-2026
   Requested Action: Approval of a project utilizing a Campus Consultant for design and System Procurement for construction

7. **Agency:** University of Tennessee – Martin
   Project Title: TEST Hub
   SBC Project No: 540/011-04-2022
   Requested Action: Approval of a revision in project funding in order to award a Guaranteed Maximum Price to perform the work

8. **Agency:** Department of Transportation
   Project Title: Region 4 District Garage Maintenance Bay Upgrades
   SBC Project No: 244/010-01-2023
   Requested Action: Approval to cancel a project

9. **Agency:** Department of Agriculture
   Project Title: Highland Rim District Pole Barns
   SBC Project No: 100/010-01-2026
   Requested Action: Approval of a project utilizing a previously selected designer for design and Central Procurement Office contracts to perform the work

10. **Agency:** Department of General Services
    Project Title: Rachel Jackson Bldg, Interior Renovations (Planning)
    SBC Project No: 529/013-02-2016
    Requested Action: Approval to cancel a project

UNIVERSITY OF TENNESSEE

Acquisition – Lease

Requested Action: **Approval of a Predevelopment Agreement with waiver of advertisement**

Transaction Description:

- **Location:** Oak Ridge Enhanced Technology and Training Center (ORETTC)
  Roane County –3607 Oak Ridge Turnpike, Oak Ridge, TN
- **Developer:** Lawler-Wood NSPC, LLC
- **Lessor:** Roane County NSPC, LLC
- **Term:** 20-year lease term with multiple options totaling up to an expected 99-years
- **Area/Costs:** 20,947 +/- square feet /$TBD annually
- **Predevelopment Fee:** $1,000,000.00 Plant Funds (Non-Aux)

Comment: UT Knoxville has agreed in a Letter of Intent to seek all necessary approvals for funding of a Pre-Development Agreement with Lawler-Wood NSPC, LLC and entering into a subsequent lease agreement with Roane County NSPC, LLC, an entity created by the Industrial Development Board of Roane County, Tennessee, which will finance, construct, own, and lease the National Security Prototype Center (NSPC Building). This approximately 63,000sq. ft. building will be located in the Oak Ridge Enhanced Technology and Training Center (ORETTC). The University and Consolidated Nuclear Security (CNS) will each lease a portion of the building to enable joint research and develop prototypes for high-precision, classified manufacturing around nuclear energy.

Waiver of advertisement is requested due to the unique opportunity for partnership between CNS, the Roane County IDB, and the University to design, build, finance, and maintain shared research facilities within a new National Security Prototype Center building at the Oak Ridge Enhanced Technology and Training Center (ORETTC). The site's strategic location is unique given its proximity to the Oak Ridge National Laboratory and Y-12 National Security Complex, enhancing opportunities for federal research funding for collaborative research activities.

UT will lease approximately one third of the building, but the University's base rent payment will cover all of the debt service required to construct the building. The one million dollar predevelopment fee will be credited against the University's overall costs for the transaction.

Minutes: 03/12/2026 SBC Secretary Hargett asked for confirmation that this is a 20-year lease with a 20-year amortization and Mr. Oakes confirmed. Secretary Hargett asked if this would bring more start-up businesses to the area in the field of nuclear security and Mr. Oakes confirmed that was UT's plan in pursuing this key investment. Secretary Hargett mentioned that this has been a frequent topic during the New York meetings with credit rating agencies and that the Governor is proud of this initiative.

The Commission approved a predevelopment agreement with waiver of advertisement.

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Nashville, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in project scope, budget, funding, and the Early Design Phase** as presented by Bauer Askew Architecture

Project Title: Sumner County Campus Expansion & Renovation

Project Description: *Construct a replacement campus to include labs, classrooms, administrative areas, associated support spaces, and all related work. Project includes demolition of existing facility.* ~~Expand and renovate the existing facility in Portland, TN.~~

SBC Number: 166/064-02-2025

Total Project Budget: $47,000,000.00

Source of Funding:

Original	Change	Revised	Source
$45,000,000.00	$ 0.00	$45,000,000.00	25/26 CurrFunds-CapImp (A)
0.00	2,000,000.00	2,000,000.00	23/24 CurrFunds-CapImp (A)
$45,000,000.00	**$2,000.000.00**	**$47,000,000.00**	

Comment: This request increases the budget from $45,000,000.00 to $47,000,000.00. The additional funds are a portion of a FY23/24 **line-item** in the capital budget (Statewide TCAT Capital Funding Adjustment $2,000.000.00). The project scope has been revised to provide for demolition of the existing facility and construction of a replacement campus. The additional and reallocated funds support the revised scope. The EDP is for the new campus. The early release package is expected to be available beginning in May 2026.

The THC has determined that the demolition of this property does adversely affect this State-owned resource and consultation with the THC is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect. TBR and the Campus intend to work with the THC to document the existing building and take other steps to mitigate the adverse effect of the demolition.

Previous Action:

Date	Meeting	Action
07/10/2025	SBC	Approved project and selecting designer using CM/GC alternative delivery method
07/21/2025	ESC	Approved designer selection (Bauer Askew Architecture)

Minutes: 03/12/2026 SBC Mr. Dick Tracy introduced Gary Askew with Bauer Askew Architecture. Mr. Askew gave the presentation stating that the project is in budget and on schedule.

The Secretary thanked Mr. Askew for his presentation and mentioned that Senator Hale and Leader Lamberth are strong proponents of this project.

The Commission approved a revision in project scope, budget, funding, and the EDP as presented by Bauer Askew Architecture.

** Work will be done in Sumner County

TENNESSEE STATE VETERANS HOMES BOARD

Veterans Home – West TN, Arlington, Shelby County, Tennessee

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

Project Title: West TN Veterans Nursing Home

Project Description: Construct a 126-bed intermediate and skilled care nursing facility for the veterans of Tennessee. Project to include site diligence, land acquisition and all required related work.

SBC Number: 680/006-01-2014

Total Project Budget: $68,846,485.24

Source of Funding:

Amount	Source
$ 600,000.00	14/15 CurrFunds-CapImp (A)
50,000.00	14/15 TDVA OP Funds (A)
2,980,000.00	Gift (O)
50,000.00	Gift (City of Germantown) (O)
30,000.00	Gift (Tipton County) (O)
18,000,000.00	22/23 CurrFunds-CamImp (A)
38,136,485.24	Federal Grant (F)
5,167,445.29	2006 GO Bonds-CapImp (R)
2,832,554.71	2007 GO Bonds-CapImp (R)
714,804.55	10/11 CurrFunds-CapImp (R)
285,195.45	11/12 CurrFunds-CapImp (R)

Comment: This request reallocates funding to Construction for change orders. This is expected to complete the project.

Previous Action:

Date	Meeting	Action
08/21/2014	SBC	Approved project for preplanning
11/13/2014	SBC	Approved using consultant for site investigation
12/11/2014	SBC	Approved a revision in funding
08/09/2018	SBC	Approved a revision in project budget, scope, and funding
10/29/2018	ESC	Approved designer selection (The Orcutt Winslow LLP)
12/13/2018	SBC	Approved a revision in project budget and funding and utilizing CM/GC alternative delivery method
04/11/2019	SBC	Approved a revision in scope and proceeding with a previously approved preplanning project
06/13/2019	SBC	Approved awarding a CM/GC contract (EMJ)
09/12/2019	SBC	Approved the EDP as presented by The Orcutt Winslow LLLP
12/20/2021	SBC	Approved a revision in project budget and funding to award a contract
10/12/2023	SBC	Approved a revision in funding
12/16/2024	SBC	Approved a revision in funding

Minutes:

03/12/2026 SBC Comptroller Mumpower asked when construction will be finished and when the home will be ready for the first resident. Mr. Jasper stated that the home will be open in July and will be ready for the first resident in September, the expectation is that it will take 18-24 months to fully fill the home. Comptroller Mumpower stated that he understands that each home is part of a network of interconnected homes and the financials are tied together. Comptroller Mumpower asked if $2M needs to be set aside to open the home based on experience with other new homes and does the agency have this funding available. Mr. Jasper stated that they have $1M available and are looking at contingencies for the remaining amount. Comptroller Mumpower stated that the funding board has discussed several contingencies for many things and that more conversation is needed about this in the near future.

Commissioner Bryson asked the State Architect if this project would be brought back in front of the SBC for this project. State Architect McGauran answered that in the normal course of events, this project should not come back before the Commission but that she could coordinate with the Agency to gather any desired information and share it with the membership. Commissioner Bryson asked for the plan for the Clarksville home, and a proforma of what the agency expects over the next three-five years showing how the whole system is expected to be financially viable. Commissioner Bryson asked for this to be delivered to the membership within the next couple of weeks.

Secretary Hargett pointed out that there is nothing preventing the commission from having the agency come back to present an update even though there is not a required approval. Secretary Hargett suggested that the membership determine the best course of action after the items that have been requested are received.

Comptroller Mumpower stated that he felt a bit trapped into having to approve the item since the system of veteran's homes is so interconnected so any delay would be a hardship for the entire system. He renewed his motion for approval but reiterated that the membership follow up on this item very soon.

Lieutenant Governor McNally asked that the Veteran's Home Board provide the requested information to the membership within the next week if possible.

State Architect McGauran shared that if the agency sends the requested information to her office, they will ensure that it is distributed to all the members.

The Commission approved a revision in funding.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on February 12, 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:** 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: 86%
   Targeted Substantial Completion: 01/18/2026
   Change Order No: **13**
   Approval Date: 02/06/2026
   Change Order Amount: $163,296.67
   Change Order Percentage: **6.21**%
   Cumulative Percentage: 29.82%
   Comment: This change order addresses owner requested changes for theatrical lighting and data components plus hidden conditions including weather proofing, electrical/IT components and new standpipes. This change order adds 78 days for electrical/IT and HVAC work plus 147 days for fire line and fire sprinkler system upgrades that were included in the prior change order resulting in an increase of 235 total 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: $3,415,947.56
   Remaining Undedicated Funds: $ 647,369.11

2. **State Procurement Agency:** Middle Tennessee State University
User Agency, Location: Middle Tennessee State University, Murfreesboro, Tennessee
Project Title: Campus Wide Access Control & Security
SBC Project No: 366/009-08-2022
Designer: I.C. Thomasson Associates, Inc.
Contractor: Southwest Western Communications, Inc.
Construction Completion Percentage: 99%
Targeted Substantial Completion: 03/20/2026
Change Order No: **7**
Approval Date: 02/02/2026
Change Order Amount: $8,835.90
Change Order Percentage: **2.13**%
Cumulative Percentage: 51.39%
Comment: This change order addresses the need to add access control at one door which is identified as added scope and to credit the project for an egress door hardware type that was found to be incompatible due to a hidden condition. This change order adds 90 days to the project schedule.

Approved Project Funding:
Original Bid Target: $645,000.00
Base Contract Amount: $414,507.67
Contingency: $64,500.00
After This Change Order:
Revised Contract Amount: $627,519.83
Remaining Undedicated Funds: $173,287.55

3. **State Procurement Agency:** STREAM
User Agency, Location: Department of Correction, Only, Tennessee
Project Title: TCIX Water Treatment Plans Renovations
SBC Project No: 142/005-02-2020
Designer: CTI Engineers
Contractor: Quinn Construction Corp
Construction Completion Percentage: 80%
Targeted Substantial Completion: 01/24/2027
Change Order No: **1**
Approval Date: 01/30/2026
Change Order Amount: $519,816.54
Change Order Percentage: **25.94**%
Cumulative Percentage: 25.94%
Comment: This change order addresses the need to add a new motor control center which is identified as added scope. This change order credits the project for an unused portion of an allowance for industrial control software and hardware identified as a cost efficiency. This change order adds 664 to the project schedule.

Approved Project Funding:
Original Bid Target: $2,003,544.00
Base Contract Amount: $2,003,544.00
Contingency: $645,956.00
After This Change Order:
Revised Contract Amount: $2,523,360.54
Remaining Undedicated Funds: $645,956.00

4. **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: 01/20/2026
Change Order No: **2**
Approval Date: 02/06/2026
Change Order Amount: $0.00
Change Order Percentage: **0.00**%
Cumulative Percentage: 16.83%
Comment: This change order addresses the need to add 51 days to the project schedule due to a lead time delay and a change order processing delay.
Approved Project Funding:
Original Bid Target: $490,000.00
Base Contract Amount: $469,007.00
Contingency: $49,000.00
After This Change Order:
Revised Contract Amount: $547,936.32
Remaining Undedicated Funds: $98,418.18

5. **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, Inc.
Contractor: Matrix Mechanical Solutions, LLC
Construction Completion Percentage: 98%
Targeted Substantial Completion: 02/11/2026
Change Order No: **4**
Approval Date: 02/04/2026
Change Order Amount: $175,642.92
Change Order Percentage: **15.90**%
Cumulative Percentage: 48.97%
Comment: This change order addresses the need to replace or add HVAC components, renovate latrines, repair and upgrade the boiler system and provide facility cleaning which are identified as value added changes at the owner's request. This change order adds cost and 53 days of General Conditions to the project schedule due to added scope.
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: $1,645,714.30
Remaining Undedicated Funds: $15,285.90

- **Bid Withdrawals** (in accordance with Item 5.01(D)(5)(d) of the *SBC By-Laws, Policy & Procedures)*

1. **State Procurement Agency**: STREAM / Department of Health
   Location: Nashville, Tennessee
   Project Title: MCHRO Interior Renovations, Elevator Replacement & Generator Upgrades
   SBC Project No: 408/002-01-2023
   Bidder: Hughes Construction Company, LLC
   Bid Date: 02/12/2026
   Designer: HMK Architects
   Comment: The low voltage subcontractor failed to include the A/V portion of the scope causing the general contractor to request to withdraw their bid.
   Approval Date: 02/17/2026

Initial and Revised Approvals of Capital Projects

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

1. **State Procurement Agency**: University of Tennessee - Southern
   Location: Pulaski, Tennessee
   Project Title: Master Plan - Southern
   Project Description: This project will provide a Campus Master Plan for the University of Tennessee Southern campus.
   SBC Project No: 540/006-02-2023
   Total Project Budget: $600,000.00
   Source of Funding:

Original	Change	Revised	Source
$400,000.00	$200,000.00	$600,000.00	Plant Funds (Non-Aux) (A)

   Approval: Approved a revision in project budget and funding (increase of $200,000.00)
   Approval Date: 02/20/2026

2. **State Procurement Agency**: University of Tennessee - Martin
   Location: Martin, Tennessee
   Project Title: UTM Veterinary Kennel Addition (24/25)
   Project Description: Addition to the Veterinary Science Lab to accommodate new kennel space. Includes all related work to complete the project.
   SBC Project No: 540/011-01-2025
   Total Project Budget: $375,000.00
   Source of Funding:

Original	Change	Revised	Source
$ 90,000.00	$ 0.00	$ 90,000.00	Gifts (O)
$100,000.00	$185,000.00	$285,000.00	Plant Funds (Non-Aux)
$190,000.00	$185,000.00	$375,000.00	

   Approval: Approved a revision in project budget and funding (increase of $185,000.00)
   Approval Date: 02/18/2026

3. **State Procurement Agency**: STREAM / Department of Correction
   Location: Nashville, Tennessee
   Project Title: Statewide Correction Safety Intelligence Center (CSIC)
   Project Description: Provide temporary trailers and utilities for a Nashville based monitoring center of State correctional facilities.
   SBC Project No: 142/007-01-2026
   Total Project Budget: $260,000.00
   Source of Funding: $260,000.00 25/26 TDOC Op Funds (A)
   Approval: Approved project utilizing Agency and Central Procurement Office contracts to perform the work
   Approval Date: 03/03/2026

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals 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: Louisville, Tennessee
   Project Title: ARP – ETREC Blount Improvements
   Project Description: Construction of a new workshop and all related work at the East Tennessee Ag Research Education Center (ETREC) Plant Science Unit.
   SBC Project No: 540/001-19-2023
   Total Project Budget: $1,200,000.00
   Source of Funding: $1,200,000.00 Federal Funds (ARP) (F)
   Approval: Approved utilizing System Procurement for a portion of the work
   Approval Date: 02/18/2026

2. **State Procurement Agency**: University of Tennessee - Knoxville
   Location: Knoxville, Tennessee
   Project Title: Steam Plant Improvements
   Project Description: Improvement of safety, including upgrades to existing equipment systems, repair and replacement of equipment access areas, fencing and electronic security upgrades, and all related work.
   SBC Project No: 540/009-10-2023
   Total Project Budget: $3,600,000.00
   Source of Funding: $3,600,000.00 23/24 CurrFunds-CapMaint (MP) (A)
   Approval: Approved utilizing System Procurement for a portion of the work
   Approval Date: 02/19/2026

- 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: Pocahontas, Tennessee
   Project Title: Big Hill Pond Cypress Dismal Swamp Boardwalk Replacement
   Project Description: Replace the Cypress Dismal Swamp Boardwalk with a new boardwalk structure and all required related work.
   SBC Project No: 126/006-02-2022
   Total Project Budget: $4,383,700.00
   Source of Funding:

Original	Change	Revised	Source
$8,590,000.00	($4,206,300.00)	$4,383,700.00	22/23 CurrFunds-CapMaint (MP)

   Approval: Approved a revision in project budget and funding (decrease of $4,206,300.00)
   Approval Date: 02/11/2026

- Reported the following three approvals of a master plan amendment in accordance with Item 2.04(C)(2) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency**: Tennessee Board of Regents / Columbia State Community College
   Location: Columbia, Tennessee
   Project Title: Master Plan
   Project Description: Update master plan for CoSCC campuses.
   SBC Project No: 166/015-01-2013
   Total Project Budget: $140,000.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Approval: Approved a Master Plan amendment
   Approval Date: 03/03/2026

2. **State Procurement Agency**: Tennessee Board of Regents / Walter State Community College
   Location: Morristown, Tennessee
   Project Title: Master Plan
   Project Description: Develop Master Plan.
   SBC Project No: 166/023-01-2018
   Total Project Budget: $150,000.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Approval: Approved a Master Plan amendment
   Approval Date: 03/03/2026

3. **State Procurement Agency**: Tennessee Board of Regents / Nashville State Community College
   Location: Nashville, Tennessee
   Project Title: Master Plan
   Project Description: Update master plan for NaSCC campuses.
   SBC Project No: 166/034-01-2013
   Total Project Budget: $140,000.00
   Source of Funding: Plant Funds (Non-Aux) (A)
   Approval: Approved a Master Plan amendment
   Approval Date: 03/03/2026

Approvals of Acquisitions and Disposals of State Property

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

1. **State Procurement Agency**: STREAM / Department of Environment & Conservation
   Transaction Description: Transaction No. 25-09-002
   Location: Still house Hollow Falls State Natural Area (SHFSNA) Maury County-11.76 +/- acres-0 New Lawrenceburg Highway, Mount Pleasant, TN
   Owner(s): David B. Curtis
   Estimated Sale Price: Fair Market Value
   Source of Funding: 25/26 State Lands Acquisition Fund (A)
   Approval: Approved acquisition in fee
   Approval Date: 02/17/2026

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 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: $77,328.00
   Explanation: This ASR is for geotechnical engineering services which are considered inherent to the successful execution of the project.
   Approval Date: 02/10/2026
   OSA Receipt Date: 02/10/2026

- **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2001".

- **Annual Report of the Facilities Revolving Fund** (in accordance with Item 14.01B(4)(b) of the SBC By-Laws, Policy & Procedures)

Other Business

Lieutenant Governor McNally recognized that Master Royce Johnson (age 8) and Master Adler Johnson (age 5) were in attendance and serving as pages for the Senate.

There being no further business, the meeting adjourned at 11:25 a.m.

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CONSENT AGENDA ITEMS

1.

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Master Plan

Project Description: Develop master plan.

SBC Number: 364/000-02-2019

Total Project Budget: $1,100,000.00

Source of Funding:

Original	Change	Revised	Source
$ 625,000.00	$475,000.00	$1,100,000.00	Plant Funds (Non-Aux) (A)

Comment: This request increases the budget and funding from $625,000.00 to $1,100,000.00. The additional funding will allow master plan–related consultant tasks to continue to be assigned throughout the term of the master plan consultant contract. Some work was assigned and paid to the consultant in advance of this funding being added to the project.

Previous Action:

Date	Meeting	Action
06/13/2019	SBC	Approved project and issuing an RFQ for a Master Planner
09/12/2019	SBC	Approved designer selection (Bauer Askew Architecture, PLLC)
07/22/2021	SBC	Approved a revision in project budget and funding
06/21/2022	SBC	Approved a Master Plan as presented by Bauer Askew Architecture PLLC

Minutes: 03/12/2026 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: Tennis Complex

Project Description: Construct a tennis complex containing twelve tennis courts (six for competition) and four sand volleyball courts complete with related amenities. Amenities will include seating, lighting, restrooms, clubhouse, scoreboard, concessions and all related work.

SBC Number: 364/011-02-2026

Total Project Budget: $7,650,000.00

Source of Funding: $7,650,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a December 4, 2025 **disclosed** project reported by TTU.

Minutes: 03/12/2026 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

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

Requested Action: **Retroactive approval to utilize System Procurement for a portion of the work**

Project Title: Regional Biocontainment Lab HVAC Upgrades

Project Description: Upgrades the HVAC systems which are in connection with the exhaust and laboratory needs of biocontainment labs.

SBC Number: 540/013-01-2022

Total Project Budget: $1,571,534.00

Source of Funding:

Amount	Source
$ 998,889.00	Grant (National Institute of Health) (O)
572,645.00	Plant Funds (Non-Aux) (A)

Comment: System Procurement is requested due to campus proceeding with procurement and construction prior to alternate delivery method approval. This work completes the project.

Previous Action:

Date	Meeting	Action
01/13/2022	SBC	Approved project and utilizing a previously selected designer
05/12/2022	SBC	Approved a revision in budget and funding

Minutes: 03/12/2026 SBC Approved utilizing System Procurement for a portion of the work

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Art & Architecture Office Renovation

Project Description: Renovation of offices in the Art & Architecture Building. Includes all related work.

SBC Number: 540/009-03-2023

Total Project Budget: $2,700,000.00

Source of Funding:

Original	Change	Revised	Source
$2,600,000.00	$100,000.00	$2,700,000.00	Plant Funds (Non-Aux) (A)

Comment: This request increases the budget from $2,600,000.00 to $2,700,000.00 due to unforeseen mechanical and plumbing conditions uncovered during construction.

Previous Action:

Date	Meeting	Action
02/09/2023	SBC	Approved project and to select a designer
02/27/2023	ESC	Approved designer selection (Smith Gee Studio, LLC)
08/08/2024	SBC	Approved a revision in project budget
02/13/2025	SBC	Approved utilizing Best Value alternative delivery method
07/10/2025	SBC	Referred to ESC with authority to act
07/21/2025	ESC	Approved a revision in project budget and funding to award a contract (JE Dunn Construction)

Minutes: 03/12/2026 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: College of Business

Project Description: Construction of an additional facility in the College of Business to accommodate program growth. The new building site requires the demolition of Dunford, Greve, and Henson Halls. The project also includes renovation for temporary surge space.

SBC Number: 540/009-01-2023

Total Project Budget: $227,350,000.00

Source of Funding:

Original	Change	Revised	Source
$ 83,000,000.00	$ 0.00	$ 83,000,000.00	22/23 CurrFunds-CapImp (A)
107,564,286.00	(2,450,000.00)	105,114,286.00	Pant Funds (Non-Aux) (A)
0.00	2,450,000.00	2,450,000.00	Plant Funds (Aux-Dining) (A)
36,785,714.00	0.00	36,785,714.00	Gift Funds (O)
$227,350,000.00	**0.00**	**$227,350,000.00**	

Comment: This request adds auxiliary funding to support the dining portion of the project.

Previous Action:

Date	Meeting	Action
01/12/2023	SBC	Approved project and to select a designer and utilizing CM/GC alternative delivery method
01/23/2023	ESC	Approved designer selection (McCarty Holsaple McCarty Architects, Inc.)
05/11/2023	SBC	Approved CM/GC contract award to Blaine Construction Corporation
12/14/2023	SBC	Approved a revision in project funding
11/14/2024	SBC	Approved a revision in project funding and scope, and Early Design Phase

Minutes: 03/12/2026 SBC Approved a revision in project funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action:	**Approval of a project utilizing a Campus Consultant for design and System Procurement for construction**
Project Title:	UTM Elam Center Pool Infill (25/26)
Project Description:	Infill of the Elam Center pool and all related work to complete the project.
SBC Number:	540/011-01-2026
Total Project Budget:	$1,030,000.00
Source of Funding:	$1,030,000.00 Plant Funds (Non-Aux) (A)
Comment:	This is a February 5, 2026 **disclosed** project by UT. Campus Consultant (Renaissance Group, Inc.) and System Procurement is requested due to the simplicity of the work and to expedite the schedule. The Tennessee Historical Commission has determined that that this project will not adversely affect this State-owned resource and no further action is necessary.
Minutes:	03/12/2026 SBC Approved project utilizing a Campus Consultant (Renaissance Group, Inc.) for design and System Procurement for construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action: **Approval of a revision in project funding in order to award a Guaranteed Maximum Price to perform the work**

Project Title: TEST Hub

Project Description: Construction of the Tennessee Entrepreneurial Science and Technology (TEST) Hub. Project includes all related work.

SBC Number: 540/011-04-2022

Total Project Budget: $19,160,000.00

Source of Funding: $18,004,000.00 22/23 CurrFunds-CapImp (A)
1,106,000.00 Gifts (O)
50,000.00 Plant Funds (Non-Aux) (A)

Comment: This request is for a funding reallocation in order to award a Guaranteed Maximum Price (GMP). The GMP was received on January 22, 2026, for $14,707,200.00. This reallocation reduces the Moveable Equipment and increases Construction. The increase is primarily due to higher than anticipated costs related to concrete and mechanical work. The designer fee will not be increased.

Previous Action:

Date	Meeting	Action
07/13/2022	SBC	Approved project, to select a designer and utilizing CM/GC alternative delivery method
07/25/2022	ESC	Approved designer selection (Haizlip Studio, PLLC)
01/12/2023	SBC	Approved CM/GC contract award to Barger Construction Company, Inc.
11/14/2024	SBC	Approved EDP as recommended by the State Architect

Minutes: 03/12/2026 SBC Approved a revision in project funding in order to award a GMP to perform the work

DEPARTMENT OF TRANSPORTATION

Region 4 - West TN, Jackson, Madison County, Tennessee

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

Project Title: Region 4 District Garage Maintenance Bay Upgrades

Project Description: Upgrade four Region 4 District Garages in Carroll, Dyer, McNairy, and Shelby Counties including replacement of rear window with overhead garage door and lighting with LED fixtures; construction of an extension to the building to accommodate a maintenance pit; and all required related work.

SBC Number: 244/010-01-2023

Original Project Budget: $1,500,000.00

Project Expenditures: $ 65,282.90

Source of Funding:

Original	Change	Revised	Source
$1,500,000.00	($1,434,717.10)	$65,282.90	22/23 TDOT Plant Construction Funds (A)

Comment: The Designer's cost estimate was over budget and TDOT decided the project was too costly and requested to cancel.

Previous Action:

Date	Meeting	Action
06/08/2023	SBC	Approved project and utilizing an Agency Consultant (Smith Seckman Reid, Inc.) for design
09/14/2023	SBC	Approved a revision in project scope

Minutes: 03/12/2026 SBC Approved cancelling the project

DEPARTMENT OF AGRICULTURE

Division of Forestry, Statewide, Tennessee

Requested Action: **Approval of a project utilizing a previously selected designer for design and Central Procurement Office contracts to perform the work**

Project Title: Highland Rim District Pole Barns

Project Description: Design and installation of pole barns at Forestry work centers, associated grading and site work, and all required related work.

SBC Number: 100/010-01-2026

Total Project Budget: $1,599,400.00

Source of Funding: $1,599,400.00 25/26 Ag Op Funds (A)

Comment: The use of a previously selected designer (TLM Associates, Inc.) for design and construction oversight is requested due to the pre-engineered nature of the work and their experience with similar projects (Chickasaw State Forest Work Center, SBC# 100/010-02-2022). The use of Central Procurement Office contracts are requested due to the commodity-based nature and limited scope of the project.

The work is proposed to take place at the following Forestry work centers: Hohenwald (Lewis County), Theta (Maury County), New Prospect (Lawrence County), Lewisburg (Marshall County), Erin (Houston County), Kelso (Lincoln County), Olive Hill (Hardin County), and Waynesboro (Wayne County).

Minutes: 03/12/2026 SBC Approved project utilizing a previously selected designer (TLM Associates, Inc.) for design and Central Procurement Office contracts to perform the work

DEPARTMENT OF GENERAL SERVICES

Rachel Jackson State Office Bldg, Nashville, Davidson County, Tennessee

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

Project Title: Rachel Jackson Bldg., Interior Renovations (Planning)

Project Description: Interior renovation and mechanical, electrical, and plumbing system upgrades and all required related work.

SBC Number: 529/013-02-2016

Original Project Budget: $11,340,000.00

Current Project Funding: $ 1,000,000.00

Project Expenditures: $ 196,744.06

Source of Funding:

Original	Change	Revised	Source
$ 1,000,000.00	($803,255.94)	$196,744.06	16/17 FRF CurrFunds-CapMaint (A)

Comment: Project cancellation is requested because the remainder of the scope will be accomplished in a future project. Expenditures were for a portion of the design fees and environmental testing.

Previous Action:

Date	Meeting	Action
09/16/2016	SBC	Approved full planning and to select a designer
09/19/2016	ESC	Approved designer selection (Wold Architects Inc, previously HFR Design)

Minutes: 03/12/2026 SBC Approved cancelling the project

Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State