

MINUTES

STATE BUILDING COMMISSION

October 9, 2025

The State Building Commission met this day at 11:00 a.m. in House Hearing Room I of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor McNally called the meeting to order at 11:02 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Cameron Sexton, Speaker of the House of Representatives
Tre Hargett, Secretary of State
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION

- Department of Environment & Conservation
- State Building Commission

PRESENTER

Deputy Commissioner Greer Tidwell
State Architect Ann McGauran

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

CONSENT AGENDA

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

1. Agency: **East Tennessee State University**
Project Title: Buc Ridge Exterior and Structural Repairs
SBC Project No: 369/005-05-2025
Requested Action: Approval of a project and proceeding with the process to select a designer
2. Agency: **University of Memphis**
Project Title: Athletic Training Academic Addition
SBC Project No: 367/007-02-2024
Requested Action: Approval of a revision in project budget
3. Agency: **Austin Peay State University**
Project Title: Community Engagement & Sustainability Center Reno
SBC Project No: 373/003-05-2025
Requested Action: Approval to accept a gift-in-place project, with plans and specifications to be approved by the State Architect
4. Agency: **Middle Tennessee State University**
Project Title: Renovations to Beasley Hall
SBC Project No: 366/009-07-2025
Requested Action: Approval of a project and proceeding with the process to select a designer
5. Agency: **Tennessee Board of Regents / Jackson State Community College**
Project Title: Student Center Updates
SBC Project No: 166/019-02-2025
Requested Action: Approval of a project and proceeding with the process to select a designer
6. Agency: **Tennessee Board of Regents / Southwest Tennessee Community College**
Project Title: Theatre Renovation
SBC Project No: 166/033-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer
7. Agency: **Department of Environment & Conservation**
Project Title: Montgomery Bell State Park Four Mile Creek Campground Renovation
SBC Project No: 126/054-01-2022
Requested Action: Approval of a revision in project budget and funding
8. Agency: **Department of Veterans Services**
Project Title: East Tennessee State Veterans Cemetery Gravesite Improvements
SBC Project No: 682/002-01-2024
Requested Action: Approval of a revision in project budget and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Middle Fork Bottoms State Park, Three Way, Madison County, Tennessee

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

Project Title: Middle Fork Bottoms Visitor Center, Maintenance Facility, and Amenities

Project Description: Construct new visitor center, maintenance facility, boardwalk, boat ramp, trail bridges, utility infrastructure, amenities, and all required related work.

SBC Number: 126/053-01-2023

Total Project Budget: \$22,520,000.00

Source of Funding: \$22,520,000.00 23/24 CurrFunds-CapImp (A)

Comment: The project is in budget with construction anticipated to begin March 2026. The total cost of the structures is less than \$6,000,000.00.

Previous Action: 10/12/2023 SBC Approved project and to select a designer
 12/14/2023 ESC Approved designer selection (TLM Associates, Inc.)

Minutes: 10/09/2025 SBC Approved the EDP as recommended by the State Architect

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Dry Branch State Park, Hohenwald, Lewis County, Tennessee

Requested Action: Approval of a project and proceeding with the process to select a designer

Project Title: Dry Branch State Park Contact Station and Maintenance Facility

Project Description:	Construct a new ranger contact station, maintenance facility, parking lot(s), utilities, roadways, and park amenities and all required related work
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SBC Number: 126/128-01-2025

Total Project Budget: \$16,500,000.00

Source of Funding:	\$16,500,000.00	25/26	CurrFunds-CapImp	(A)
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Comment: This is a FY 25/26 **line-item** in the capital budget and is one of the proposed new State Parks.

The public facilities will rely on off-grid methods of utility provision, including but not limited to solar and generator power; battery storage; water wells; and onsite waste water disposal.

Minutes:	10/09/2025	SBC	Speaker Sexton shared his gratitude and support for the RFI TDEC recently issued for a boutique hotel at Cumberland Mountain State Park.
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The Commission approved the project and to select a designer.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) Approved the Minutes of the State Building Commission meeting held on September 11, 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*)

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|----|---|---|--|
| 1) | State Procurement Agency: TN Board of Regents
Location: Dickson, Tennessee
Project Title: Pump Station & Sewer Line Replacement
SBC Project No: 166/046-01-2023
Designer: Rodney L Wilson Consulting, PLLC | User Agency: TN College of Applied Technology

Approval Date: 08/27/2025
Contractor: Moore Construction Co., Inc. | |
| | Construction Completion %: 96% | Targeted Substantial Completion: 08/26/2025 | |
| | Change Order No. 2 | Comment: Hidden Conditions | |
| | Change Order Amount: \$30,990.41 | This change order addresses the need to re-route a sewer line. This change order adds 14 days to the project schedule. | |
| | Change Order Percentage: 6.53% | | |
| | Cumulative Percentage: 16.59% | | |
| | Approved Project Funding | After This Change Order | |
| | Original Bid Target: \$900,000.00 | | |
| | Base Contract Amount: \$474,465.00 | Revised Contract Amount: \$553,180.70 | |
| | Contingency: \$75,000.00 | Remaining Undedicated Funds: \$1,284.30 | |
| | | | |
| 2) | State Procurement Agency: TN Board of Regents
Location: Livingston, Tennessee
Project Title: Diesel Technology Facility
SBC Project No: 166/062-01-2022
Designer: Tinker Ma, LLC | User Agency: TN College of Applied Technology

Approval Date: 08/28/2025
Contractor: Mid-State Construction Co., Inc. | |
| | Construction Completion %: 83% | Targeted Substantial Completion: 08/11/2025 | |
| | Change Order No. 17 | Comment: Other – Owner/Agency | |
| | Change Order Amount: \$7,725.22 | This change order addresses the need add an additional roof access ladder. | |
| | Change Order Percentage: 0.10% | | |
| | Cumulative Percentage: 15.08% | | |
| | Approved Project Funding | After This Change Order | |
| | Original Bid Target: \$11,700,000.00 | | |
| | Base Contract Amount: \$8,066,000.00 | Revised Contract Amount: \$9,282,421.06 | |
| | Contingency: \$1,050,000.00 | Remaining Undedicated Funds: \$161,663.94 | |

- 3) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation
Location: Spencer, Tennessee
Project Title: Fall Creek Falls State Park Country Bridge & Trail Upgrades
SBC Project No: 126/036-01-2022 **Approval Date:** 08/27/2025
Designer: AECOM **Contractor:** Haren Construction Company, Inc.
Construction Completion %: 95% **Targeted Substantial Completion:** 09/04/2025
Change Order No. 8 **Comment: Hidden Conditions**
Change Order Amount: \$11,363,.71 This change order addresses the need to restore site conditions.
Change Order Percentage: 0.80%
Cumulative Percentage: 29.93%
Approved Project Funding
Original Bid Target: \$2,165,709.00
Base Contract Amount: \$1,412,000.00
Contingency: \$216,571.00
After This Change Order
Revised Contract Amount: \$1,834,659.27
Remaining Undedicated Funds: \$556,217.18
- 4) **State Procurement Agency:** STREAM **User Agency:** Department of Transportation
Location: Nashville, Tennessee
Project Title: Region 3 Headquarters Bldgs Bathrooms Remodel
SBC Project No: 243/020-02-2020 **Approval Date:** 09/09/2025
Designer: BHDG Architects **Contractor:** Grace Contracting
Construction Completion %: 100% **Targeted Substantial Completion:** 10/01/2024
Change Order No. 2 **Comment: Unavoidable Delays/Errors/Value Added**
Change Order Amount: \$33,900.97 This change order addresses the need to relocate an existing fire alarm panel which is identified as a design error. The owner requested that flooring be replaced, a bathroom partition be added and that battery operated sensors be added to toilet and urinal flush valves which are identified as a value-added changes. This change order adds 150 days to the project schedule as General Conditions which is identified as an unavoidable delay.
Change Order Percentage: 6.61%
Cumulative Percentage: 13.51%
Approved Project Funding
Original Bid Target: \$730,000.00
Base Contract Amount: \$512,686.00
Contingency: \$73,000.00
After This Change Order
Revised Contract Amount: \$581,925.67
Remaining Undedicated Funds: \$232,406.96

- 5) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Office Consolidation for TDA
SBC Project No: 529/077-01-2023 **Approval Date:** 08/28/2025
Designer: HMK Architects, PLLC **Contractor:** Grace Construction
Construction Completion %: 90% **Targeted Substantial Completion:** 09/09/2025
Change Order No. 1 **Comment: Hidden Conditions/Unavoidable Delays/**
Change Order Amount: \$215,756.00 **Omission/Added Scope/Other-Owner/Agency**
Change Order Percentage: 20.40% This change order addresses an owner request to
Cumulative Percentage: 20.40% upgrade bathrooms, replace carpet and re-paint which
are identified as added scope. Due to a hidden condition,
HVAC equipment needs to be relocated. This change
order adds cost and 31 days to the project schedule by
providing general conditions due to an unavoidable delay
in material delivery.
Approved Project Funding **After This Change Order**
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$1,057,851.25 **Revised Contract Amount:** \$1,273,607.25
Contingency: \$200,000.00 **Remaining Undedicated Funds:** \$1,142,148.75
- 6) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Office Consolidation for TDA
SBC Project No: 529/077-01-2023 **Approval Date:** 09/09/2025
Designer: HMK Architects, PLLC **Contractor:** Grace Construction
Construction Completion %: 90% **Targeted Substantial Completion:** 09/23/2025
Change Order No. 2 **Comment: Unavoidable Delays**
Change Order Amount: \$0.00 This change order addresses the need to add 14 days to
Change Order Percentage: 0% the project schedule.
Cumulative Percentage: 20.40%
Approved Project Funding **After This Change Order**
Original Bid Target: \$2,000,000.00
Base Contract Amount: \$1,057,851.25 **Revised Contract Amount:** \$1,273,607.25
Contingency: \$200,000.00 **Remaining Undedicated Funds:** \$1,142,148.75
- 7) **State Procurement Agency:** STREAM **User Agency:** TN State Veterans Homes Board
Location: Arlington, Tennessee
Project Title: West Tennessee Veterans Nursing Home
SBC Project No: 680/006-01-2014 **Approval Date:** 09/08/2025
Designer: Orcutt Winslow **Contractor:** EMJ Construction, LLC
Construction Completion %: 95% **Targeted Substantial Completion:** 06/21/2025
Change Order No. 29 **Comment: Omission**
Change Order Amount: \$12,202.89 This change order addresses the need to add 7 electrical
Change Order Percentage: 0.02% receptacles and relocate one.
Cumulative Percentage: 15.00%
Approved Project Funding **After This Change Order**
Original Bid Target: \$55,625,376.00
Base Contract Amount: \$55,625,376.00 **Revised Contract Amount:** \$63,970,563.35
Contingency: \$8,423,291.50 **Remaining Undedicated Funds:** \$78,104.15

Initial and Revised Approvals of Capital Projects

- Reported the following ten 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 Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: ARP – ETREC Holston Improvements
Project Description: Improvements at the East Tennessee Ag-Research Center Holston Unit includes construction of a new equipment storage building, cattle barn, and upgrades to an existing structure to incorporate a new cattle handling facility, along with site infrastructure and all related work.

SBC Project No. 540/001-04-2023
Total Project Budget: \$376,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved the Early Design Phase for a portion of the work (equipment shed) as recommended by the State Architect
Approval Date: 09/17/2025
 - 2) **State Procurement Agency:** University of Tennessee Institute of Agriculture
Location: Knoxville, Tennessee
Project Title: ARP – ETREC Organic Crops Improvements
Project Description: Improvements include renovation of high tunnel greenhouses and construction of restroom and storage building. Work includes irrigation, site infrastructure and all related work.

SBC Project No. 540/001-10-2023
Total Project Budget: \$475,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved the Early Design Phase as recommended by the State Architect
Approval Date: 09/16/2025
 - 3) **State Procurement Agency:** University of Tennessee – Knoxville
Location: Knoxville, Tennessee
Project Title: UTK Communications and Student Services Building Lighting Upgrades (25/26)
Project Description: Upgrades to the indoor lighting systems at the Student Services and Communications Buildings. The project includes all related work to complete the project.

SBC Project No. 540/009-12-2025
Total Project Budget: \$700,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a project and utilizing a Campus Consultant (I.C. Thomasson Associates) for design and Campus Resources for construction
Approval Date: 09/16/2025

- 4) **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: \$190,000.00
Source of Funding: \$ 90,000.00 Gifts (O)
\$100,000.00 Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding and utilizing System Procurement and Campus Resources for the work (increases by \$10,000.00)
Approval Date: 09/16/2025
- 5) **State Procurement Agency:** Tennessee Board of Regents / Dyersburg State Community College
Location: Dyersburg, Tennessee
Project Title: New Soccer Field Installation
Project Description: Create a new soccer field at the DSCC main campus in Dyersburg east of the existing softball field. Scope includes: Field grading and earthwork, drainage and irrigation systems, sod turf installation, electrical and data, perimeter fencing, goals, team benches, basic field accessories (poles/nets/goals), site cleanup and final preparation.
SBC Project No. 166/017-02-2025
Total Project Budget: \$780,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and proceeding with the process to select a designer
Approval Date: 09/16/2025
- 6) **State Procurement Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Keathley University Center Renovations Phase I
Project Description: Partial renovation to KUC including first floor restrooms renovation and all related work
SBC Project No. 366/009-06-2025
Total Project Budget: \$710,000.00
Source of Funding: Plant Funds (Aux-Student Unions) (A)
Approval: Approved project utilizing Campus Consultant (Gilbert McLaughlin Casella Architects, PLC) for design and the JOC (Grace Contracting, LLC) for construction
Approval Date: 09/17/2025
- 7) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: COM Anatomy Lab Renovation
Project Description: Renovate the existing Gross Anatomy Lab in the College of Medicine Building 178, located on the VA campus, to provide space and utilities for additional instruction stations to support the planned increased in class size. Work includes relocation of walls, doors, ceilings, mechanical modifications, and all associated work.
SBC Project No. 369/005-04-2025
Total Project Budget: \$620,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project utilizing Campus Consultant (Facility Systems Consultants, LLC) for design
Approval Date: 09/14/2025

- 8) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Jennings Building – Cul2vate Training Kitchen
Project Description: Renovation of space on the ground floor to provide a commercial training kitchen and all required related work.
SBC Project No. 100/000-01-2023
Total Project Budget: \$300,000.00
Project Expenditures: \$ 25,000.00
Source of Funding: Gift-in-Place (O)
Approval: Approved cancellation of the project
Approval Date: 09/16/2025
- 9) **State Procurement Agency:** STREAM / Department of Transportation
Location: Jackson, Tennessee
Project Title: Region 4 Madison County Maintenance Site Demolitions
Project Description: Demolish storage barns and shed, office building, guard house, warehouse, and all required related work.
SBC Project No. 244/010-05-2025
Total Project Budget: \$150,000.00
Source of Funding: 25/26 TDOT Op Funds (A)
Approval: Approved project utilizing Agency Resources to perform the work
Approval Date: 09/16/2025
- 10) **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.
SBC Project No. 529/005-01-2024
Total Project Budget: \$1,000,000.00
Source of Funding: 24/25 CurrFunds-CapImp (A)
Approval: Approved utilizing a previously selected designer (Centric Architecture, Inc.) for a portion of the work
Approval Date: 09/12/2025

Approvals of Revisions to Existing Capital Projects

- Reported the following two approvals 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: Wildersville, Tennessee
Project Title: Natchez Trace State Park Septic System Replacement
Project Description: Replace existing septic systems for the RV campground and Pin Oak Lodge and all required related work.
SBC Project No. 126/057-03-2023
Total Project Budget: \$4,000,000.00
Source of Funding: Federal Funds (ARP) (F)
Approval: Approved a revision in project funding in order to award a contract (Civil Industries, LLC) (move \$616,000.00 to construction)
Approval Date: 09/17/2025

2) **State Procurement Agency:** STREAM / Department of Transportation
Location: Nashville, Tennessee
Project Title: Region 3 Headquarters Elevators Replacement
Project Description: Replace the original elevators, upgrade to current codes, and all required related work.
SBC Project No. 243/020-01-2022
Total Project Budget: \$700,000.00
Source of Funding: 22/23 TDOT Plant Construction Funds (A)
Approval: Approved a revision in project funding (move \$25,000.00 to construction)
Approval Date: 09/16/2025

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

1) **State Procurement Agency:** STREAM / Department of Military
Location: Greeneville, Tennessee
Project Title: Greeneville Readiness Center HVAC and Energy Update
Project Description: *Extend mechanical into unconditioned areas; upgrade electrical and plumbing systems; Replace mechanical, electrical, and plumbing systems; replace doors door hardware, windows, and all required related work.*
SBC Project No. 361/032-01-2025
Total Project Budget: \$2,050,000.00
Source of Funding: \$1,025,000.00 25/26 CurrFunds-CapMaint (MP) (A)
\$1,025,000.00 Federal Funds (NGB) (F)
Approval: Approved a revision in project scope
Approval Date: 09/17/2025

- Reported the following two approvals of a 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:** Austin Peay State University
Location: Clarksville, Tennessee
Project Title: Emergency Campus-Wide Roof Repairs
Project Description: Replace or repair roofs due to hail damage, and all related work.
SBC Project No. 373/003-02-2025
Total Project Budget: \$20,000,000.00
Source of Funding: \$19,975,000.00 Insurance Proceeds (O)
\$ 25,000.00 Plant Funds (A)
Approval: Approved awarding a contract to the best evaluated proposer (Codell Construction Company) for a CM/GC
Approval Date: 09/18/2025

- 2) **State Procurement Agency:** STREAM / Department of Children's Services
Location: Statewide, Tennessee
Project Title: New Woodland Hills and John S. Wilder Hardware and Staff Secure Facilities
Project Description: Construction of a new staff secure Woodland Hills YDC, new staff and hardware secure John S. Wilder YDC facilities, and all required related work.
- SBC Project No.** 144/000-02-2023
Total Project Budget: \$333,300,000.00
Source of Funding:
- | | | | |
|------------------|-------|------------------|-----|
| \$ 13,500,000.00 | 21/22 | CurrFunds-CapImp | (A) |
| \$ 5,560,000.00 | 22/23 | CurrFunds-CapImp | (A) |
| \$233,140,000.00 | 24/25 | CurrFunds-CapImp | (A) |
| \$ 81,100,000.00 | 2025 | GO Bonds-CapImp | (A) |
- Approval:** Approved awarding a contract to the best evaluated proposer (Linkous Construction Co., Inc.) for a CM/GC
Approval Date: 09/18/2025

Approvals of Contract Amendments

- Reported the following approval of a consultant contract amendment in accordance with Item 2.04(C)(1) of the *SBC By-Laws, Policy & Procedures*:
- 1) **State Procurement Agency:** STREAM / Department of Military
Location: Statewide, Tennessee
Project Title: Comprehensive Energy and Water Audit Consultant FY24
Project Description: Engineering consultant to perform energy and water audits at Military facilities.
SBC Project No. 361/000-01-2024
Total Project Budget: \$750,000.00
Current Project Funding: \$321,000.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project budget and funding and a contract amendment (increase of \$70,000.00)
Approval Date: 09/11/2025

Report of Items Submitted to the SBC

- Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds \$100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures*)
- 1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Statewide, Tennessee
Project Title: Statewide Swimming Pool Conversion
SBC Project No. 126/000-01-2023
Designer: Sparkman & Associates Architects, Inc.
Amount: \$41,357.50
Explanation: This ASR is for design services for areas of added scope which is considered a programmatic change.
Approval Date: 08/19/2025
OSA Receipt Date: 08/19/2025

- 2) **State Procurement Agency:** STREAM / West Tennessee River Basin Authority
Location: Humboldt, Tennessee
Project Title: Water Education and Training Center
SBC Project No. 128/020-01-2023
Designer: Kimley-Horn & Associates, Inc.
Amount: \$44,000.00
Explanation: This ASR is for design services required to raise the ground level finish elevations of project site which is considered a programmatic change.
Approval Date: 08/21/2025
OSA Receipt Date: 08/21/2025
- 3) **State Procurement Agency:** STREAM / Department of Military
Location: Smyrna, Tennessee
Project Title: VTS Smyrna Regional Training Center Covered Shelter
SBC Project No. 361/079-02-2024
Designer: M. Shanks Architects
Amount: \$5,750.00
Explanation: This ASR is for a topographic survey which is considered inherent to the successful execution of the project.
Approval Date: 08/25/2025
OSA Receipt Date: 08/26/2025

Other Business

There being no further business, the meeting adjourned at 11:07 a.m.

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EAST TENNESSEE STATE UNIVERSITY

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

Requested Action: **Approval of a project and proceeding with the process to select a designer**

Project Title: Buc Ridge Exterior and Structural Repairs

Project Description: Perform essential repairs needed to address exterior finishes, structural repairs, and all associated work in multiple buildings at Buc Ridge Apartments.

SBC Number: 369/005-05-2025

Total Project Budget: \$2,000,000.00

Source of Funding: \$2,000,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is an August 25, 2025 **disclosed** project reported by ETSU.

Minutes: 10/09/2025 SBC Approved project and to select a designer

UNIVERSITY OF MEMPHISUniversity of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Athletic Training Academic Addition

Project Description: Construction of a 4,000 square foot addition to the Athletic Training Center on Park Avenue Campus for use as study and academic activities for football.

SBC Number: 367/007-02-2024

Total Project Budget: \$3,125,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>		
	\$2,000,000.00	\$1,125,000.00	\$3,125,000.00	Gift-in-Place	(O)
Original Funding:	\$2,000,000.00				
Change in Funding:		\$1,125,000.00			
Revised Funding:			\$3,125,000.00		

Comment: This request increases the project budget from \$2,000,000.00 to \$3,125,000.00 due to the actual project costs are higher than originally estimated.

Previous Action: 06/13/2024 SBC Approved accepting gift-in-place construction with plans and specifications approved by the State Architect

Minutes: 10/09/2025 SBC Approved a revision in project budget

AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: **Approval to accept a gift-in-place project, with plans and specifications to be approved by the State Architect**

Project Title: Community Engagement & Sustainability Center Reno

Project Description: Renovate an existing structure for Food Pantry and Meeting Spaces, and all related work.

SBC Number: 373/003-05-2025

Total Project Budget: \$1,200,000.00

Source of Funding: \$1,200,000.00 Gift-in-Place (O)

Comment: This is a **disclosed** project reported by APSU on September 12, 2025. The garage space in APSU's bookstore annex will be renovated as a gift-in-place to establish a campus food pantry and serve as a hub for community engagement.

Minutes: 10/09/2025 SBC Approved accepting a gift-in-place project, with plans and specifications to be approved by the State Architect

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval of a project and proceeding with the process to select a designer**

Project Title: Renovations to Beasley Hall

Project Description: Partial renovation to Beasley Hall including restroom, finishes, and exterior envelope renovations and all related work.

SBC Number: 366/009-07-2025

Total Project Budget: \$7,700,000.00

Source of Funding: \$7,700,000.00 Plant Funds (Aux-Housing) (A)

Comment: This is a 09/09/2025 **disclosed** project reported by MTSU.

This project is to be carried out with a phased delivery to allow for construction to be carried out during summer 2026 and summer 2027. This will allow student housing to remain operational during the fall and spring semesters. Construction for each phase is to be bid separately using separate bid packages.

Minutes: 10/09/2025 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

Requested Action: **Approval of a project and proceeding with the process to select a designer**

Project Title: Student Center Updates

Project Description: Update and repair building envelope and interior renovations. Work includes replacement of roofing system, replacing exterior facade, window replacement, architectural improvements and interior renovations.

SBC Number: 166/019-02-2025

Total Project Budget: \$3,400,000.00

Source of Funding: \$3,400,000.00 Plant Funds (Non-Aux) (A)

Comment: This is an August 22, 2025 **disclosed** project reported by TBR. The existing Student Center roof is 19 years old.

Minutes: 10/09/2025 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

Requested Action: **Approval of a project and proceeding with the process to select a designer**

Project Title: Theatre Renovation

Project Description: Update and renovate the existing Union Avenue campus theatre.

SBC Number: 166/033-01-2025

Total Project Budget: \$2,100,000.00

Current Project Funding: \$ 500,000.00

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

Comment: This is an August 13, 2025 **disclosed** project reported by TBR. Priority improvements include demolition and renovation of the main theatre, fixed seating, podium area (classroom stage), and portable podium areas. This project is being partially funded through a grant from the Assisi Foundation of Memphis, which expires on April 24, 2026.

Minutes: 10/09/2025 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Montgomery Bell State Park, Burns, Dickson County, Tennessee

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

Project Title: Montgomery Bell State Park Four Mile Creek Campground Renovation

Project Description: Renovate Four Mile Creek campground and all required related work.

SBC Number: 126/054-01-2022

Total Project Budget: \$9,950,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$8,950,000.00	\$ 0.00	\$8,950,000.00	22/23	CurrFunds-CapImp	(A)
	0.00	1,000,000.00	1,000,000.00	25/26	TDEC Op Funds	(A)
Original Project Funding:	\$8,950,000.00					
Change in Funding:		\$1,000,000.00				
Revised Project Funding:			\$9,950,000.00			

Comment: This request increases the budget and funding from \$8,950,000.00 to \$9,950,000.00 and increases the construction cost to allow corrections on survey issues, electrical issues, including code requirements, and civil works due to design errors and omissions.

Previous Action:

08/11/2022	SBC	Approved project and to select a designer
08/19/2022	ESC	Approved designer selection (Hurst-Rosche, Inc.)
12/14/2023	SBC	Approved EDP as recommended by the State Architect
09/12/2024	SBC	Approved a revision in project funding in order to award a contract (Fuel Tank Maintenance Company, LLC)

Minutes: 10/09/2025 SBC Approved a revision in project budget and funding

DEPARTMENT OF VETERANS SERVICES

John Sevier - East Tennessee State Veterans Cemetery, Knoxville, Knox County, Tennessee

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

Project Title: East Tennessee State Veterans Cemetery Gravesite Improvements

Project Description: Construct expansion of the existing cemetery including new gravesites, crypt fields, columbarium, access roads, and all required related work.

SBC Number: 682/002-01-2024

Total Project Budget: \$11,470,670.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>			
	\$ 800,000.00	\$ 0.00	\$ 800,000.00	15/16	CurrFunds-CapImp	(A/R)
	0.00	10,670,670.00	10,670,670.00		Federal Grant	(F)
Original Project Funding:	\$ 800,000.00					
Change in Funding:		\$10,670,670.00				
Revised Project Funding:			\$11,470,670.00			

Comment: This request adds the Federal Funds to the project. The total project budget and funding is being increased from \$8,000,000.00 to \$11,470,670.00. The budget is being increased because the bid was higher than anticipated due to local market conditions with several potential bidders declining to participate in the bid process due to limited capacity. The scope remains unchanged. State funds will be removed from the project at closeout. This project will be 100% federally funded. There will be no adjustment to the designer fee.

Previous Action:

07/11/2024	SBC	Approved project and to select a designer
09/23/2024	ESC	Approved designer selection (Cannon & Cannon, Inc.)
12/16/2024	SBC	Approved a revision in project budget and funding
04/10/2025	SBC	Approved the EDP as recommended by the State Architect

Minutes: 10/09/2025 SBC Approved a revision in project budget and funding

Approved:



Tre Hargett
Secretary, State Building Commission
Secretary of State