

MINUTES

State Building Commission May 14, 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 11:01 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 via electronic participation
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

Mr. Curt Pierce, 4FDesign, PC

Lieutenant Governor McNally asked if there were any requests for public comment and State Architect McGauran replied that there were no requests.

CONSENT AGENDA

At a roll call vote all members voted aye and approved the following items which had been reviewed and recommended for approval by Commission staff:

1. **Agency:** Austin Peay State University
Project Title: Blount Hall HVAC Replacements and Upgrades
SBC Project No: 373/003-01-2026
Requested Action: Approval of a project utilizing a Campus Consultant for design

2. **Agency:** Tennessee Technological University
Project Title: Hooper Eblen Center Roof Replacement & Exterior Repairs
SBC Project No: 364/011-03-2019
Requested Action: Approval of a revision in budget and funding

3. **Agency:** Tennessee Technological University
Project Title: Track and Field Facility
SBC Project No: 364/011-05-2025
Requested Action: Approval of a revision in budget and funding

4. **Agency:** Tennessee Technological University
Project Title: Master Plan
SBC Project No: 364/000-02-2019
Requested Action: Approval of master plan amendment

5. **Agency:** Tennessee Technological University
Project Title: N. Whitney Avenue Parking Lot
SBC Project No: 364/011-04-2025
Requested Action: Approval of a revision in project budget and funding in order to award a contract

6. **Agency:** University of Tennessee – Chattanooga
Project Title: UTC Master Plan (25/26)
SBC Project No: 540/005-01-2026
Requested Action: Approval of a project and to issue a Request for Qualifications for master planning services

7. **Agency:** University of Tennessee Health Science Center
Project Title: Cancer Research Building 4th Floor Renovation
SBC Project No: 540/013-01-2023
Requested Action: Approval of a revision in project budget and funding

8. **Agency:** University of Tennessee Institute of Agriculture
Project Title: UTIA CVM Community Practice Clinic (25/26)
SBC Project No: 540/001-01-2026
Requested Action: Approval of a project, proceeding with a process to select a designer and utilizing Best Value alternate delivery method for construction

9. **Agency:** University of Tennessee Institute of Agriculture
Project Title: UTIA CVM Linear Accelerator Installation (25/26)
SBC Project No: 540/001-02-2026
Requested Action: Approval of a project and utilizing a Campus Consultant for design

10. **Agency:** University of Tennessee – Knoxville
Project Title: UTK Research Innovation District Master Plan (25/26)
SBC Project No: 540/009-01-2026
Requested Action: Approval of a project and to issue a Request for Qualifications for master planning services

11. **Agency:** Tennessee Board of Regents / Volunteer State Community College
Project Title: Master Plan
SBC Project No: 166/025-01-2026
Requested Action: Approval of a project and to issue a Request for Proposals for master planning services

12. **Agency:** Tennessee Board of Regents / Pellissippi State Community College
Project Title: HVAC Equipment Replacement
SBC Project No: 166/032-02-2025
Requested Action: Approval of a revision in project budget and funding

13. **Agency:** Tennessee Board of Regents / Tennessee College of Applied Technology
Project Title: Statewide TCAT Improvements
SBC Project No: 166/000-01-2024
Requested Action: Approval of a revision in project scope and funding

14. **Agency:** Tennessee Board of Regents
Project Title: Commissioning Services
SBC Project No: 166/000-01-2026
Requested Action: Approval to issue a Request for Qualifications for statewide commissioning services

15. **Agency:** Tennessee Board of Regents
Project Title: Statewide Consultants
SBC Project No: 166/000-01-2023
Requested Action: Approval of a revision in project budget and funding, consultant contract amendments, awarding contracts to previously selected consultants, and proceeding with the process to select additional consultants

16. **Agency:** Department of Correction
Project Title: RMSI and LDSNF Waste Water System Repairs
SBC Project No: 140/001-01-2022
Requested Action: Approval of a revision in project budget and funding

17. **Agency:** Department of Veterans Services
Project Title: Upper Cumberland Veterans Cemetery
SBC Project No: 682/008-01-2026
Requested Action: Approval of a revision in funding and of the Early Design Phase as recommended by the State Architect

18. **Agency:** Tennessee Wildlife Resources Agency
Project Title: Region 1 New Herb Parsons Lake Concession Building
SBC Project No: 220/017-01-2024
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

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TENNESSEE BOARD OF REGENTS

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Student Event Center

Project Description: Construct a Student Event Center that will house the university bookstore, a satellite food court, banquet hall, conference rooms, student government space, large gathering spaces to support the meeting spaces, outdoor terraced seating, and all related work.

SBC Number: 166/011-01-2026

Total Project Budget: \$63,770,000.00

Current Project Funding: \$ 2,500,000.00

Source of Funding: \$ 1,325,000.00 Plant Funds (Non-Aux) (A)
 \$ 1,175,000.00 Plant Funds (Aux) (A)

Comment: This is a FY 25/26 **disclosed** project (\$41,000,000.00) in the capital budget and is in the **2022 TTU Master Plan**. The University’s Board of Trustees approved a budget increase (\$63,770,000.00) December 4, 2025. It’s anticipated TSSBA bonds will be added at a later date. The CM/GC delivery method is requested because the project requires construction team involvement in evaluating design alternatives and providing guidance regarding budget and schedule implications of various design solutions. The current project funding will be used for design through the design development phase and preconstruction services all in accordance with SBC Policy 3.04 to allow the University to confidently establish a total project budget.

Minutes: 05/14/2026 SBC At a roll call vote all members voted aye and approved project for design only and to select a designer, and utilizing CM/GC alternative delivery method

TENNESSEE BOARD OF REGENTS

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

Requested Action: **Approval of the Early Design Phase** as presented by 4FDesign, PC

Project Title: Aviation Campus Replacement

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

SBC Number: 166/070-01-2025

Total Project Budget: \$41,300,000.00

Source of Funding:

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

Comment: The project is on schedule overall and in budget with construction anticipated to start in August 2026.

Previous Action:

Date	Meeting	Action
07/10/2025	SBC	Approved project and to select a designer utilizing CM/GC alternative delivery method
07/21/2025	ESC	Approved designer selection (4FDesign, PC)
12/15/2025	SBC	Approved revision in project scope and funding
02/12/2026	ESC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Hoar Construction, LLC)

Minutes: 05/14/2026 SBC Executive Director Dick Tracy introduced Mr. Curt Pierce, 4FDesign, PC. Mr. Pierce stated that the project is on schedule and in budget.

Commissioner Bryson asked if the property had been acquired and Mr. Tracy stated that it was in process with STREAM and preparing to close on the transaction. Commissioner confirmed that they were confident that the acquisition would close and Mr. Tracy agreed.

At a roll call vote all members voted aye and approved the EDP as presented by 4FDesign, PC.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) At a roll call vote all members voted aye and approved the Minutes of the State Building Commission meeting held on April 9, 2026.

Secretary Hargett request that Commissioner Quin’s name be correctly spelled with one “n” in the minutes and State Architect McGauran confirmed that would be corrected.

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 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: 94%
Targeted Substantial Completion: 12/17/2025
Change Order No: 28
Approval Date: 03/23/2026
Change Order Amount: \$12,225.31
Change Order Percentage: 0.27%
Cumulative Percentage: 27.37%
Comment: This change order addresses the need to add an entry canopy and hardware guards for the wood doors per an owner’s request.
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: \$5,853,788.11
Remaining Undedicated Funds: \$ 532,121.70

2. **State Procurement Agency:** STREAM
User Agency, Location: Department of Education, Burns, Tennessee
Project Title: Montgomery Bell State Park Four Mile Campground
Renovation
SBC Project No: 126/054-01-2022
Designer: Hurst Rosche, Inc.
Contractor: FTM
Construction Completion Percentage: 53.9%
Targeted Substantial Completion: 12/18/2026
Change Order No: 7
Approval Date: 04/02/2026
Change Order Amount: \$47,709.07
Change Order Percentage: 0.67%
Cumulative Percentage: 15.01%
Comment: This change order addresses the need to provide attic access panels and remove an existing storm drain which were omitted from the design documents, to provide a soffit at the owner's request and to widen a roadway.
Approved Project Funding:
Original Bid Target: \$8,800,100.00
Base Contract Amount: \$7,091,000.00
Contingency: \$480,000.00
After This Change Order:
Revised Contract Amount: \$8,155,531.58
Remaining Undedicated Funds: \$1,124,568.42

3. **State Procurement Agency:** STREAM
User Agency, Location: Department of Education, Burns, Tennessee
Project Title: Montgomery Bell State Park Four Mile Campground
Renovation
SBC Project No: 126/054-01-2022
Designer: Hurst Rosche, Inc.
Contractor: FTM
Construction Completion Percentage: 54.5%
Targeted Substantial Completion: 12/18/2026
Change Order No: 8
Approval Date: 04/21/2026
Change Order Amount: \$42,838.59
Change Order Percentage: 0.60%
Cumulative Percentage: 15.62%
Comment: This change order addresses the need to provide an electrical panel and a storage tank as required by codes, additional lighting and additional plumbing components due to a design omission and a credit for fixtures and an appliance identified as a cost efficiency
Approved Project Funding:
Original Bid Target: \$8,800,100.00
Base Contract Amount: \$7,091,000.00
Contingency: \$480,000.00
After This Change Order:
Revised Contract Amount: \$8,198,370.17
Remaining Undedicated Funds: \$1,069,320.43

4. **State Procurement Agency:** STREAM
User Agency, Location: Department of Military, Ashland City, Tennessee
Project Title: Ashland City Readiness Center Reroof and Facility Update
SBC Project No: 361/003-01-2024
Designer: JPD Consulting, LLC
Contractor: Drakes Creek Builders, LLC
Construction Completion Percentage: 85%
Targeted Substantial Completion: 08/04/2026
Change Order No: 2
Approval Date: 04/20/2026
Change Order Amount: \$58,686.37
Change Order Percentage: 7.30%
Cumulative Percentage: 49.38%
Comment: This change order addresses the need to paint, provide floor base, vent stacks and ceiling fans which are identified as owner-requested, value-added changes. This change order adds 14 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: \$1,200,844.65
Remaining Undedicated Funds: \$174,155.35
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: 99%
Targeted Substantial Completion: 04/27/2026
Change Order No: 5
Approval Date: 04/10/2026
Change Order Amount: \$5,611.34
Change Order Percentage: 0.51%
Cumulative Percentage: 49.47%
Comment: This change order addresses the need to replace a water main valve due to a hidden condition. This change order adds 75 days to the 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: \$1,651,325.64
Remaining Undedicated Funds: \$9,674.36

6. **State Procurement Agency:** STREAM
User Agency, Location: Department of Military, Smyrna, Tennessee
Project Title: VTS Smyrna Civil Supports Team Latrine Upgrades
SBC Project No: 361/079-03-2024
Designer: I.C. Thomasson Associates, Inc.
Contractor: Tandem Construction, LLC
Construction Completion Percentage: 85%
Targeted Substantial Completion: 05/23/2026
Change Order No: 3
Approval Date: 04/09/2026
Change Order Amount: \$63,824.43
Change Order Percentage: 15.63%
Cumulative Percentage: 17.80%
Comment: This change order addresses the need to add and relocate HVAC equipment as a value added change. This adds 21 days to the schedule.
Approved Project Funding:
Original Bid Target: \$520,000.00
Base Contract Amount: \$408,240.00
Contingency: \$52,000.00
After This Change Order:
Revised Contract Amount: \$480,890.92
Remaining Undedicated Funds: \$91,109.08

7. **State Procurement Agency:** STREAM
User Agency, Location: Department of Military, Smyrna, Tennessee
Project Title: VTS Smyrna Building 603 Latrine Repairs and Upgrades
SBC Project No: 361/079-04-2024
Designer: Oliver Little Gipson Engineering, Inc.
Contractor: Grinder, Taber & Grinder, Inc.
Construction Completion Percentage: 78%
Targeted Substantial Completion: 04/23/2026
Change Order No: 1
Approval Date: 04/21/2026
Change Order Amount: \$60,375.01
Change Order Percentage: 19.88%
Cumulative Percentage: 19.88%
Comment: This change order addresses the need to replace flooring and a door including the cost of General Conditions which are identified as a design modification and schedule modification respectively. A lighting control was added due to a hidden condition. This change adds 26 days to the schedule.
Approved Project Funding:
Original Bid Target: \$350,000.00
Base Contract Amount: \$ 303,746.00
Contingency: \$35,000.00
After This Change Order:
Revised Contract Amount: \$364,121.01
Remaining Undedicated Funds: \$20,878.99

8. **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: 99%
Targeted Substantial Completion: 04/01/2026
Change Order No: 5
Approval Date: 04/14/2026
Change Order Amount: \$5,774.15
Change Order Percentage: 0.29%
Cumulative Percentage: 12.09%
Comment: This change order addresses the need to add cost to the project due to an underbilling error by the contractor associated with a prior change order. Due to an unavoidable delay, this change order adds 64 days to the project schedule.
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: \$2,250,253.45
Remaining Undedicated Funds: \$13,020.70
9. **State Procurement Agency:** STREAM
User Agency, Location: Department of General Services, Nashville, Tennessee
Project Title: TN Tower Office Space Consolidation - TDOT
SBC Project No: 529/079-02-2022
Designer: BHDG
Contractor: Rock City Construction / Bulley
Construction Completion Percentage: 99%
Targeted Substantial Completion: 11/04/2025
Change Order No: 10
Approval Date: 03/26/2026
Change Order Amount: (\$9,450.69)
Change Order Percentage: (0.33%)
Cumulative Percentage: 29.48%
Comment: This change order addresses the need to credit the project for an unused portion of General Conditions.
Approved Project Funding:
Original Bid Target: \$5,000,000.00
Base Contract Amount: \$2,895,000.00
Contingency: \$500,000.00
After This Change Order:
Revised Contract Amount: \$3,748,515.71
Remaining Undedicated Funds: \$1,367,146.65

10. **State Procurement Agency:** STREAM
User Agency, Location: TN State Veterans Homes Board, Arlington, Tennessee
Project Title: West Tennessee Veterans Nursing Home
SBC Project No: 680/006-01-2014
Designer: Orcutt Winslow
Contractor: EMJ Construction, LLC
Construction Completion Percentage: 95%
Targeted Substantial Completion: 06/21/2025
Change Order No: 30
Approval Date: 04/14/2026
Change Order Amount: \$231,954.68
Change Order Percentage: 0.42%
Cumulative Percentage: 15.42%
Comment: This change order addresses the need to provide or relocate various components to be code compliant and to provide damper caps and a floor finishing due to a design omission and error respectively.
Approved Project Funding:
Original Bid Target: \$55,625,376.00
Base Contract Amount: \$55,625,376.00
Contingency: \$8,578,291.50
After This Change Order:
Revised Contract Amount: \$64,202,518.03
Remaining Undedicated Funds: \$1,149.47

Initial and Revised Approvals of Capital Projects

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

1. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Manchester, Tennessee
Project Title: Old Stone Fort State Park Canoe Shed
Project Description: Construction new canoe storage shed at Old Stone Fort State Park and all required related work.
SBC Project No: 126/066-01-2023
Total Project Budget: \$10,000.00
Source of Funding:

	Original	Change	Revised	Source
	\$8,300.00	\$1,700.00	\$10,000.00	Gift-in-Place (O)
Approval:	Approved a revision in project budget and funding (increase of \$1,700.00)			
Approval Date:	05/14/2026			

- 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*:

- State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Location: Jackson, Tennessee
Project Title: Region 1 New Herb Parsons Lake Pavilion
Project Description: Provide a new pavilion and all required related work.
SBC Project No: 220/017-02-2025
Total Project Budget: \$191,603.00
Source of Funding:

Amount	Source
\$105,453.00	25/26 TWRA Op Funds (A)
\$ 86,150.00	Gift (O)

Approval: Approved utilizing Agency Resources and a Central Procurement Office contract to perform the work and of the EDP as recommended by the State Architect
Approval Date: 04/24/2026

- State Procurement Agency:** University of Tennessee - Chattanooga
Location: Chattanooga, Tennessee
Project Title: Master Plan Update
Project Description: Provide an update to the Campus Master Plan for the University of Tennessee Chattanooga.
SBC Project No: 540/005-01-2019
Total Project Budget: \$549,539.69
Source of Funding:

Original	Change	Revised	Source
\$750,000.000	(\$200,460.31)	\$549,539.69	Plant Funds (Non-Aux) (A)

Approval: Approved cancelling a project
Approval Date: 04/20/2026

- State Procurement Agency:** University of Tennessee - Martin
Location: Martin, Tennessee
Project Title: UTM 610 Lee Street Demolition (24/25)
Project Description: Demolition of the residence at 610 Lee Street and the construction of a new parking lot. Includes all related work to complete the project.
SBC Project No: 540/011-02-2025
Total Project Budget: \$450,500.00
Source of Funding:

Original	Change	Revised	Source
\$350,500.00	\$100,000.00	\$450,500.00	Plant Funds (Aux-Parking) (A)

Approval: Approved a revision in project budget and funding (increase of \$100,000.00)
Approval Date: 04/10/2026

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:** University of Tennessee - Chattanooga
Location: Chattanooga, Tennessee
Project Title: Brock Hall Upgrades
Project Description: Replacement of building systems including HVAC, lighting, and ceilings in conjunction with the work; upgrades to include building finishes, doors, hardware, restrooms, ADA and life safety code needs; repairs to building envelope, including masonry, window replacements, doors, and roof replacement; minor wall reconfigurations; asbestos abatement; and all related work.
SBC Project No: 540/005-04-2022
Total Project Budget: \$10,820,000.00
Source of Funding: 22/23 CurrFund-CapMaint (A)
Approval: Approved a revision in project funding
Approval Date: 04/24/2026

- 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:** Tennessee Board of Regents / Nashville State Community College
Location: Nashville, Tennessee
Project Title: HVAC and Cooling Tower Repairs
Project Description: Repair HVAC system to include cooling tower repairs and replacement of rooftop and heat pump units, including all related work. *Replace boiler and piping. Update HVAC systems at the Southeast and campus and all related work.*
SBC Project No: 166/034-02-2022
Total Project Budget: \$4,800,000.00
Source of Funding:

	Original Amount		Source
	\$ 800,000.00	22/23	CurrFunds-CapMaint (MP) (A)
	\$1,000,000.00	23/24	CurrFunds-CapMaint (MP) (A)
	\$3,000,000.00	25/26	CurrFunds-CapMaint (MP) (A)
Approval:	Approved a revision in project scope		
Approval Date:	04/10/2026		

- 2. **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Tennessee State Capitol David Crockett Commemorative Statue
Project Description: Commission an artist to design, fabricate and install a bronze statue in commemoration of David Crockett, *as well as three bronze plaques with one animal print set per tile, plus leaves.*
SBC Project No: 529/005-01-2024
Total Project Budget: \$1,000,000.00
Source of Funding: 24/25 CurrFunds-CapImp (A)
Approval: Approved a revision in project scope and funding (moving money from contingency to the statue cost)
Approval Date: 04/22/2026

- Reported the following approval of a reduction 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 General Services
Location: Nashville, Tennessee
Project Title: 310 Great Circle Roof and Mechanical Replacement
Project Description: Roof replacement, mechanical system replacement, and all required related work.
SBC Project No: 529/096-01-2023
Total Project Budget: \$5,270,000.00
Source of Funding:

	Original	Change	Revised	Source
	\$9,690,000.00	(\$4,420,000.00)	\$5,270,000.00	23/24 FRF CurrFunds-CapMaint (MP) (A)
Approval:	Approved a revision in funding (decrease by \$4,420,000.00)			
Approval Date:	04/15/2026			

Approvals of Contract Amendments

- Reported the following approval 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 Technological University
Location: Cookeville, Tennessee
Project Title: Master Plan
Project Description: Develop master plan.
SBC Project No: 364/000-02-2019
Total Project Budget: \$1,100,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved master plan amendments
Approval Date: 04/14/2026

Approvals of Acquisitions and Disposals of State Property

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

1. **State Procurement Agency:** STREAM / Department of Agriculture
Transaction Description: Transaction No. 26-01-007
Location: Cedars of Lebanon State Forest (COLSF)
Wilson County – 12.61 +/- acres – 0 Hurricane Creek Road, Lebanon, TN
Owner(s): Mark Anthony Vastola and Jacqueline Christina Vastola, Trustees of the Mark and Christi Vastola Family Trust, Dates November 27, 2023
Estimated Purchase Price: Fair Market Value
Source of Funding: 25/26 State Lands Acquisition Fund (A)
Approval: Approved acquisition in fee
Approval Date: 04/23/2026

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 Environment & Conservation
Location: Maynardville, Tennessee
Project Title: Big Ridge State Park CCC Cabin Renovations
SBC Project No: 126/009-01-2022
Designer: Sparkman & Associates, Architects, Inc.
Amount: \$458,000.00
Explanation: This ASR is for the procurement and installation of furniture which is considered to be above basic services.
Approval Date: 04/01/2026
OSA Receipt Date: 04/01/2026

2. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Monteagle, Tennessee
Project Title: South Cumberland State Park Denny Cove Roadway Repairs
SBC Project No: 126/116-01-2025
Designer: Coll Engineering Co., Inc.
Amount: \$19,955.92
Explanation: This ASR is for a geotechnical investigation which is considered inherent to the successful execution of the project.
Approval Date: 03/23/2026
OSA Receipt Date: 03/24/2026

 3. **State Procurement Agency:** STREAM / Department of Veterans Services
Location: Knoxville, Tennessee
Project Title: East Tennessee Veterans Cemetery Site Improvements
SBC Project No: 682/001-01-2025
Designer: Crunk Engineering
Amount: \$21,750.00
Explanation: This ASR is for a geotechnical investigation and a survey which are considered inherent to the successful execution of the project.
Approval Date: 03/23/2026
OSA Receipt Date: 03/23/2026

 4. **State Procurement Agency:** STREAM / Department of Veterans Services
Location: Knoxville, Tennessee
Project Title: East Tennessee Veterans Cemetery Site Improvements
SBC Project No: 682/001-01-2025
Designer: Crunk Engineering
Amount: \$2,200.00
Explanation: This ASR is for additional geotechnical exploration which is considered inherent to the successful execution of the project.
Approval Date: 04/20/2026
OSA Receipt Date: 04/20/2026
- **Annual Report of the Tennessee Residence Commission** (in accordance with T.C.A. §4-23-203(b))
 - **Annual Report of the State Capitol Commission** (in accordance with T.C.A. §4-8-304)

Other Business

There being no further business, the meeting adjourned at 11:30 a.m.

CONSENT AGENDA ITEMS

1.

AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a project utilizing a Campus Consultant for design

Project Title: Blount Hall HVAC Replacements and Upgrades

Project Description: Replace existing HVAC terminal units and associated valves and controls, and all related work.

SBC Number: 373/003-01-2026

Total Project Budget: \$1,614,707.00

Source of Funding: \$1,614,707.00 Plant Funds (Non-Aux) (A)

Comment: This is a **disclosed** project reported by APSU on April 10, 2026. Use of a campus consultant, TLC Engineering Solutions, Inc. is requested for design due to their knowledge of existing campus equipment and the project's simple scope.

Minutes: 05/14/2026 SBC Approved project utilizing a Campus Consultant (TLC Engineering Solutions, Inc.) for design

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee**Requested Action:** Approval of a revision in budget and funding**Project Title:** Hooper Eblen Center Roof Replacement & Exterior Repairs**Project Description:** Replace the roof on Hooper Eblen Center, repair or replace flashing, decking, coping and other roof components as needed. Repair masonry above the roof if required. Complete exterior repairs to prevent water intrusion into the building.**SBC Number:** 364/011-03-2019**Total Project Budget:** \$4,570,000.00**Source of Funding:**

Original	Change	Revised	Source
\$2,990,000.00	\$ 1,580,000.00	\$4,570,000.00	Plant Funds (Non-Aux) (A)

Comment: This request increases the budget and funding from \$2,990,000.00 to \$4,570,000.00 in order to meet the designers' estimate for completing the exterior repairs to prevent water intrusion into the building. This additional funding will fully fund the project.**Previous Action:**

Date	Meeting	Action
07/11/2019	SBC	Approved project and to select a designer
07/22/2019	ESC	Approved designer selection (Richard C. Rinks & Associates, Inc.)
01/13/2022	SBC	Approved a revision in funding

Minutes: 05/14/2026 SBC Approved a revision in budget and funding

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: Approval of a revision in budget and funding

Project Title: Track and Field Facility

Project Description: Construct a competition track and field facility with a multi-purpose artificial turf athletic field, complete with amenities including track and field lighting, press box, spectator seating, concessions, restrooms, and all related work.

SBC Number: 364/011-05-2025

Total Project Budget: \$8,230,000.00

Source of Funding:

Original	Change	Revised	Source
\$5,440,000.00	\$2,790,000.00	\$8,230,000.00	Plant Funds (Non-Aux) (A)

Comment: This request increases the budget and funding from \$5,440,000.00 to 8,230,000.00 to allow for the replacement of the field lighting in lieu of relocating five existing light poles.

Previous Action:

Date	Meeting	Action
06/12/2025	SBC	Approved project and to select a designer
06/23/2025	SBC	Approved designer selection (Bauer Askew Architecture PLLC)

Minutes: 05/14/2026 SBC Approved a revision in budget and funding

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee**Requested Action:** Approval of master plan amendment**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:** \$1,100,000.00 Plant Funds (Non-Aux) (A)

Comment: This request seeks approval of Master Plan Amendment 4, which was previously approved by the University's Board of Trustees on June 20, 2024, and by the Tennessee Higher Education Commission (THEC) on November 25, 2024. Amendment 4 adds the Derryberry Hall renovation, updates the land acquisition map in Crossville, TN, and makes several other minor modifications to the Master Plan.

Previous Action:

Date	Meeting	Action
06/13/2019	SBC	Approved project and Issuing a RFQ for a master planner
09/12/2019	SBC	Approved designer selection (Bauer Askew Architecture PLLC)
07/22/2021	SBC	Approved revision in funding
06/21/2022	SBC	Approved Master Plan
03/12/2026	SBC	Approved revision in project budget and funding

Minutes: 05/14/2026 SBC Approved Master Plan amendment

TENNESSEE TECHNOLOGICAL UNIVERSITYTennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: N. Whitney Avenue Parking Lot

Project Description: Install pavement, curb and gutter, sidewalks, stormwater management, lighting and landscaping for the gravel lot on N. Whitney Avenue, and all related work.

SBC Number: 364/011-04-2025

Total Project Budget: \$1,300,000.00

Source of Funding:

Original	Change	Revised	Source
\$1,120,000.00	\$180,000.00	\$1,300,000.00	Plant Funds (Non-Aux) (A)

Comment: This request increases the budget from \$1,120,000.00 to \$1,300,000.00. Three bids were received on April 29, 2026. An increase is needed to award the contract to Rogers Group, Inc. Materials costs were higher than anticipated resulting in increased bids.

Previous Action:

Date	Meeting	Action
06/12/2025	SBC	Approved project and to select a designer
06/23/2025	ESC	Approved designer selection (Bauer Askew Architects, PLLC)

Minutes: 05/14/2026 SBC Approved a revision in project budget and funding in order to award a contract (Rogers Group, Inc.)

UNIVERSITY OF TENNESSEEUniversity of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: UTC Master Plan (25/26)

Project Description: This project will provide a Campus Master Plan for the University of Tennessee Chattanooga campus.

SBC Number: 540/005-01-2026

Total Project Budget: \$500,000.00

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

Comment: The last master plan was presented and approved by the Commission in 2023. This new plan is desired due to the reassessment and realignment of campus priorities.

Minutes: 05/14/2026 SBC Approved project and issuing an RFQ for master planning services

UNIVERSITY OF TENNESSEEUniversity of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

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

Project Title: Cancer Research Building 4th Floor Renovation

Project Description: Build out of the top floor of the Cancer Research Building into modern biomedical research laboratories and for the demolition of the Holiday Inn, 955 and 959 Madison Ave. properties.

SBC Number: 540/013-01-2023

Total Project Budget: \$22,270,000.00

Source of Funding:

Original	Change	Revised	Source
\$18,982,600.00	\$ 0.00	\$18,982,600.00	22/23 CurrFunds-CapImp (A)
387,400.00	2,900,000.00	3,287,400.00	Plant Funds (Non-Aux) (A)
\$19,370,000.00	\$2,900,000.00	\$22,270,000.00	

Comment: This request increases the project budget from \$19,370,000.00 to \$22,270,000.00. This increase is primarily due to campus requested design changes and unforeseen Data/Telecom expenses. This increase is based upon an opinion of probable cost from the designer.

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 (Brg3s, Inc.)
08/21/2023	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)
06/13/2024	SBC	Approved a revision in project scope
05/14/2026	SBC	Approved a revision in project budget and funding

Minutes:

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

Requested Action: Approval of a project, proceeding with a process to select a designer and utilizing Best Value alternate delivery method for construction

Project Title: UTIA CVM Community Practice Clinic (25/26)

Project Description: Renovation of a portion of the Publications and Services Building to accommodate the relocation of the College of Veterinary Medicine's Community Practice Clinic.

SBC Number: 540/001-01-2026

Total Project Budget: \$3,600,000.00

Source of Funding: \$3,600,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an April 15, 2026 **disclosed** project by UT. Best Value procurement method is requested due to the desire to have high quality workmanship for this premium clinic space and to expedite the schedule.

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

Minutes: 05/14/2026 SBC Approved project, to select a design and utilizing Best Value alternate delivery method for construction

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

Requested Action: Approval of a project and utilizing a Campus Consultant for design

Project Title: UTIA CVM Linear Accelerator Installation (25/26)

Project Description: Renovation at the Veterinary Medical Center (CVM) to accommodate the installation of a linear accelerator. The work will reconfigure existing space to meet all requirements for this equipment.

SBC Number: 540/001-02-2026

Total Project Budget: \$3,200,000.00

Source of Funding: \$3,200,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an April 20, 2026 **disclosed** project by UT. Campus Consultant (Derthick, Henley & Wilkerson, Architects, PLLC) is requested due to the simplicity of the work.

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

Minutes: 05/14/2026 SBC Approved project and utilizing a Campus Consultant (Derthick, Henley & Wilkerson, Architects, PLLC) for design

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

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

Project Title: UTK Research Innovation District Master Plan (25/26)

Project Description: This project will provide Master Planning services for the University of Tennessee Knoxville's Research Innovation District which includes Cherokee Farm and surrounding UT Institute of Agriculture and UT Medical Center properties.

SBC Number: 540/009-01-2026

Total Project Budget: \$400,000.00

Source of Funding: \$400,000.00 Plant Funds (Non-Aux) (A)

Comment: The intent of this Master Plan is to provide a comprehensive vision and planning framework for an Innovation District comprised of University of Tennessee, Knoxville, the University of Tennessee Medical Center (UTMC), the University of Tennessee Health Science Center College of Medicine Knoxville (UTHSC COM-K), and the Cherokee Farm Development Corporation (CFDC).

Minutes: 05/14/2026 SBC Approved project and issuing an RFQ for master planning services

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner 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.

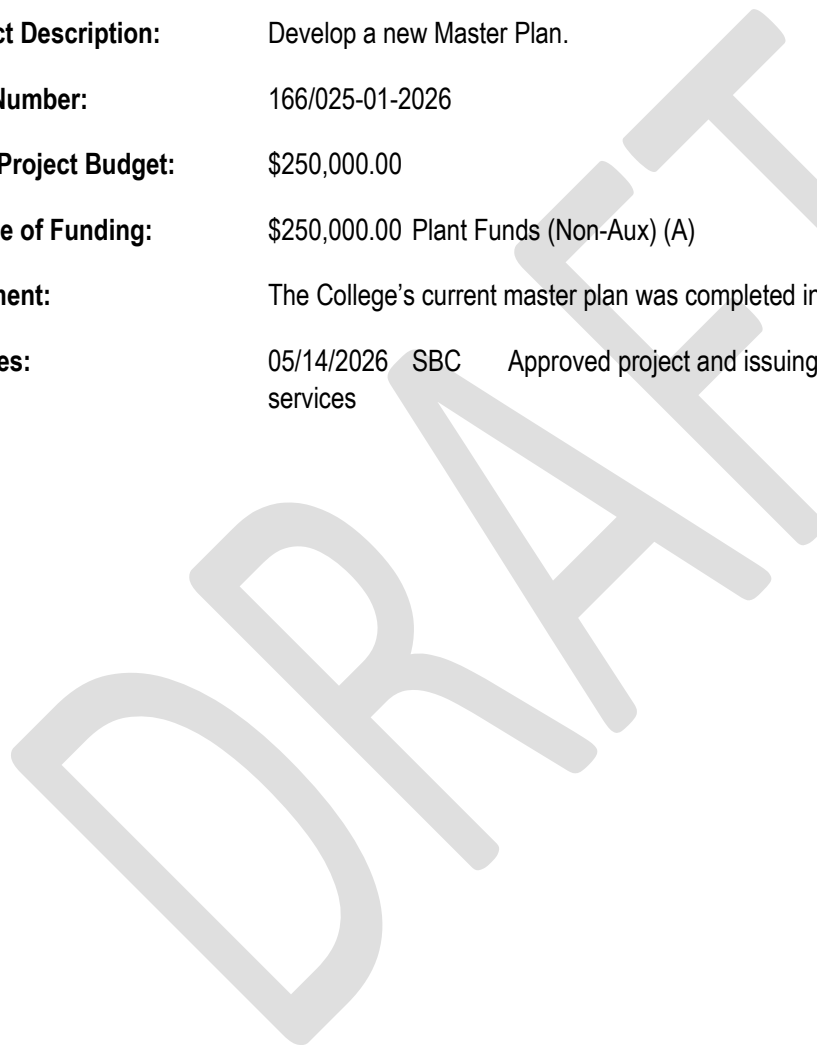
SBC Number: 166/025-01-2026

Total Project Budget: \$250,000.00

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

Comment: The College's current master plan was completed in 2017.

Minutes: 05/14/2026 SBC Approved project and issuing an RFP for master planning services



TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

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

Project Title: HVAC Equipment Replacement

Project Description: Replace the chiller and cooling tower at the Strawberry Plains Campus and replace cooling towers at the Hardin Valley Campus, and all related work.

SBC Number: 166/032-02-2025

Total Project Budget: \$1,100,000.000

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$ 850,000.00	\$ 0.00	\$ 850,000.00	25/26 CurrFunds-CapMaint (MP)
0.00	250,000.00	250,000.00	Plant Funds (Non-Aux) (A)
\$ 850,000.00	\$ 250,000.00	\$ 1,100,000.00	

Comment: This request increases the budget from \$850,000.00 to \$1,100,000.00. Additional funding is required due to increased equipment costs and conditions associated with the chiller replacement. The existing chiller cannot be removed or dismantled at this time, necessitating relocation of the new chiller outside the building, which has resulted in additional costs.

Previous Action:

<u>Date</u>	<u>Meeting</u>	<u>Action</u>
07/10/2025	SBC	Approved project and to select a designer
07/21/2025	ESC	Approved designer selection (West Welch Reed Engineers, Inc.)

Minutes: 05/14/2026 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

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

Project Title: Statewide TCAT Improvements

Project Description: Upgrade TCAT facilities across the state to allow for program migration and expansion. Renovations and additions include Huntsville, Morristown, Murfreesboro, Whiteville, Smyrna, Hawkins County, and Franklin Scott County campuses, and other miscellaneous improvements identified in the TCAT Master Plan.

SBC Number: 166/000-01-2024

Total Project Budget: \$28,000,000.00

Source of Funding: \$28,000,000.00 23/24 CurrFunds-CapImp

Comment: The revision in project scope is to remove the previously planned renovations and additions in Huntsville (Scott County), as those needs have been addressed through separate projects (SBC#166/078-01-2022 and 166/078-01-2023). Scope is being added in Franklin County to address identified programmatic needs. The change in funding reallocates existing project funds to align the designer fee with the revised scope.

Previous Action:

Date	Meeting	Action
10/10/2024	SBC	Approved project and to select four designers
12/16/2024	ESC	Approved designer selection (UrbanARCH Associates, Inc)
01/27/2025	ESC	Approved 2 designer selections
02/24/2025	ESC	Approved designer selection (Bauer Askew Architecture, PLLC)

Minutes: 05/14/2026 SBC Approved a revision in project scope and funding

TENNESSEE BOARD OF REGENTSStatewide, Tennessee

Requested Action: Approval to issue a Request for Qualifications for statewide commissioning services

Project Title: Commissioning Services

Project Description: Provide commissioning services statewide.

SBC Number: 166/000-01-2026

Comment: The Project will perform commissioning services for projects as needed. RFQ will provide one commissioning service provider with a maximum term of five years. The current commissioning contract expires on June 30, 2026. All awarded/ongoing work orders will be completed in accordance with the terms of the current contract.

Minutes: 05/14/2026 SBC Approved issuing an RFQ for statewide commissioning services

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

Requested Action: Approval of a revision in project budget and funding, consultant contract amendments, awarding contracts to previously selected consultants, and proceeding with the process to select additional consultants

Project Title: Statewide Consultants

Project Description: System-wide professional services with consultants for Architecture, Engineering, and other specialty consultants. Funding will be allocated from appropriate sources for specific services

SBC Number: 166/000-01-2023

Total Project Budget: \$1,625,000.00

Source of Funding:

Original	Change	Revised	Source
\$ 400,000.00	\$ 0.00	\$ 400,000.00	Plant Funds (Non-Aux) (A)
400,000.00	825,000.00	1,225,000.00	Various Project Funds (A)
\$ 800,000.00	\$825,000.00	\$1,625,000.00	

Comment: This request increases the project budget from \$800,000.00 to \$1,625,000.00. Additional funds are requested to ensure there is authorized capacity to service TBR campuses. This request also extends the terms of existing consultants whose contracts expire on September 30, 2026, and authorizes continued use of previously selected consultants (SBC#166/000-03-2017), as permitted under their original agreements.

Agreements for the statewide building envelope and ADA consultant contracts expired on September 30, 2025 (SBC#166/000-03-2017). New consultants will be selected for those services, and geotechnical services will be added to the statewide consultant pool.

Previous Action:

Date	Meeting	Action
09/14/2023	SBC	Approved procurement and to select consultants
09/27/2023	ESC	Approved 6 consultant selections
11/20/2023	ESC	Approved 1 consultant selection
10/10/2024	SBC	Approved a revision in project budget and funding, and to select one additional consultant

Minutes: 05/14/2026 SBC Approved a revision in project budget and funding, consultant contract amendments, awarding contracts to previously selected consultants, and to select additional consultants

TENNESSEE BOARD OF REGENTS - CONSULTANTS 166/000-01-2023

Contracts are utilized up to five years

Bolt text indicates firms requiring contract amendment

Firm	Discipline	Contract Start Date	Current Term	Maturity
Hefferlin + Kronenberg Architects PLLC	Architect - Southeast	11/30/23	09/30/26	09/30/28
The Architecture Collaborative, LLC	Architect-East	01/04/24	09/30/26	09/30/28
Allen & Hoshall, Inc.	Architect-West	01/04/24	09/30/26	09/30/28
Engineering Services Group, Inc.	Engineer-East	11/30/23	09/30/26	09/30/28
Innovative Engineering Services, LLC	Engineer-West	11/30/23	09/30/26	09/30/28
Terracon Consultants, Inc.	Hazardous Materials	11/03/23	09/30/26	09/30/28
WSP USA Environment & Infrastructure Inc.	Stormwater	03/15/24	09/30/26	09/30/28
Bauer Askew Architecture, PLLC (SBC#000-03-2017)	Architect Middle	02/27/23	02/28/26	09/30/27
Goodwyn, Mills and Cawood, LLC (SBC#000-03-2017)	Architect Middle 2	11/10/22	10/30/25	09/30/27
Gresham Smith (SBC#000-03-2017)	Engineer Middle 2	11/30/22	10/30/25	09/30/27
Grace Design Studios (FKA The Orcutt/Winslow, LLLP) (SBC#000-03-2017)	Statewide Interior Design 2	11/30/22	10/30/25	09/30/27
TBD	Geotechnical			
TBD	Building Envelope			
TBD	ADA			

DEPARTMENT OF CORRECTION

Statewide, Tennessee

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

Project Title: RMSI and LDSNF Waste Water System Repairs

Project Description: Upgrades to existing waste water treatment system infrastructure and all related work

SBC Number: 140/001-01-2022

Total Project Budget: \$3,410,000.00

Source of Funding:

Original	Change	Revised	Source
\$1,260,000.00	\$ 0.00	\$1,260,000.00	22/23 CurrFunds-CapMaint (SA) (A)
0.00	2,150,000.00	2,150,000.00	09/10 CurrFunds-CapMaint (SA) (R)
\$1,260,000.00	\$2,150,000.00	\$3,410,000.00	

Comment: This request increases the total project budget from \$1,260,000.00 to \$3,410,000.00 for this work at Riverbend Maximum Security Institution and the Lois DeBerry Special Needs Facility. The project has bid twice in excess of the Bid Target and available funding due to the designer's estimate of probable cost being too low and inflation since the project was initiated.

Previous Action:

Date	Meeting	Action
08/11/2022	SBC	Approved project and to select a designer
08/19/2022	ESC	Approved designer selection (Ardurra Group, Inc.)

Minutes: 05/14/2026 SBC Approved a revision in project budget and funding

DEPARTMENT OF VETERANS SERVICESUpper Cumberland Veterans Cemetery, Sparta, White County, Tennessee

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

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: The request increases the construction cost to align with the designer's estimate. This project is on schedule and in budget with construction anticipated to start early 2027 pending approval of federal grant funding.

Previous Action:

Date	Meeting	Action
01/08/2026	SBC	Approved project utilizing a previously selected designer (Cannon and Cannon)

Minutes: 05/14/2026 SBC Approved a revision in funding and the EDP as recommended by the State Architect

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 1 - West, Jackson, Madison County, Tennessee*

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

Project Title: Region 1 New Herb Parsons Lake Concession Building

Project Description: Demolish the current concession building, construct a new concession building, and all required related work.

SBC Number: 220/017-01-2024

Total Project Budget: \$3,000,000.00

Source of Funding: \$3,000,000.00 24/25 TWRA Op Funds (A)

Comment: Project is within budget and is anticipated to start construction in mid-August 2026.

Previous Action:

Date	Meeting	Action
08/08/2024	SBC	Approved project and to select a designer
12/16/2024	ESC	Approved designer selection (Fisher & Arnold, Inc.)

Minutes: 05/14/2026 SBC Approved the EDP as recommended by the State Architect

*Fayette County

Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State