

Meeting Copy

AGENDA

State Building Commission

Cordell Hull State Office Building

House Hearing Room II

October 8, 2026

11:00 a.m.

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Pursuant to T.C.A. 8-44-108(c)(2), if one or more members is not physically present at the meeting but may attend virtually, the meeting will include one or more members who will participate by electronic means of communication. Regardless of whether any member participates by electronic means of communication, members of the public may attend the meeting in-person at the location listed on the meeting agenda or may access the meeting by [Capitol streaming](#) to view and listen to the meeting by electronic means of communication. If you wish to provide public comment during the meeting, please send a message to state.architect@tn.gov indicating your intent to comment at least 48 hours in advance of the meeting or make a request in person by speaking with the State Architect prior to the meeting start.

CONSENT AGENDA

Approval of the following items which have been reviewed and recommended for approval by Commission staff:

1. **Agency:** University of Tennessee Health Science Center
Project Title: Master Plan – Health Science Center (24/25)
SBC Project No: 540/013-01-2025
Requested Action: Approval of a revision in project budget and funding
2. **Agency:** University of Tennessee - Knoxville
Project Title: UTK TCE Research Lab Upgrades (25/26)
SBC Project No: 540/009-02-2026
Requested Action: Approval of a revision in project budget and funding and utilizing Campus Resources and System Procurement for a portion of the work
3. **Agency:** Tennessee Board of Regents / Walters State Community College
Project Title: Master Plan
SBC Project No: 166/023-02/2026
Requested Action: Approval of a project and to issue a Request for Proposals for master planning services
4. **Agency:** Tennessee Board of Regents
Project Title: TCAT Master Plan
SBC Project No: 166/000-03-2026
Requested Action: Approval to issue a Request for Qualifications for statewide master planning services
5. **Agency:** Tennessee Board of Regents
Project Title: Commissioning Services
SBC Project No: 166/000-01-2026
Requested Action: Approval to award contract to the best evaluated proposer
6. **Agency:** Tennessee Board of Regents / Nashville State Community College
Project Title: HVAC Replacement and Upgrades
SBC Project No: 166/034-02-2022
Requested Action: Approval of a revision in project budget and funding
7. **Agency:** Department of Environment & Conservation
Project Title: Cardwell Mountain SAP Visitor Center, Maintenance Facility, and Amenities
SBC Project No: 126/020-01-2024
Requested Action: Approval of a revision in scope
8. **Agency:** Department of Environment & Conservation
Project Title: Justin P. Wilson Cumberland Trail Bridge Installation
SBC Project No: 126/000-01-2025
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

9. **Agency:** Tennessee Historical Commission
Project Title: Castalian Springs Mounds Site Improvements
SBC Project No: 160/025-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer
10. **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 project budget and funding
11. **Agency:** Department of General Services
Project Title: Environmental Consultant
SBC Project No: 529/000-03-2022
Requested Action: Approval of a revision in project budget and funding to amend a contract
12. **Agency:** Department of General Services
Project Title: Driver Service Center Renovations - Columbia
SBC Project No: 502/080-01-2026
Requested Action: Approval of a revision in scope
13. **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 revision in project budget, scope and funding

DEPARTMENT OF CHILDREN'S SERVICES

Statewide, Tennessee

Requested Action: **Approval of a revision in project funding and a portion of the Early Design Presentation** as presented by Allen & Hoshall, Inc.

Project Title: New West, Middle, & East Assessment and Intake Facilities

Project Description: Construction of new prototypical Assessment Centers and Intake Facilities, land acquisition, and all required related work.

SBC Number: 144/000-01-2023

Total Project Budget: \$123,000,000.00

Current Project Funding: \$ 92,360,000.00

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$ 88,360,000.00	\$ 0.00	\$88,360,000.00	22/23 CurrFunds-CapImp (A)
0.00	4,000,000.00	4,000,000.00	22/23 CurrFunds-CapImp (R)
\$ 88,360,000.00	\$4,000,000.00	\$92,360,000.00	

Comment: This increases the project funding from \$ 88,360,000.00 to \$92,360,000.00 to align with current cost estimates to complete Group 2. This additional funding is a portion of a FY22/23 line-item in the capital budget (Finance & Administration Projects).

This Early Design Phase (EDP) presentation will cover the prototypical designs for Groups 2 and 3 that will include two assessment and intake facilities in the Nashville (Group 2), Knoxville (Group 2), and Memphis (Group 3) areas. The project is within the modified budget and on schedule to start construction in November 2026 through Group 2.

The assessment and intake facility to be located in Memphis (Group 3) remains on hold pending additional funding and the relocation of the Department of Safety and Homeland Security operations currently on the selected site for these facilities.

Previous Action:

Date	Meeting	Action
09/14/2023	SBC	Approved project and to select a designer
11/20/2023	ESC	Approved designer selection (Allen & Hoshall, Inc.)
06/11/2026	SBC	Approved a revision in project budget, scope, and a portion of the EDP as presented by Allen & Hoshall, Inc.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Dry Branch State Park, Hohenwald, Lewis County, Tennessee

Requested Action: **Approval of a revision in scope and the Early Design Phase** as presented by Smith Gee Studio, LLC

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, park amenities, *pavilion*, and all required related work.

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)

Comment: The revision in scope adds a picnic pavilion to the project. This project is in budget with construction anticipated to start summer of 2027.

Previous Action:

Date	Meeting	Action
10/09/2025	SBC	Approved project and to select a designer
10/20/2025	ESC	Approved designer selection (Smith Gee Studio, LLC)

DEPARTMENT OF GENERAL SERVICES

Nashville Supreme Court Bldg, Nashville, Davidson County, Tennessee

Requested Action: **Approval of the Early Design Presentation** as presented by EOA Architects, PLLC

Project Title: Old Library and Archives and Supreme Court Building Renovation

Project Description: Interior and exterior renovations to include replacement of the stacks with office space and a level of added parking, addition of a connector between the buildings, and all required related work.

SBC Number: 529/074-01-2023

Total Project Budget: \$146,810,000.00

Source of Funding:

Original Amount	Source
\$ 7,300,000.00	23/24 FRF CurrFunds-CapImp (A)
134,000,000.00	2025 FRF Bonds-CapImp (A)
5,510,000.00	FRF Reserves (A/R)

Comment: Project is on schedule and is in budget with construction anticipated to start early 2027.

Previous Action:

Date	Meeting	Action
10/12/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
10/23/2023	ESC	Approved designer selection (EOA Architects, PLLC)
07/10/2025	SBC	Approved a revision in project budget and funding and awarding a contract to the best evaluated proposer for CM/GC (Skanska USA Building, Inc.)

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) APPROVAL of the Minutes of the State Building Commission meeting held on September 10, 2026.
- 2) APPROVAL of the Minutes of the Specially Called State Building Commission meeting held on September 21, 2026.

Report of Items Approved by Office of the State Architect

- **Change Orders** which result in a net aggregate increase or decrease in excess of 10% of the original contract sum, or which exceed an individual change order item in an amount in excess of \$500,000 (in accordance with Item 6.04(C)(3) of the *SBC By-Laws, Policy & Procedures*)

1. **State Procurement Agency:** University of Tennessee Institute of Agriculture
User Agency, Location: Oliver Springs, Tennessee
Project Title: ARP FFREC Cumberland Forest Unit Improvements
SBC Project No: 540/001-13-2023
Designer: OYSK3 Architects
Contractor: Pannell Construction
Construction Completion Percentage: 100.00%
Targeted Substantial Completion: 04/22/2026
Change Order No: 2
Approval Date: 09/08/2026
Change Order Amount: \$1,895.00
Change Order Percentage: 2.34%
Cumulative Percentage: 41.04%
Comment: This change order addresses the need to add a contract bond to the project due to a previous change order which added scope as requested by the owner. This change order adds 104 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$122,000.00
Base Contract Amount: \$80,900.78
Contingency: \$12,200.00
After This Change Order:
Revised Contract Amount: \$114,102.46
Remaining Undedicated Funds: \$36,262.54

2. **State Procurement Agency:** University of Tennessee – Knoxville
User Agency, Location: Knoxville, Tennessee
Project Title: Art & Architecture Office Renovation
SBC Project No: 540/009-03-2003
Designer: Smith Gee Studio
Contractor: JE Dunn Construction
Construction Completion Percentage: 99.00%
Targeted Substantial Completion: 07/31/2026
Change Order No: 3
Approval Date: 09/10/2026
Change Order Amount: \$48,876.91
Change Order Percentage: 3.26%
Cumulative Percentage: 13.81%
Comment: This change order addresses the need to: add roller shades due to owner-requested added scope; added time and cost to review finish submittals and for facility operations identified as schedule modifications; provide electrical modifications and additional carpet due to owner-requested design modifications and additional time under General Conditions. This change order adds 133 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$1,501,000.00
Base Contract Amount: \$1,501,000.00
Contingency: \$250,000.00
After This Change Order:
Revised Contract Amount: \$1,708,230.44
Remaining Undedicated Funds: \$243,169.56
3. **State Procurement Agency:** University of Tennessee – Knoxville
User Agency, Location: Knoxville, Tennessee
Project Title: Multiple Buildings Systems Improvements
SBC Project No: 540/009-17-2021
Designer: Engineering Services Group
Contractor: Wright Contracting, Inc.
Construction Completion Percentage: 80.00%
Targeted Substantial Completion: 12/17/2026
Change Order No: 4
Approval Date: 09/14/2026
Change Order Amount: \$462,695.17
Change Order Percentage: 18.73%
Cumulative Percentage: 22.76%
Comment: The change order addresses the need to replace switchgear and electrical service which are identified as added scope and adds 74 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$1,860,000.00
Base Contract Amount: \$2,470,000.00
Contingency: \$186,000.00
After This Change Order:
Revised Contract Amount: \$3,032,262.45
Remaining Undedicated Funds: \$401,000.00

4. **State Procurement Agency:** Tennessee Technological University
User Agency, Location: Cookeville, Tennessee
Project Title: Academic Wellness Center Natatorium Renovations
SBC Project No: 364/011-01-2025
Designer: Upland Design Group
Contractor: FTM Contracting
Construction Completion Percentage: 46.00%
Targeted Substantial Completion: 11/19/2026
Change Order No: 4
Approval Date: 09/15/2026
Change Order Amount: \$258,957.46
Change Order Percentage: 13.50%
Cumulative Percentage: 16.86%
Comment: This change order addresses the need to replace storefront window components which is identified as added scope.
Approved Project Funding:
Original Bid Target: \$2,250,000.00
Base Contract Amount: \$1,918,500.00
Contingency: \$230,000.00
After This Change Order:
Revised Contract Amount: \$2,241,953.88
Remaining Undedicated Funds: \$238,046.12

5. **State Procurement Agency:** Tennessee Technological University
User Agency, Location: 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: 100%
Targeted Substantial Completion: 01/18-2026
Change Order No: 14
Approval Date: 09/10/2026
Change Order Amount: \$96,883.27
Change Order Percentage: 3.68%
Cumulative Percentage: 33.50%
Comment: This change order addresses the need to: replace a louver, stair nosing, add dampers and a lighting control circuit due to hidden conditions; provide sod, provide repairs to a backflow preventer, provide door hardware due to designer error; provide HVAC control changes as an owner-requested modification and to provide wheelchair lift monitoring as required by codes.
Approved Project Funding:
Original Bid Target: \$2,631,345.00
Base Contract Amount: \$2,631,345.00
Contingency: \$883,134.00
After This Change Order:
Revised Contract Amount: \$3,512,830.83
Remaining Undedicated Funds: \$98,531.44

6. **State Procurement Agency:** Tennessee Technological University
User Agency, Location: Cookeville, Tennessee
Project Title: Indoor Tennis Center Roof Replacement
SBC Project No: 364/011-08-2022
Designer: Richard C. Rinks & Associates, Inc.
Contractor: Genesis Roofing Company, Inc.
Construction Completion Percentage: 95.00%
Targeted Substantial Completion: 04/19/2026
Change Order No: 2
Approval Date: 09/11/2026
Change Order Amount: \$17,702.35
Change Order Percentage: 5.94%
Cumulative Percentage: 10.61%
Comment: This change order addresses the need to install flashing, roof components and to apply roof coating due to hidden conditions. This change order adds 71 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$450,000.00
Base Contract Amount: \$298,200.00
Contingency: \$45,000.00
After This Change Order:
Revised Contract Amount: \$329,825.46
Remaining Undedicated Funds: \$165,174.54
7. **State Procurement Agency:** STREAM
User Agency, Location: Dept of Environment & Conservation, Pocahontas, Tennessee
Project Title: Big Hill Pond State Park Campground Renovations
SBC Project No: 126/006-01-2022
Designer: Fisher & Arnold
Contractor: ABES Contracting
Construction Completion Percentage: 70.00%
Targeted Substantial Completion: 12/14/2026
Change Order No: 4
Approval Date: 08/24/2026
Change Order Amount: \$293,692.24
Change Order Percentage: 8.82%
Cumulative Percentage: 10.63%
Comment: This change order addresses the need to replace exterior siding, remediate mold, replace windows, wallboard and tile work due to hidden conditions. This change order adds 214 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$3,946,039.00
Base Contract Amount: \$3,330,500.00
Contingency: \$394,604.00
After This Change Order:
Revised Contract Amount: \$3,684,413.36
Remaining Undedicated Funds: \$2,103,614.74

8. **State Procurement Agency:** STREAM
User Agency, Location: Dept of Environment & Conservation, Sparta, Tennessee
Project Title: Burgess Falls State Park Maintenance Facility & Parking
SBC Project No: 126/011-01-2021
Designer: Upland Design Group
Contractor: JA Sergio
Construction Completion Percentage: 84.14%
Targeted Substantial Completion: 10/15/2026
Change Order No: 14
Approval Date: 09/09/2026
Change Order Amount: \$19,930.49
Change Order Percentage: 0.42%
Cumulative Percentage: 10.31%
Comment: This change order addresses the need to add General Conditions costs due to an unavoidable delay and adds 72 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$4,761,000.00
Base Contract Amount: \$4,761,000.00
Contingency: \$1,208,412.00
After This Change Order:
Revised Contract Amount: \$5,251,757.46
Remaining Undedicated Funds: \$717,654.54
9. **State Procurement Agency:** STREAM
User Agency, Location: Dept of Environment & Conservation, Burns, Tennessee
Project Title: Montgomery Bell State Park Four Mile Campground
Renovation
SBC Project No: 126/054-01-2022
Designer: Hurst-Rosche
Contractor: FTM
Construction Completion Percentage: 64.35%
Targeted Substantial Completion: 12/18/2026
Change Order No: 12
Approval Date: 09/11/2026
Change Order Amount: \$76,801.29
Change Order Percentage: 1.08%
Cumulative Percentage: 26.54%
Comment: This change order addresses the need to: replace a soil test patch, remediate soil, and replace a fill tank gasket due to hidden conditions; replace an existing sewer tank and the erosion control measures due to code requirements.
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: \$8,973,177.32
Remaining Undedicated Funds: \$786,922.68

10. **State Procurement Agency:** STREAM
User Agency, Location: Dept of Environment & Conservation, Eva, Tennessee
Project Title: Nathan Bedford Forrest State Park Campground Renovations
SBC Project No: 126/060-01-2022
Designer: Hurst-Rosche
Contractor: Thrash Construction Services
Construction Completion Percentage: 58.08%
Targeted Substantial Completion: 12/06/2026
Change Order No: 11
Approval Date: 09/14/2026
Change Order Amount: \$15,171.13
Change Order Percentage: 0.003%
Cumulative Percentage: 11.90%
Comment: This change order addresses the need to provide a concrete pipe support due to a hidden condition.
Approved Project Funding:
Original Bid Target: \$4,940,000.00
Base Contract Amount: \$4,940,000.00
Contingency: \$1,780,000.00
After This Change Order:
Revised Contract Amount: \$5,529,010.74
Remaining Undedicated Funds: \$677,989.26
11. **State Procurement Agency:** STREAM
User Agency, Location: Department of Children's Services, Somerville, Tennessee
Project Title: John S. Wilder YDC Electrical System Upgrades
SBC Project No: 144/011-02-2023
Designer: Building Systems Group Engineering, LLC
Contractor: S.M. Lawrence
Construction Completion Percentage: 94.87%
Targeted Substantial Completion: 09/20/2026
Change Order No: 3
Approval Date: 09/14/2026
Change Order Amount: \$194,296.90
Change Order Percentage: 7.18%
Cumulative Percentage: 14.81%
Comment: This change order addresses the need to provide generators due to a hidden condition and adds 30 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$6,500,000.00
Base Contract Amount: \$2,705,640.00
Contingency: \$650,000.00
After This Change Order:
Revised Contract Amount: \$3,106,453.14
Remaining Undedicated Funds: \$5,218,146.86

12. **State Procurement Agency:** STREAM
User Agency, Location: Department of Education, Nashville, Tennessee
Project Title: Tennessee School for the Blind Building & Site Improvements
SBC Project No: 168/005-02-2021
Designer: Gobbell Hays Parnters, Inc.
Contractor: Fuel Tank Maintenance Company, LLC
Construction Completion Percentage: 83.00%
Targeted Substantial Completion: 09/27/2026
Change Order No: 11
Approval Date: 08/24/2026
Change Order Amount: \$11,557.09
Change Order Percentage: 0.41%
Cumulative Percentage: 22.29%
Comment: This change order addresses the need to install wireless locksets and two fire safety relay devices due to hidden conditions and adds 60 days to the project schedule.
Approved Project Funding:
Original Bid Target: \$3,087,590.00
Base Contract Amount: \$2,806,900.00
Contingency: \$450,000.00
After This Change Order:
Revised Contract Amount: \$3,432,500.49
Remaining Undedicated Funds: \$274,078.45
13. **State Procurement Agency:** STREAM
User Agency, Location: Department of Military, Smyrna, Tennessee
Project Title: VTS Smyrna Building 603 Latrine Repairs & Upgrades
SBC Project No: 361/079-04-2024
Designer: Oliver Little Gipson Engineering, Inc.
Contractor: Grinder, Taber & Grinder, Inc.
Construction Completion Percentage: 92.00%
Targeted Substantial Completion: 08/26/2026
Change Order No: 3
Approval Date: 09/09/2026
Change Order Amount: \$7,370.73
Change Order Percentage: 2.43%
Cumulative Percentage: 25.93%
Comment: This change order addresses the need to: provide tile repair, painting, door components, and pipe insulation which are identified as value added change; additional time for general conditions due to an unavoidable delay and additional contract time for a prior change order requiring floor replacement which is identified as a schedule modification. This change order adds 65 days to the project 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: \$382,501.17
Remaining Undedicated Funds: \$2,498.83

14. **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: 99.00%
Targeted Substantial Completion: 05/31/2026
Change Order No: 6
Approval Date: 09/11/2026
Change Order Amount: \$1,237.74
Change Order Percentage: 0.06%
Cumulative Percentage: 12.15%
Comment: This change order addresses the need to provide additional egress lighting as required by code and adds 60 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: \$2,251,491.19
Remaining Undedicated Funds: \$6,008.81
15. **State Procurement Agency:** STREAM
User Agency, Location: Department of General Services, Jackson, Tennessee
Project Title: Jackson Supreme Court Exterior Cleaning & Repairs and Interior Renovations
SBC Project No: 523/073-01-2022
Designer: TLM
Contractor: Allison Contracting, LLC
Construction Completion Percentage: 95.00%
Targeted Substantial Completion: 11/16/2026
Change Order No: 12
Approval Date: 09/08/2026
Change Order Amount: \$48,827.71
Change Order Percentage: 2.74%
Cumulative Percentage: 40.01%
Comment: This change order addresses the need to: level floors and rebuild chase walls, provide electrical components and to repair existing ductwork and insulation due to hidden conditions; replace electrical components and sidewalk panels as requested by the owner.
Approved Project Funding:
Original Bid Target: \$2,700,000.00
Base Contract Amount: \$1,784,999.00
Contingency: \$270,000.00
After This Change Order:
Revised Contract Amount: \$2,499,135.42
Remaining Undedicated Funds: \$1,197,518.74

Initial and Revised Approvals of Capital Projects

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

1. **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Master Plan
Project Description: Develop a new Master Plan.
SBC Project No: 166/025-01-2026
Total Project Budget: \$250,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved awarding a contract (Dober Lidsky Mathey, Inc.)
Approval Date: 09/10/2026
2. **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: \$860,000.00
Source of Funding:

	<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
	\$710,000.00	\$150,000.00	\$860,000.00	Plant Funds (Aux-Student Unions) (A)
Approval:				Approved a revision in project budget and funding (increases by
\$150,000.00)				
Approval Date:			09/11/2026	

3. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Statewide, Tennessee
Project Title: State Parks Small Projects
Project Description: Execution of small projects at various State Parks.
SBC Project No: 126/000-04-2016
Total Project Budget: \$682,699.72
Source of Funding:

	<u>Original Amount</u>	<u>Source</u>
	\$500,000.00	16/17 CurrFunds-CapImp (A)
	\$182,699.72	13/14 CurrFunds-CapImp (A)
Approval:		Approved the EDP as recommended by the State Architect
Approval Date:		09/09/2026

4. **State Procurement Agency:** STREAM / Department of Military
Location: Louisville, Tennessee
Project Title: Louisville AASF Chiller and Water Pump Replacement
Project Description: Replace the chiller and water source heat pump and all required related work.
SBC Project No: 368/102-01-2026
Total Project Budget: \$550,000.00
Source of Funding:

Original Amount	Source
\$412,500.00	Federal Funds (NGB) (F)
\$137,500.00	Military Reserves (Sale of Real Estate) ®

Approval: Approved project utilizing Agency Resources for design and utilizing the Central Procurement Office for construction

Approval Date: 09/18/2026

Approvals of Revisions to Existing Capital Projects

- REPORT of the following approval of a revision in funding for capital project (no change in total project budget) in accordance with Item 2.04(B)(2) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Lebanon, Tennessee
Project Title: Cedars of Lebanon State Park Campground Bathhouse
Project Description: Install an accessible bathhouse facility with associated parking in Campground Area 1 and all required related work.
SBC Project No: 126/015-01-2024
Total Project Budget: \$830,000.00
Source of Funding: 24/25 TDEC Op Funds (A)
Approval: Approved a revision in project funding (increase construction cost)
Approval Date: 09/10/2026

- REPORT of the following approval of a Best Value (BV) or Construction Manager/General Contractor (CM/GC) in accordance with Item 2.04(B)(6) of the *SBC By-Laws, Policy & Procedures*:

1. **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: TN Residence Update
Project Description: Upgrade or replacement of various building systems including mechanical, fire alarm, irrigation, and elevators, renovation and updates of interior, exterior, and site components, and all required related work.
SBC Project No: 529/028-01-2026
Total Project Budget: \$5,480,000.00
Source of Funding: FRF Reserves (R)
Approval: Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves Young)
Approval Date: 09/10/2026

- REPORT of 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 Children's Services
Location: Statewide, Tennessee
Project Title: New Woodland Hills & John S Wilder Hardware & 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: \$356,200,000.00
Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$ 13,500,000.00	\$0.00	\$13,500,000.00	21/22 CurrFunds-CapImp (A)
32,460,000.00	(4,000,000.00)	28,460,000.00	22/23 CurrFunds-CapImp (A)
233,140,000.00	0.00	233,140,000.00	24/25 CurrFunds-CapImp (A)
81,100,000.00	0.00	81,100,000.00	2025 GO Bonds-CapImp (A)
\$360,200,000.00	(\$4,000,000.00)	356,200,000.00	

- Approval:** Approved a revision in project budget and funding (decreases by \$4,000,000.00)
Approval Date: 09/14/2026

2. **State Procurement Agency:** STREAM / Department of Mental Health & Substance Abuse Services
Location: Nashville, Tennessee
Project Title: Middle Tennessee Mental Health Institute Canopy Replacement
Project Description: Replacement of exterior canopy and all required related work.
SBC Project No: 344/001-01-2025
Total Project Budget: \$570,000.00
Source of Funding:

	<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
	\$2,120,000.00	(\$1,550,000.00)	\$570,000.00	25/26 CurrFunds-CapMaint (MP) (A)
Approval:	Approved a revision in project budget and funding (decreases by			
\$1,550,000.00)				
Approval Date:	09/18/2026			

3. **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Davy Crockett Tower – Elevator Replacement
Project Description: Replacement of elevators and all required related work.
SBC Project No: 529/077-01-2025
Total Project Budget: \$5,150,000.00
Source of Funding:

	<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
	\$9,650,000.00	(\$4,500,000.00)	\$5,150,000.00	FRF Reserves (A/R)
Approval:	Approved a revision in project budget and funding (decreases by			
\$4,500,000.00)				
Approval Date:	09/10/2026			

Approvals of Contract Amendments

- **REPORT** of 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:** Tennessee Technological University
Location: Cookeville, Tennessee
Project Title: Campus Consultants
Project Description: Professional service consultants for Architecture, MEP Engineering, Civil Engineering, Structural Engineering, ADA, Environmental, Building Envelope, and Landscape Architect.
SBC Project No: 364/000-01-2023
Total Project Budget: \$1,500,000.00
Source of Funding:

	Original Amount	Source
	\$1,100,000.00	Plant Funds (Non-Aux) (A)
	\$ 400,000.00	Various Project Funds (A)
Approval:	Approved amending consultant contracts (extending the term)	
Approval Date:	09/18/2026	

Approvals of Acquisitions and Disposals of State Property

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

1. **State Procurement Agency:** STREAM / Tennessee Wildlife Resources Agency
Transaction Description: Transaction No. 26-07-002
Location: Tull Bottoms Wildlife Management Area
Chester County – 2.49± acres – 0 State Route 100 E, Henderson, TN
Grantee: United States of America
Estimated Sale Price: Fair Market Value
Source of Funding: Tennessee Valley Authority (REM Fee) (O)
Approval: Approved disposal by easement with waiver of advertisement and appraisal
Approval Date: 09/15/2026

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: Beersheba Springs, Tennessee
Project Title: Savage Gulf State Park Stone Door Annex Visitor Center Campground
SBC Project No: 126/116-01-2022
Designer: CTI Engineers, Inc.
Amount: \$166,595.00
Explanation: This ASR is for is additional construction engineering and inspection which are considered above basic services.
Approval Date: 09/01/2026
OSA Receipt Date: 09/02/2026

 2. **State Procurement Agency:** STREAM / Tennessee Historical Commission
Location: Hendersonville, Tennessee
Project Title: Rock Castle New Event Center & Site Improvements
SBC Project No: 160/001-01-2021
Designer: Anecdote Architectural Experiences
Amount: \$142,064.00
Explanation: This ASR is for extended construction administration services which is considered inherent to the successful execution of the project.
Approval Date: 09/03/2026
OSA Receipt Date: 09/03/2026

Other Business

CONSENT AGENDA ITEMS

1.

UNIVERSITY OF TENNESSEE

University of Tennessee Health Sciences, Memphis, Shelby County, Tennessee

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

Project Title: Master Plan – Health Science Center (24/25)

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

SBC Number: 540/013-01-2025

Total Project Budget: \$1,250,000.00

Source of Funding:	<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
	\$750,000.00	\$500,000.00	\$1,250,000.00	Plant Funds (Non-Aux) (A)

Comment: This request increases the budget from \$750,000.00 to \$1,250,000.00 to accommodate additional studies related to the master plan including housing and dining.

Previous Action:

Date	Meeting	Action
03/13/2025	SBC	Approved project and issuing a Request for Qualifications for master planning services
06/12/2025	SBC	Approved awarding a contract to the best evaluated proposer (Ayers Saint Gross, Inc.)

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

Requested Action: Approval of a revision in project budget and funding and utilizing Campus Resources and System Procurement for a portion of the work

Project Title: UTK TCE Research Lab Upgrades (25/26)

Project Description: Modifications in multiple campus labs to accommodate new faculty hires including changes to layouts, casework, finishes, mechanical and electrical systems, and all related work to complete the project.

SBC Number: 540/009-02-2026

Total Project Budget: \$4,335,000.00

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$4,245,000.00	\$90,000.00	\$4,335,000.00	Plant Funds (Non-Aux) (A)

Comment: This request increases the budget from \$4,245,000.00 to \$4,335,000.00 for a new subproject in Dougherty Building (Tickle College of Engineering) for Mechanical and Aerospace Engineering. System Procurement and Campus Resources are requested due to the simplicity of the work and to expedite the schedule.

Previous Action:

Date	Meeting	Action
06/11/2026	SBC	Approved project and to select a designer and utilizing System Procurement for construction
07/20/2026	ESC	Approved designer selection (Design Innovation Architects, Inc.)
09/10/2026	SBC	Approved a revision in budget and funding and utilizing Campus Resources and System Procurement for a portion of the work

TENNESSEE BOARD OF REGENTSWalters State Community College, Morristown, Hamblen 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: 166/023-02-2026

Total Project Budget: \$325,000.00

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

Comment: The College's current master plan was completed in 2021.

TENNESSEE BOARD OF REGENTSStatewide, Tennessee

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

Project Title: TCAT Master Plan

Project Description: Develop a Master Plan for the Tennessee Colleges of Applied Technology across the state. Review and synthesize completed campus master plans to develop a strategic facilities framework for the TBR System. Prepare other updates and amendments as appropriate.

SBC Number: 166/000-03-2026

Total Project Budget: \$ 1,000,000.00

Source of Funding: \$ 1,000,000.00 23/24 CurrFunds-CapImp (A)

Comment: This adds a portion of a FY23/24 line-item in the capital budget (Statewide TCAT Capital Funding Adjustment \$1,000,000.00). The last statewide TCAT Master Plan was completed in 2014, with an amendment approved in 2023. In addition to the TCAT Master Plan, this process will also review the Community College Master Plans to identify possible programmatic overlaps and alignments. The TBR System is comprised of 22 Tennessee Colleges of Applied Technology and 13 Community Colleges.

TENNESSEE BOARD OF REGENTSStatewide, Tennessee

Requested Action: Approval to award contract to the best evaluated proposer

Project Title: Commissioning Services

Project Description: Provide commissioning services statewide.

SBC Number: 166/000-01-2026

Comment: Four proposals were received on July 3, 2026. The Notice of Intent to award was sent on August 17, 2026 naming Working Buildings, LLC as the best evaluated proposer. No protests were received in the protest period.

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

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

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

Project Title: HVAC Replacement and Upgrades

Project Description: Repair HVAC system to include cooling tower repairs and replacement of roof top and heat pump units, including all related work. Replace boiler and piping. Update HVAC systems at the Southeast campus and all related work.

SBC Number: 166/034-02-2022

Total Project Budget: \$10,800,000.00

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$ 800,000.00	\$ 0.00	\$ 800,000.00	22/23 CurrFunds-CapMaint (MP) (A)
1,000,000.00	0.00	1,000,000.00	23/24 CurrFunds-CapMaint (MP) (A)
3,000,000.00	0.00	3,000,000.00	25/26 CurrFunds-CapMaint (MP) (A)
0.00	6,000,000.00	6,000,000.00	Plant Funds (Non-Aux) (A)
\$ 4,800,000.00	\$6,000,000.00	\$ 10,800,000.00	

Comment: This request increases the total project budget from \$4,800,000.00 to \$10,800,000.00. During the initial design phase of the partial repair, it was determined that upgrading the systems in phases would not provide the most efficient long-term solution, as the phased approach would require continued maintenance and repair of the existing chiller and hot water systems while individual units are replaced. This comprehensive project is anticipated to address the systems as a whole, providing a more efficient and reliable long-term solution at the Southeast campus. This addition of funding will complete the project.

Previous Action:

Date	Meeting	Action
07/25/2022	ESC	Approved project and to select a designer
07/25/2022	ESC	Approved designer selection (Gresham Smith)
07/13/2023	SBC	Approved a revision in budget and funding
07/10/2025	SBC	Approved a revision in project funding
05/14/2026	SBC	Approved a revision in project scope

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Cardwell Mountain State Archaeological Park, McMinnville, Warren County, Tennessee

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

Project Title: Cardwell Mountain SAP Visitor Center, Maintenance Facility, and Amenities

Project Description: Demolition of an existing residence and barn; construction of a new visitor center and maintenance facility; installation amenities such as utilities, paving infrastructure, shelters, *trails, boardwalk, new overlook platform*; and all required related work.

SBC Number: 126/020-01-2024

Total Project Budget: \$22,000,000.00

Source of Funding: \$22,000,000.00 24/25 CurrFunds-CapImp (A)

Comment: The revision in scope adds trails, boardwalk, and a new overlook platform. The work is anticipated to be accomplished within the existing project funding.

Previous Action:

Date	Meeting	Action
07/11/2024	SBC	Approved project and to select a designer
08/19/2024	ESC	Approved designer selection (EOA Architects, PLLC)
09/11/2025	SBC	Approved a revision in scope and the EDP as recommended by the State Architect

DEPARTMENT OF ENVIRONMENT & CONSERVATIONStatewide, Tennessee

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

Project Title: Justin P. Wilson Cumberland Trail Bridge Installation

Project Description: Construct new trail bridges at Daddy's Creek and North Chickamauga Creek Gorge and all required related work.

SBC Number: 126/000-01-2025

Total Project Budget: \$10,000,000.00

Source of Funding: \$10,000,000.00 24/25 TDEC Op Funds (A)

Comment: Project is on schedule and in budget with construction anticipated to start Spring 2027.

Previous Action:

Date	Meeting	Action
04/10/2025	SBC	Approved project and to select a designer
06/23/2025	ESC	Approved designer selection (Palmer Engineering Co.)

TENNESSEE HISTORICAL COMMISSIONCastalian Springs Mounds State Archeological Area, Castalian Springs, Sumner County, Tennessee

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

Project Title: Castalian Springs Mounds Site Improvements

Project Description: Construct new fencing, gates, and gravel parking area; remove vegetation; install signage, and all related work.

SBC Number: 160/025-01-2026

Total Project Budget: \$1,680,000.00

Source of Funding: \$1,680,000.00 26/27 THC Op Funds (Historic Property Land Acquisition Fund) (R)

Comment: This project provides site access improvements to control foot and vehicular traffic on the site.

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

DEPARTMENT OF VETERANS SERVICES

Upper Cumberland State Veterans Cemetery, Sparta, White County, Tennessee

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

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: \$7,978,650.00

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$775,000.00	\$ 0.00	\$ 775,000.00	19/20 CurrFunds-CapImp (A)
0.00	7,073,800.00	7,073,800.00	Federal Grant (F)
0.00	120,669.50	120,669.50	18/19 CurrFunds-CapImp (A)
0.00	9,180.50	9,180.50	26/27 Veterans Services Op Funds (A)
\$775,000.00	\$7,203,650.00	\$7,978,650.00	

Comment: This request increases the project budget from \$7,750,000.00 to \$7,978,650.00 to add Federal and additional State funds to the project. The additional Agency and State funds are being added to enclose the committal shelter that is not eligible for Federal funding. The original State funding (\$775,000.00) will be returned at the completion of the project.

The State funds being added to enclose the committal shelter are the remaining portion of the funding originally appropriated for the acquisition of this property (TR# 20-05-005).

Previous Action:

Date	Meeting	Action
01/08/2026	SBC	Approved project utilizing a previously selected designer (Cannon and Cannon)
05/14/2026	SBC	Approved a revision in funding and the EDP as recommended by the State Architect

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

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

Project Title: Environmental Consultant

Project Description: Provide environmental services to State properties, interest, and initiatives including consulting, assessments, surveys, monitoring, training, and remediation, as may be required for maintaining regulatory compliance and addressing environmental concerns.

SBC Number: 529/000-03-2022

Total Project Budget: \$16,500,000.00

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$ 2,500,000.00	\$ 0.00	\$ 2,500,000.00	21/22 CurrFunds-CapMaint (A)
6,750,000.00	1,000,000.00	7,750,000.00	Various Project Funds (O)
3,750,000.00	(500,000.00)	3,250,000.00	Various Agency Funds (O)
1,000,000.00	0.00	1,000,000.00	20/21 CurrFunds-CapMaint (MP) (A)
1,000,000.00	0.00	1,000,000.00	25/26 CurrFunds-CapMaint (MP) (A)
0.00	1,000,000.00	1,000,000.00	26/27 CurrFunds-CapMaint (MP) (A)
\$15,000,000.00	\$1,500,000.00	\$16,500,000.00	

Comment: This request increases the project budget from \$15,000,000 to \$16,500,000. A portion of this additional funding is a FY 26/27 line-item in the capital budget and the remainder is from an increase in Various Project Funds. This increase in funding is needed to provide statewide environmental consulting services. The contract term ends on October 31, 2027.

Previous Action:

Date	Meeting	Action
05/12/2022	SBC	Approved project and issuing a RFQ for an Environmental Consultant
08/11/2022	SBC	Approved awarding a contract to the best evaluated proposer for environmental services (EnSafe, Inc.)
07/13/2023	SBC	Approved a revision in project funding
08/08/2024	SBC	Approved a revision in project budget and funding
02/19/2025	SBC	Approved a revision in project budget and funding
07/10/2025	SBC	Approved a revision in project funding and to amend a contract

DEPARTMENT OF GENERAL SERVICES

Columbia - DLT Station, Columbia, Maury County, Tennessee

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

Project Title: Driver Service Center Renovations - Columbia

Project Description: Interior and exterior renovations, including finishes, roofing, paving, signage, window repair, *installation of a temporary facility to be removed at the conclusion of the project*, and all required related work.

SBC Number: 502/080-01-2026

Total Project Budget: \$6,270,000.00

Source of Funding: \$6,270,000.00 26/27 FRF CurrFunds-CapMaint (MP) (A)

Comment: A revision in project description is requested to clarify the complete project scope. A temporary facility will be installed for agency use during construction and removed upon project completion.

Previous Action:

Date	Meeting	Action
07/09/2026	SBC	Approved project and to select a designer
07/20/2026	ESC	Approved designer selection (Collaborative Design Services, LLC)

EAST TENNESSEE STATE UNIVERSITY

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

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

Project Title: Buc Ridge Exterior and Structural Repairs

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

SBC Number: 369/005-05-2025

Total Project Budget: \$6,147,400.00

Source of Funding:

<u>Original</u>	<u>Change</u>	<u>Revised</u>	<u>Source</u>
\$2,147,400.00	\$4,000,000.00	\$6,147,400.00	Plant Funds (Aux-Housing) (A)

Comment: This request increases the project budget from \$2,147,400.00 to \$6,147,400.00. The increase in the project budget is needed to address essential structural repairs, sprinkler system replacements, and associated finishes. The extent of structural repairs needed was better understood through destructive demolition in the current project's initial scope of work.

Previous Action:

Date	Meeting	Action
10/09/2025	SBC	Approved project and to select a designer
10/20/2025	ESC	Approved designer selection (Shaw & Shanks Architects, P.C.)
04/09/2026	SBC	Approved a revision in project budget and funding