

# MINUTES

## State Building Commission

### September 10, 2026

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The State Building Commission met this day at 11:00 a.m. in House Hearing Room II of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor McNally called the meeting to order at 11:03 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, via electronic participation  
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

- Austin Peay State University
- University of Tennessee
- Department of General Services
- State Building Commission

#### PRESENTER

President Dr. Michael Licari  
President Randy Boyd  
Commissioner Andy Kidd  
State Architect Ann McGauran

#### OTHER PARTICIPANTS

Senator Heidi Campbell  
Chad Kimes, Executive Director of Capital and Facilities for DGS

Lieutenant Governor McNally asked if there were any requests for public comment and State Architect McGauran replied that there was one request for public comment by Senator Heidi Campbell (District 20) regarding the Downtown Nashville P3 Development project.

Lt. Gov. McNally recognized Sen. Campbell. Sen. Campbell stated that this State land is located in Nashville, but it belongs to all of Tennessee and we're awarding exclusive access to some of the most valuable property in Tennessee without discussing its worth or what Tennesseans will get out of it. She stated that she is not here to defend surface parking, that 10 acres of asphalt in downtown Nashville is a poor use of public land. Sen. Campbell is not opposed to development of this project, but objects to the way this is being handled. Sen. Campbell stated that it should concern all Tennesseans that the Governor wants to bypass the competitive bidding process months before he leaves office.

Sen. Campbell stated that she sent 20 questions to the Department of General Services (DGS) and they answered in writing the day before the commission meeting. She thanked Deputy Commissioner Hull and State Architect McGauran for their responses and asked that the responses be entered into the record. Sen. Campbell stated that the responses to three of the questions prompted her request to speak today:

1. Whether a competitive price proposal stage would follow the RFQ? She was told, no, that this RFQ will result in a negotiated agreement with the highest evaluated proposer.
2. Why an RFQ was used instead of an RFP? She was told that it screens developers before any specific solution or price is discussed.
3. What will the ground rent be? She was told that the specific terms such as rent and escalation structure will be negotiated with the highest evaluated proposer.

Sen. Campbell stated that she interpreted these responses to mean that the State is going to select one developer without ever asking anyone what they would pay and then negotiate the price of ten acres of downtown Nashville with a single party and no competitor at the table. She added that she understands that B.G. Jones and Company prepared an appraisal of the property that was delivered on August 22nd and that the State Building Commission (SBC) has an overview of the appraisal, but the General Assembly does not.

Sen. Campbell stated that the response to her question about the cost of the parking garage, the thing she understands the State is actually buying with the land, the answer was that it is the developer's responsibility to provide. In summary, Sen. Campbell said the State has not told us the value of what it is giving up, does not know the value of what it is getting, and has ruled out ever taking a competing offer, all of this with a waiver of disclosure. DGS's written reason for this is that the RFQ would allow the State to commence discussions with potential master developers to start the process under this Administration. She stated that starting negotiations under a particular Administration is not a benefit to the State of Tennessee. Accordingly, Sen. Campbell asked the SBC to defer this item one month; release the appraisal; publish Sections 1.2 and 1.7 of the RFQ as these are cited as the answers to every question asked about affordable housing and public space; and commit to a priced competitive stage before any agreement is negotiated. However, if the SBC does elect to proceed with the RFQ, Senator Campbell asked that the James K. Polk option be severed from the procurement for the following reasons:

- DGS says that the property currently has an unknown value, and the current value will not be calculated until 2030; and
- The reason DGS gave for attaching the Polk site is for an overarching aesthetic; and
- The most valuable block of land in Nashville should not be optioned for sale or lease, sight unseen, because of aesthetics.

Lt. Gov. McNally thanked Sen. Campbell for her thoughts and added that the Senator's questions will be entered into the record and that many of the points raised by Sen. Campbell were concerns that he and other members have had. Secretary Hargett asked Commissioner Kidd to consider the points and questions raised by Sen. Campbell and to try and weave the answers into his presentation.

### **State Architect Response to Question from Senator Campbell**

#### **What is the timeline?**

Relative to the SBC timeline, my understanding from STREAM is that if the RFQ is approved at the September SBC meeting then assuming there is a successful partner identified, they would anticipate a request in March 2027 to start negotiations with a preferred partner, then assuming they can come to terms on a framework that is in the best interest of the state then SBC approvals would be sought at later dates for the Pre Development Agreement and then the Project Agreements; and later the land lease(s).

## **DGS Responses to Questions from Senator Campbell**

### **The waiver of disclosure**

- 1. 1. What specifically is the “realized benefit to the state” that delay would impact, and what is its estimated dollar value?**

This RFQ would allow the State to begin conversations with potential Master Developers to start the process under this Administration. The State would not expose itself to any risk until project agreements are negotiated and approved by the SBC in the future.

- 2. 2. What deadline or event is driving the urgency, and who identified it? Delay until when— the October Commission meeting, or something longer?**

This Administration identified this as a need to improve our existing surface-level parking and seeking approval to start the process to begin conversations with the development community.

- 3. 3. Why can this transaction not proceed on the normal disclosure schedule that other capital items on this agenda have followed?**

Normal disclosure schedule would mean inclusion in the FY28 budget request and would not allow the process to begin until July 2027. When this project was initially pursued under a ground lease, DGS was notified this would need to be a P3, which was after the FY27 budget was submitted.

- 4. 4. Has any prospective developer, broker, lender or intermediary communicated a deadline or expression of interest to the Department regarding these parcels? If so, who, and on what dates?**

No developer, broker, lender, or intermediary communicated a deadline. Four firms expressed interest and participated in the September 2025 RFI.

### **Valuation and deal structure**

- 1. 5. Have the five parcels been appraised, individually or as an assemblage? By whom, as of what date, and will the appraisal be provided to the Commission before the vote?**

Yes, the five parcels have been appraised individually and as an assemblage. BG Jones & Company provided the appraisal on 8/22/2026. An overview of the appraisal was provided as part of our SBC Staff package. The appraisal provides an opinion of the fair market value.

- 2. 6. What is the Department's estimate of the fair market value of the 10.37 acres, and of the annual ground rent that acreage should command in today's downtown market?**

The Department defers to the appraisal and square footage cost that were provided as part of the RFQ.

- 3. 7. What does the Department estimate the required structured parking will cost to build, and how does that cost compare to the value of the property rights being conveyed? The September 2025 Request for Information states that the state's parking need is a minimum of 800 spaces near Tennessee Tower, with 1,000 desired, and acknowledges that garage construction cost may exceed the value of the property to be leased. If the state is trading development rights for a garage, the exchange rate is the whole question.**

This is the developer's responsibility to provide through the RFQ response.

4. **8. Will the state retain fee title through a ground lease, or is a fee simple sale contemplated for any parcel? If a ground lease — what term, what rent and escalation structure, and what reverts to the state at expiration?**

Yes, the State will retain fee title through a ground lease. Specific terms such as rent and escalation structure will be negotiated with the highest evaluated proposer. All improvements will vest in the State at the expiration of the term.

#### **Competition and procurement**

1. **9. Will a competitive, priced RFP stage follow this RFQ, or will the RFQ shortlist proceed directly to negotiated agreements? The lead sheet says only that the Department “will return to request approval for subsequent agreements.” It does not commit to a priced competitive stage.**

No, this RFQ will result in a negotiated agreement with the highest evaluated proposer.

2. **10. The two other public-private partnerships on Thursday's agenda — the Austin Peay residence hall and UT Health Science Center energy systems — are both being procured by Request for Proposals. Why is the downtown Nashville transaction being procured by Request for Qualifications instead?**

The RFQ is used to pre-screen developers based on their credentials-experience, track record, certifications, financial stability, past projects, team expertise-before any specific solution or price is discussed.

3. **11. How many firms responded to RFI #50101.001.25 in September 2025, and who were they? Does participation in that RFI confer any informational or scoring advantage in this procurement?**

We had four respondents participate in RFI#50101.001.25. No, the participation in the RFI has no bearing on scoring.

4. **12. Who will sit on the evaluation committee, will its membership be public, and what conflict-of-interest disclosures will be required of evaluators and advisors?**

The Evaluation Committee members will be equally represented between the Executive and Legislative branches, with individuals from F&A, ECD, DGS, and both Speakers.

#### **The James K. Polk Building option**

1. **13. What is the estimated value of the option to expand development to the Polk Building site, and will the successful proposer pay separately for it?**

It is currently unknown and will be calculated after TPAC relocates at the end of 2030. This RFQ is seeking a Master Development Agreement only and individual ground leases and other agreements will be negotiated and come forward for SBC approval in the future.

2. **14. With TPAC's relocation to the East Bank already underway, vacating the Polk site is foreseeable. Why is that site attached as an option to this competition rather than competed on its own terms, when it is not the advertised subject of this RFQ?**

This provides the State with the advantage of maintaining a consistent overarching aesthetic to the Capitol Campus when the Polk site is vacated.

3. **15. Has the Department evaluated any continued state use, repurposing or independent disposition of the Polk site, and will that analysis be shared with the Commission and the General Assembly?**

No, this building was constructed specifically for State utilization, and no future purpose was identified.

## Public benefit and return to Tennesseans

1. **16. Why does the affordable-housing scoring preference from the RFI not appear in the evaluation criteria on the lead sheet, and will it be restored in the RFQ/RFI #50101.001.25 stated that proposals increasing “affordable and/or workforce housing in the Davidson County central business district” may receive higher scores in the subsequent RFQ. The criteria as filed are experience, financial capability and project approach only.**

The State’s preference for workforce housing is outlined in the RFQ, specifically in sections 1.2. and 1.7.

2. **17. Will the RFQ set any minimum for housing units, affordability levels, or duration of affordability — or is housing left entirely to the developer's proposed program?**

The State’s preference for workforce housing is outlined in the RFQ, specifically in sections 1.2. and 1.7.

3. **18. Who receives parking revenue from the garage outside state business hours — the developer exclusively, or shared with the state? The RFI asked developers whether they would need “sole or exclusive rights to the excess parking capacity and revenue” on nights and weekends. The answer materially changes the value of the transaction and should be settled before the RFQ issues.**

The developer constructs and owns the garage.

4. **19. Will the developed parcels return to the property tax rolls, and what is the estimated annual revenue to Metro Nashville and to the state under each contemplated structure?**

Yes, and the State cannot predict what the estimated annual revenue will be until negotiations.

5. **20. What public space is contemplated, who builds and maintains it, who controls access, and will public access be guaranteed by the agreement rather than left to the developer's discretion?**

The RFQ outlines the public space requirements in section 1.2. and 1.7.

Department of General Services  
September 9, 2026

## Excerpts from the RFQ, Sections 1.2 and 1.7

### RFQ, Section 1.2

#### **1.2 Statement of Procurement Purpose**

The purpose of this RFQ is to competitively identify and evaluate qualified Respondents interested in entering into a Master Development Agreement and other associated Project Agreements with the State for the development of five (5) State-owned surface parking lots in downtown Nashville, Tennessee (collectively, the “**Project Sites**” or the “**Lots**”) comprising approximately 10 acres and more particularly described in Section 1.5.

The State envisions a transformative, mixed-use development of the Project Sites that strengthens the economic vitality of Downtown Nashville and provides for the long-term parking needs of the Tennessee State Capitol and the surrounding State-owned properties (collectively, the “**Capitol Campus**”). The State seeks a

master development partner with a comprehensive plan for the Project Sites that addresses the goals outlined in subsections A-F below. Proposals should demonstrate a comprehensive vision for the Project Sites and clearly articulate how the development will advance the following priorities.

*Figure 1. Project Sites*



#### **A. Economic Development and Destination Creation**

The State's objective is to create a vibrant mixed-use community that complements the Capitol Campus and strengthens the economic vitality of Downtown Nashville. Proposals should incorporate a complementary mix of residential, retail, hospitality, office, and other uses, as appropriate, to create an active live-work-play destination and extend the energy and vitality of Downtown Nashville.

Successful proposals will demonstrate how the Project Sites will be transformed into a new Downtown destination that aligns with the Capitol Campus and serves Nashville over the long term.

#### **B. Urban Integration, Design Excellence, and Placemaking**

The Project Sites represent a significant opportunity to expand and connect the urban fabric of Downtown Nashville with the Capitol Campus. The State views these sites as a critical link between the Capitol Campus and surrounding Downtown Nashville destinations. Respondents should present a development vision that seamlessly integrates with the existing street network and enhances pedestrian connectivity, strengthening connections to the broader Downtown Nashville area.

Successful proposals will treat the Project Sites as the "missing piece" of Downtown Nashville by creating a walkable, human-scale environment characterized by active streetscapes, high-quality public spaces including a park of about 1.0-acre in size, and meaningful placemaking amenities. Development should promote year-round activity and create inviting spaces that serve residents, visitors, and State employees alike. Ground floor uses and community spaces should support housing development residents, visitors to the Capitol Campus, State employees, and the broader public.

The State places particular importance on architectural quality and contextual design. The proposed development should reflect a design aesthetic that complements the Capitol Campus and contributes to Nashville's urban character.

### **C. State Employee Parking**

Maintaining parking counts and enhancing parking locations for State employees is a critical Project requirement. Proposals shall provide a minimum of 1,315 replacement parking spaces at full build-out to support existing State operations. This constitutes a 1 for 1 replacement of existing spaces – the State is already parking-constrained and cannot lose parking in the long-term. Moreover, improving the location and functionality of the State parking is a fundamental goal of the Project. The selected Respondent will be expected to minimize disruption to State parking operations during construction through a phased development approach that maintains a minimum of 1,000 parking spots for State use throughout construction. State parking requirements are further outlined in Section 1.7 A of this RFQ.

### **D. Financial Return to the State**

The Project Sites represent valuable public assets, and the State is statutorily required to receive at least fair market value for these properties in exchange for the long-term use and development of the property. Respondents should propose a financial structure that delivers a clear and measurable return to the State, including the State employee parking requirements outlined in Section 1.2 C, while supporting successful Project delivery and long-term operations.

The State is open to a variety of commercial structures, including ground lease payments, revenue-sharing mechanisms, participation structures, or other innovative approaches. Successful submissions will demonstrate how the proposed transaction delivers financial value to the State while balancing broader economic development, housing, and placemaking objectives.

### **E. Housing and Workforce Housing**

The State seeks the creation of a high-quality residential development that supports continued growth in Downtown Nashville. Workforce housing (as defined in Tennessee Code Annotated § 5-9-113) is a key priority. Development of the Project Sites presents an opportunity to incorporate workforce housing within a mixed-income residential community, expanding housing options for State employees and other Downtown workers. While no minimum number of workforce housing units is prescribed, Respondents should maximize the inclusion of workforce housing units to the greatest extent financially feasible while still achieving the objectives outlined in Section 1.2 A-D,.

### **F. Overall Success**

The most competitive submissions will present an integrated vision that balances economic development, urban design excellence complementary to the Capitol Campus, workforce housing, State employee parking, placemaking, and financial return. The State seeks a development partner capable of delivering a high-quality mixed-use district that strengthens Downtown Nashville, complements the Capitol Campus, enhances the experience of State employees and the public, and creates enduring value for future generations. Pursuant to the Master Development Agreement between the State and the selected Respondent, the State intends to ground lease the land underlying the Project Sites (the “**Ground Lease Agreement(s)**”). Respondents should propose ground lease durations that support the financial viability of their development, though in general shorter ground lease terms will be viewed more favorably as part of the overall evaluation of responses. The State will retain fee simple ownership of the Project Sites throughout the lease term. The Master Development

Agreement, any Ground Lease Agreements contemplated thereunder, and other Project Agreements as appropriate will each be subject to approval by the State Building Commission (“SBC”).

Respondents shall address all five (5) Lots in their response. Consortium or joint venture responses are expressly encouraged, provided that one Respondent is identified as the lead developer with legal authority to bind the consortium to the Master Development Agreement.

## **RFQ, Section 1.7**

### **1.7 Minimum Development Program Requirements**

Successful submissions will demonstrate how the Project Sites will be transformed into a new Downtown destination and serve the Capitol Campus and Nashville over the long term. No minimum requirements will be placed on the proposed uses of the site, however, restrictive uses for the Project Sites are outlined below. Respondents should aim to create a financially feasible district that meets the economic development and destination creation strategic objectives.

#### **A. Parking Replacement Requirements**

The State expects Respondents to include in their response a plan to provide a minimum of one thousand three hundred and fifteen (1,315) replacement parking spaces across the Project Sites, of which a minimum of two hundred (200) spaces shall be located on Lot 16. Outside of those two hundred (200) spaces that shall be located on Lot 16, the State strongly prefers that the maximum feasible number of replacement parking spaces be located at the top of the hill. The Gold Lot and Blue Lot sites are located at the top of the hill. Lot 16, 28 and 29 are all located at the bottom of the hill. This would improve convenience, accessibility, and the overall employee parking experience. **The State will not make capital contributions towards replacing parking, and replacement parking must be offered to State employees free of charge.**

Upon completion of the Project, 100% of the replacement State parking spaces (1,315 spaces) shall be available for exclusive State use from 6:00 AM to 6:00 PM, Monday through Friday, excluding State holidays. Of those spaces, 15% (197 spaces) shall remain exclusively available to State employees, twenty-four (24) hours per day, three hundred sixty-five (365) days per year. The remaining 85% (1,118) of spaces shall be available for exclusive State use during the business hours defined above; outside those hours, Respondents may monetize or make these spaces available to district residents and visitors.

Throughout construction, a minimum of one thousand (1,000) parking spaces shall be available for exclusive State use from 6:00 AM to 6:00 PM, Monday through Friday, excluding State holidays. Of the one thousand (1,000) parking spaces, one hundred fifty (150) shall remain exclusively available to State employees, twenty-four (24) hours per day, three hundred sixty-five (365) days per year. The remaining 850 spaces shall be available for exclusive State use only during the business hours defined above; outside those hours, Respondents may monetize or make these spaces available to district residents and visitors. Respondents are encouraged to be creative in how parking is maintained during construction, as long as the location of parking is equivalent walking distance as the current offerings.

**Respondents are further encouraged to be creative in their submissions for permanent replacement parking, as long as it is located on the Project Sites or within 0.2-mile walking distance from the Tennessee Tower.** The State will consider various options, including, but not limited to:

- Respondent delivers a standalone garage at the top of the hill;

- Respondent delivers parking across the Project Sites, with a substantial portion of those spaces located at the top of the hill;
- Respondent provides free access to parking at an asset purchased or already owned by the Respondent, amongst others.

Respondents are encouraged to incorporate innovative parking management practices and technology-enabled solutions that improve user experience, operational efficiency, wayfinding, access control, and long-term parking program performance. Property acquisitions by the Respondent, temporary parking in acceptable locations, land swaps, or other creative strategies to meet the overarching goal are welcome for consideration. Ultimately, plans related to the delivery and management of parking will be determined in negotiations between the selected Respondent and the State.

The parking requirements set forth in this RFQ are limited to the Project Sites. The State anticipates that future development of the Polk Lot will require additional parking to support State operations. Any additional State parking needs associated with a future development phase will be addressed through subsequent planning efforts.

Respondents should describe the proposed location of State-designated parking within the parking structure(s), the approach to employee access and circulation, and the proposed access control strategy to ensure secure and convenient use during periods of exclusive State occupancy together with a rationale, including the clear benefits and tradeoffs of their recommended proposal. The State expects that Respondents ensure a safe and secure parking environment and will cooperate with Department of General Services and Tennessee Highway Patrol, as appropriate.

## **B. Design Standards and Architectural Guidelines**

The State recognizes that the Project Sites are located in close proximity to the Tennessee State Capitol, the Capitol Campus, and other historically and architecturally significant State facilities. Accordingly, the State has established the following design expectations for any development of the Project Sites:

- Design Preference:** The State strongly prefers development that reflects classical or traditional architectural design elements—including, by way of example, masonry construction, symmetrical façades, traditional proportions, and materials and detailing consistent with the historic character of the Capitol Campus area. Respondents proposing contemporary or modern architectural approaches should explain how their design pays respect to and complements the surrounding built environment.
- Design Continuity:** Because the Project Sites collectively represent a significant urban campus, the State places high value on continuity of design across all five (5) Lots. Respondents should demonstrate in their response how their proposed development achieves a coherent design identity across the Lots, whether through unified architectural language, coordinated landscape design, consistent material palettes, or other means.
- Design Approval:** As referenced in Section 1.6, a conceptual master plan and design guidelines for the Project Sites will be memorialized in the appropriate Project Agreement(s).

### **C. Community Spaces and Placemaking**

The State expects Respondents to include in their response a plan to provide publicly accessible community spaces and placemaking amenities as part of the proposed development. Respondents shall include in their response a description of proposed community spaces, ground-floor activation, public-realm improvements, and other placemaking elements, including a high-quality park of about 1.0-acre in size.

### **D. Workforce Housing**

The State expects Respondents to include in their response a plan to provide workforce housing in any development of the Project Sites. For purposes of this RFQ, “workforce housing” means housing that meets the definition set forth in Tennessee Code Annotated § 5-9-113, as the same may be amended from time to time.

There is no minimum required percentage or number of workforce housing units as a mandatory threshold for this RFQ. However, the State strongly encourages Respondents to propose the maximum feasible workforce housing component (program and duration of “workforce” rents) consistent with their financing structure. The primary target market for workforce housing are State employees.

### **D. Prohibited Uses**

The Master Development Agreement will prohibit certain uses on the Project Sites, including but not limited to the following:

- Adult entertainment establishments, including adult bookstores, adult theaters, and sexually-oriented businesses;
- Gasoline or service station, automotive service or repair business;
- Massage parlor not accessory to a fitness center, residential or office building, spa or hotel;
- Beauty school or barber college;
- Pawn shops, salvation army type store, “surplus” store or liquidation outlet;
- Payday lending and check cashing establishments;
- Tattoo parlors, body piercing studios, or “head” shops;
- Heavy manufacturing or industrial uses;
- The sale, display, cultivation, development, distribution, and/or administration of narcotics or any other controlled substances not part of a doctor’s office or laboratory, or full-service pharmacy, including any adult-use cannabis establishment, cannabis retailer, cannabis manufacturer, cannabis cultivator, or methadone clinic;
- Any coin operated laundry, except as an ancillary use in a residential, hotel, assisted living or similar facility;
- Junk yards, salvage yards, or vehicle impound lots;
- Slaughterhouses or meatpacking facilities;
- Hazardous material storage or processing facilities (other than in incidental quantities customary to permitted uses);
- Crematoriums or funeral homes;
- Retail package liquor stores;
- Tobacco store;

- Sports betting and casinos, provided, however the foregoing shall not prohibit gambling or games of chance unrelated to real world sports competition operated by the Tennessee Lottery or an event benefitting a non-profit organization that is permitted by Tennessee law or legal online gambling by persons using their own devices;
- Short term rentals (such as, by way of example only, Air BnB and VRBO) of any non-hotel multifamily or other residential property;
- Correctional facilities, halfway houses, or detention centers;
- Any use that is illegal under federal, state, or local law; and
- Any other use to the extent prohibited by the negotiated Master Development Agreement between the Respondent and the State.

## CONSENT AGENDA

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

1. **Agency:** University of Memphis  
**Project Title:** Soccer Improvements  
**SBC Project No:** 367/072-02-2026  
**Requested Action:** Approval of a gift-in-place project with plans and specifications to be approved by the State Architect
2. **Agency:** Tennessee Technological University  
**Project Title:** Bryan Fine Arts Auditorium Upgrades  
**SBC Project No:** 364/011-11-2021  
**Requested Action:** Approval of a revision in project budget and funding in order to award a contract
3. **Agency:** Austin Peay State University  
**Project Title:** Emergency Campus-wide Roof Repairs  
**SBC Project No:** 373/003-02-2025  
**Requested Action:** Approval of a revision in project budget and funding
4. **Agency:** Austin Peay State University  
**Project Title:** Sundquist Science Complex Roof Replacement  
**SBC Project No:** 373/003-03-2021  
**Requested Action:** Approval of a revision in project budget and funding
5. **Agency:** Austin Peay State University  
**Project Title:** Chiller Replacement and Plant Upgrades  
**SBC Project No:** 373/003-05-2026  
**Requested Action:** Approval of a project and proceeding with the process to select a designer
6. **Agency:** University of Tennessee - Knoxville  
**Project Title:** UTIA CVM Building Updates (26/27)  
**SBC Project No:** 540/001-06-2026  
**Requested Action:** Approval of a project and proceeding with the process to select a designer
7. **Agency:** University of Tennessee - Knoxville  
**Project Title:** HPER Building Upgrades  
**SBC Project No:** 540/009-03-2022  
**Requested Action:** Approval of a revision in project budget and funding
8. **Agency:** University of Tennessee – Knoxville  
**Project Title:** UTK Research Innovation District Master Plant (25/26)  
**SBC Project No:** 540/009-01-2026  
**Requested Action:** Approval to award a contract to the best evaluated proposer

9. **Agency:** University of Tennessee – Knoxville  
**Project Title:** UTK Student Services Building Upgrades (26/27)  
**SBC Project No:** 540/009-08-2026  
**Requested Action:** Approval of a project and proceeding with the process to select a designer and utilizing System Procurement and Campus Resources for construction
10. **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 budget and funding and utilizing Campus Resources and System Procurement for a portion of the work
11. **Agency:** Tennessee Board of Regents / Tennessee State University  
**Project Title:** Agriculture Farm Improvements  
**SBC Project No:** 166/001-07-2025  
**Requested Action:** Approval of a revision in project scope, budget, and funding
12. **Agency:** Tennessee Board of Regents / Tennessee State University  
**Project Title:** Agriculture Research Supplies Storage Shed  
**SBC Project No:** 166/001-06-2025  
**Requested Action:** Approval of a revision in project scope, budget, and funding
13. **Agency:** Tennessee Board of Regents / Tennessee State University  
**Project Title:** Ag Campus Organic Research Lab  
**SBC Project No:** 166/001-01-2024  
**Requested Action:** Approval of a revision in project budget and funding
14. **Agency:** Tennessee Board of Regents / Dyersburg State Community College  
**Project Title:** Naifeh Center Paving & Resurfacing  
**SBC Project No:** 166/017-01-2025  
**Requested Action:** Approval of a revision in project budget and funding
15. **Agency:** Tennessee Board of Regents / Volunteer State Community College  
**Project Title:** Pickel ADA Improvements  
**SBC Project No:** 166/025-04-2026  
**Requested Action:** Approval of a project and proceeding with the process to select a designer
16. **Agency:** Tennessee Board of Regents / Volunteer State Community College  
**Project Title:** Wallace North Lab Improvements  
**SBC Project No:** 166/025-05-2026  
**Requested Action:** Approval of a project and proceeding with the process to select a designer
17. **Agency:** Tennessee Board of Regents / TN College of Applied Technology @ Nashville  
**Project Title:** Robertson County Campus Replacement  
**SBC Project No:** 166/064-01-2025  
**Requested Action:** Approval of a revision to project scope and funding

18. **Agency:** Tennessee Board of Regents / TN College of Applied Technology @ Nashville  
**Requested Action:** Approval of acquisition in fee  
**Transaction No.:** 26-06-013  
**Location:** Tennessee College of Applied Technology – Nashville  
Robertson County – 17.04 +/- acres – Highway 41 N, Springfield, TN
19. **Agency:** Department of General Services  
**Project Title:** Driver Service Center Interior and Exterior Renovation – Hart Lane  
**SBC Project No:** 502/056-01-2022  
**Requested Action:** Approval of a revision in scope
20. **Agency:** Department of General Services  
**Project Title:** Driver Service Center Interior and Exterior Renovation – Bonny Oaks  
**SBC Project No:** 502/052-01-2022  
**Requested Action:** Approval of a revision in scope

AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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| <b>Requested Action:</b>    | <b>Approval to issue a Request for Proposal for Public-Private Partnership</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Project Title:</b>       | P3 Residence Hall                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Project Description:</b> | Provide new student housing, including housing units, common areas, and support spaces. Site development at the southeast corner of 4th and Main Streets, in Lot 30. Work is to be carried out through a Public-Private Partnership.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>SBC Number:</b>          | 373/003-04-2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Comment:</b>             | <p>To meet student housing needs, this RFP seeks to engage a developer to design, build, finance, and maintain a new housing development at APSU on an existing unutilized parking lot. This development will deliver approximately 400 to 600 beds to meet the expanding housing needs at APSU. The RFP includes an opportunity to negotiate additional housing projects with the developer within 10 years, at APSU's sole discretion. This addition will prepare the campus for taking other residence halls offline in the future for renovation or replacement. APSU is the fastest-growing university in Tennessee, and demand for housing will soon outstrip supply.</p> <p>APSU will provide student housing programming and assignments. The proposals will be evaluated based on experience with similar projects, financial capability, and project approach (including proposed program, site plan, design concepts, schedule, and operating and financial plan). APSU will return to request approval for subsequent agreements.</p> |
| <b>Minutes:</b>             | 09/10/2026    SBC    Lt. Governor McNally mentioned that Senator Powers had expressed support for the APSU P3 project. At a roll call vote all members vote aye and approved issuing an RFP for Public Private Partnership.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

UNIVERSITY OF TENNESSEE

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

**Requested Action:**        **Approval to issue a Request for Proposal for Public-Private Partnership**

**Project Title:**            UTHS Energy and Utility Services P3 (26/27)

**Project Description:**    Modernization of the campus energy and utility systems that will address deferred maintenance and update energy infrastructure. The project includes all related work.

**SBC Number:**            540/013-02-2026

**Comment:**                This is a FY26/27 **disclosed** project in the capital budget (UTHSC Energy and Utility Systems Modernization P3). To meet campus energy and utility needs, this RFP will seek to engage qualified utility providers to modernize the campus energy infrastructure.

                                      The proposals will be evaluated based on the firm's experience with similar projects, financial capability, and project approach (including proposed utility infrastructure improvements, award agreements, schedule, operating, and financial plan). The University will return to request approval for developer award and subsequent agreements.

**Minutes:**                  09/10/2026     SBC        At a roll call vote all members vote aye and approved issuing an RFP for Public Private Partnership

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:** Approval of a project utilizing a previously selected designer and a previously awarded contractor as a CM/GC

**Project Title:** Emergency - UTK UT Conference Center Repairs (26/27)

**Project Description:** Repairs due to flood damage at the Conference Center Building. Includes surge space related to temporary relocation of occupants and all related work to complete the project.

**SBC Number:** 540/009-09-2026

**Total Project Budget:** \$5,000,000.00

**Source of Funding:** \$5,000,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is an August 27, 2026, **disclosed** project by UT. Previously selected designer Lindsay and Maples Architects, Inc. and previously awarded contractor for a CM/GC Johnson & Galyon, Inc. (Audiology & Speech Pathology 540/013-06-2021) are requested due to their familiarity with the building on previous work and to expedite the schedule. This request includes temporary surge space accommodations for faculty and staff. Plant Funds will be reimbursed with insurance proceeds as received.

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

**Minutes:** 09/10/2026 SBC At a roll call vote all members vote aye and approved project utilizing a previously selected designer (Lindsay & Maples Architects, Inc.) and a previously awarded contractor (Johnson & Galyon, Inc.) as a CM/GC.

Secretary Hargett made an observation that President Boyd and President Licari both showed up to advocate for their projects and that their participation makes an impression on him. The Secretary stated that not every leader of a state institution always shows up but he hoped that the other leaders would follow their examples and show up to advocate for their projects.

## DEPARTMENT OF GENERAL SERVICES

### Statewide, Tennessee

**Requested Action:** Approval to issue a Request for Qualifications for Public-Private Partnership with waiver of disclosure

**Project Title:** Downtown Nashville P3 Development

**Project Description:** Development of mixed-use district anticipated to include housing, hotel(s), retail, and public space on State-owned property in Nashville through a public-private partnership.

**SBC Number:** 529/000-01-2026

**Comment:** This RFQ will seek to engage a developer to design, build, finance, and maintain a mixed-use development on land owned by the State of Tennessee. This procurement will lead to development initially on Lot 16, Lot 28, Lot 29, the Blue Lot, and the Gold Lot in downtown Nashville (approximately 10.37 acres). These tracts are currently used for surface parking and the proposed development would be required to replace all existing parking on a 1:1 basis.

The successful proposer may also receive an option to expand this type of development to the James K. Polk building site if that site is vacated by the State with a requirement that such development will also include improved parking solutions for the State.

The proposals will be evaluated based on the firm's experience with similar projects, financial capability, and project approach (including proposed program, site plan, schedule, and operating and financial plan). The Department will return to request approval for subsequent agreements.

Waiver of disclosure is requested as delaying will significantly impact the realized benefit to the state.

**Minutes:** 09/10/2026 SBC Lt. Gov. McNally stated that in addition to the concerns raised by Sen. Campell, he was disappointed to see that this procurement would not result in additional parking for the State. Commissioner Kidd confirmed that the current plan is for a 1:1 replacement but that this project is the first step to having more convenient parking at the top of the hill, which is a goal of this part of the project. Commissioner Kidd added that DGS assumes that in the future, with the James K. Polk site, there will be an opportunity for additional parking in good proximity to the Capitol Complex.

Lt. Governor McNally asked about the Gold Lot, stating that the site would be at the top of the hill and provide easier access to State facilities for both the legislative and administrative branches. Commissioner Kidd stated that the Gold Lot would be a preferred location for additional parking by DGS as well. He added that DGS intends to ask the developers to give them the parking plan prior to coming back to the SBC for approval before moving forward. Commissioner Kidd explained that DGS does not want to dictate to the proposers where

State parking should be located on this property but instead allow the proposers to tell DGS what would be the best option for the community as a whole.

Lt. Gov. McNally stated that he understood that the evaluation committee would consist of 3 representatives appointed by the legislative branch and 3 from the executive branch. Commissioner Kidd confirmed that this was correct.

Secretary Hargett received confirmation that the plan would require there to be 1000 parking spaces available during construction, which is down ~300 from the ~1,300 currently available. Commissioner Kidd confirmed the Secretary's understanding was correct. Secretary Hargett then asked if there were any concerns with this reduction in parking capacity during construction if the new Administration decides to require all State employees return to the office 5 days a week? Commissioner Kidd stated that DGS has discussed this point extensively and has conducted utilization studies of the State Garage and Lot 16. He stated that their research has shown that there are about 300 spots in the State Garage that are not used on any given day and that Lot 16 is at about 55% utilization this year. Commissioner Kidd suggested that these two parking areas may provide equal or slightly greater numbers of spaces than will be lost to development. He stated that DGS has also discussed shuttles and other temporary solutions that would not present too great a hardship for state employees. Secretary Hargett received confirmation from Commissioner Kidd, that it was the Commissioner's opinion that the 300 lost spaces could be accommodated within existing State parking facilities for today's business.

Treasurer Lillard stated that while the parking lots at the bottom of the hill have historically been viewed as desirable parking for regular-line state employees, the world has changed in recent years. He noted that employee expectations have changed substantially in recent years regarding parking proximity to workplaces. Treasurer Lillard expressed concern about the level of specificity in the RFQ regarding the State's goals and desires.

Treasurer Lillard commended the Governor for bringing the proposal forward for consideration. He stated he was not concerned (in contrast to comments attributed to Sen. Campbell) that the solicitation is structured as an RFQ rather than an RFP. Given his experience as head of an administrative agency, he acknowledged that there are appropriate occasions to use an RFQ, such as negotiations or specialized expertise are anticipated. He added that while RFPs can be useful, they are often more restrictive with respect to subsequent negotiation flexibility with a proposed bidder.

Treasurer Lillard expressed his preference that DGS take a little more time to further define exactly what the State is seeking from a proposed developer and to clarify the ideas of DGS's leadership on how any gaps would be addressed. He emphasized that the process is important and that if the project is approved and the process begins to pick up speed it becomes much harder to adjust course later. Treasurer Lillard clarified that he was not advocating a lengthy delay. He noted that the SBC can convene on three days' publicly posted notice, with members participating in person or by phone, and stated he is willing to meet essentially any time necessary to keep the matter moving once it is ready.

Commissioner Bryson thanked Commissioner Kidd for bringing the matter forward. He observed that nearly every morning when arriving at work he sees individuals, frequently other state employees carrying briefcases and related items, trudging up the hill. He noted that at the present time of year the challenge is heat, and in a few months, it will involve cold, snow, and ice. He stated that bringing parking closer to the workplace is a worthy goal and expressed appreciation for the effort.

Turning to the process, Commissioner Bryson inquired whether proceeding with the RFQ would commit the State to anything, or whether it represents only the beginning of a process in which subsequent decisions may still be made regarding project scope, requirements, selection, and related matters. Commissioner Kidd confirmed that the RFQ creates no present commitment, risk, or liability on the part of the State. He added that prior to any action that would create liability, the matter would return to the SBC for specific approval. Commissioner Kidd stated that this approach is intended to allow a developer to propose solutions that make sense for the market and industry and then feedback and negotiations involving the evaluation team and other participants would occur before any finalized agreement is presented to the SBC.

Commissioner Bryson clarified, in response to an earlier question from Lt. Gov. McNally, that the evaluation process would involve an executive-branch and legislative team, after which any proposed agreement would return to the SBC for approval prior to execution. That understanding was confirmed by Commissioner Kidd.

Commissioner Kidd added that he had walked up the same hill for seven years in a business suit and could therefore personally appreciate the difficulty. He stated that this experience is one of the reasons he is personally pushing to get parking located at the top of the hill. Lt. Gov. McNally thanked Commissioner Kidd for thinking of the employees walking up the hill which is also important for Legislative branch employees and will be important if more employees are returning to work from the office.

Secretary Hargett offered complimentary remarks regarding the working relationship with the DGS team under the leadership of Commissioner Kidd, noting the positive results achieved during the relatively brief tenure and expressing hope for continued collaboration.

Secretary Hargett asked Commissioner Kidd to explain why the procurement is an RFQ and not an RFP. Commissioner Kidd observed that the State is not the subject-matter expert in retail, workforce housing, restaurants, or hoteling and needs a master developer to tell us what that is going to look like at the bottom of the hill. He cautioned against being overly prescriptive at this stage, emphasizing the value of retaining flexibility so that a master developer can tell us where structured parking should be located, on the Gold Lot or Blue Lot, and whether there is ground-floor retail or other uses that can be constructed with the parking. Commissioner Kidd added that the RFQ is prescriptive on the number of parking spaces but doesn't want to be prescriptive about other industries where the State is not an expert.

Secretary Hargett asked Commissioner Kidd to describe the timeline if this item was approved at this meeting. Commissioner Kidd asked to let Chad Kimes, Executive Director

of Capital and Facilities for DGS, respond to this question. Mr. Kimes stated that the next return to the Commission would likely fall in the February-to-March timeframe, aligned with the evaluation and negotiation schedule. He further noted that the Department anticipates at least three additional appearances before the SBC for subsequent approvals, ultimately including individual ground-leases.

Secretary Hargett referenced one of the very first Public Private Partnerships brought to the SBC for approval and the concern he raised then the about “escalation of commitment”. He explained that there is the tendency, once significant time and resources have been invested, for participants to feel compelled to proceed even if the project is no longer clearly in the taxpayers’ best interest. Secretary Hargett sought and received assurance from Commissioner Kidd that he would guard against “escalation of commitment” and that this procurement could be stopped if it becomes apparent the proposals are not to the State’s advantage, despite external pressure from parties who have already invested substantial time or money.

Secretary Hargett referenced earlier comments by Treasurer Lillard regarding the importance of getting the process right and the SBC’s ability to convene on short notice with proper public notice. Secretary Hargett stressed the need to answer outstanding questions fully, including those raised by Sen. Campbell, and expressed support for ensuring DGS and the State have the information and flexibility necessary for success. Secretary Hargett indicated he was in favor to deferring the matter until the next SBC meeting or calling for a special-called meeting.

Lt. Governor McNally asked if either of the members participating virtually had any comments.

Comptroller Mumpower said he did not have any further questions.

Speaker Sexton received confirmation that the action before the SBC was limited to authorizing the State to begin the process of engaging with potential developers and evaluating what could be done with the property. Speaker Sexton asked about the benefit of waiting to approve this RFQ. Commissioner Kidd responded that he felt like the State was at the finish line for the RFQ and that while he has heard the concerns, he believes the RFQ is very tight and that the next step is to talk to the developers. Commissioner Kidd stated that he felt like the correct time to make adjustments is when DGS comes back to the SBC for approval because that is when the State is under contract. Speaker Sexton asked for and received confirmation that the State never intends to relinquish control or rights to the property at any point in the process.

Lt. Gov. McNally asked whether the proposed development or disposition would require approval by the Legislature. Commissioner Kidd responded that, to his knowledge, legislative approval would not be required. Lt. Governor McNally asked whether the parcels under consideration are located within the Tourism Development Zone (TDZ). Commissioner Kidd confirmed that they are. Lt. Gov. McNally stated that it was his understanding that property tax revenues would go to the City and hotel/motel tax revenues and sales tax revenues would go to the TDZ. Commissioner Kidd confirmed that was correct. Lt. Gov. McNally expressed

concern that, as a result, the State would be forgoing future revenues and sales tax revenues generated by development of the property. Commissioner Kidd acknowledged that possibility and discussed anticipated benefits to the state including the parking structure and proposed rent under the lease. Commissioner Kidd stated that the State would not be charged for parking.

Treasurer Lillard stated that, if members were fully satisfied with the current RFQ, he agreed with the Speaker that the item should move forward today. Treasurer Lillard stated that he has concerns that the RFQ might not be sufficiently specific regarding what the State expects to receive from the process, both economically and operationally, particularly with respect to parking. He requested an opportunity for additional discussion with Commissioner Kidd or his staff regarding the proposed parking arrangements and requirements.

Treasurer Lillard further noted that, although the State would retain control of the property throughout the RFQ process and until a negotiated agreement was reached, his experience as an attorney doing mergers and acquisitions is that establishing the State's requirements at the beginning of the process rather than attempting to address them after the process was underway is always easiest. He added that stating on the front end of the RFQ what the State wants to get out of this process and why, is critical. He stated that he saw no harm in allowing additional time to ensure that the RFQ accurately reflects the State's objectives. Treasurer Lillard commended Governor Lee, the Administration, and the Commissioner and his staff for their work on the proposal and stated that the goal of better utilizing the approximately ten acres at the base of Capitol Hill was worthwhile and should continue to be pursued.

Commissioner Kidd stated that he didn't see any benefit to a delay since he felt DGS addressed all the items and there isn't more work to be done to improve the RFQ.

Commissioner Bryson clarified that the land would be owned by the State in perpetuity and that a huge benefit to the State is that the employees will get much, much better parking. He added that the project will also include a lot of economic development that will be primarily realized by Nashville since it is in a TDZ, but also helpful to the State as the economic development goes forward. Commissioner Bryson confirmed that the State is also seeking workforce housing on this property. Commissioner Bryson went on to state that the staff had done a good job outlining and circulating the proposal and addressing the issues through prior discussions. Commissioner Bryson stated that he was comfortable proceeding with the RFQ and thanked the Commissioner and staff for bringing the proposal forward.

Lt. Governor McNally summarized the two alternatives before the Commission: defer consideration until the next regularly scheduled meeting or a specially called meeting or proceed with a vote on the RFQ as presented. Lt. Gov. McNally asked if Commissioner Kidd anticipated any changes to the current document and was told that no changes are anticipated.

State Architect McGauran advised the Commission that the final form of the RFQ had been received at approximately 9:30 a.m. that morning. She explained that the final document incorporated the tracked changes and revisions that had previously been under review.

Commissioner Kidd indicated that the document was substantially complete, with only limited wording changes having been addressed as it was finalized.

Lt. Gov. McNally asked for Commissioner Kidd to work with the SBC members and their staff on both the questions raised by Sen. Campbell as well as the questions raised during the meeting. Commissioner Kidd said that his department would continue to work with the SBC team.

At a roll call vote three members voted aye (Speaker Sexton, Comptroller Mumpower and Commissioner Bryson) and three members voted no (Lt. Governor McNally, Secretary Hargett and Treasurer Lillard). The commission denied approval to issue a Request for Qualification for Public Private Partnership with waiver of disclosure

At a roll call vote the commission approved reconvening for a specially called SBC meeting in a few weeks to take up this matter again.

## STATE BUILDING COMMISSION

### Minutes of Meeting of State Building Commission

- 1) At a roll call vote all members vote aye and approved the Minutes of the State Building Commission meeting held on August 13, 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 - 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:** 95.00%  
**Targeted Substantial Completion:** 03/20/2026  
**Change Order No:** 2  
**Approval Date:** 08/12/2026  
**Change Order Amount:** \$10,821.56  
**Change Order Percentage:** 0.72%  
**Cumulative Percentage:** 10.55%  
**Comment:** This change order addresses the need to: modify wall furring due to a code requirement; change carpet, wall covering and light fixture specifications and modify wall framing which are due to owner-requested design modifications.  
**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:** \$1,659,353.53  
**Remaining Undedicated Funds:** \$292,346.47

2. **State Procurement Agency:** University of Tennessee - Knoxville  
**User Agency, Location:** Knoxville, Tennessee  
**Project Title:** Multiple Buildings HVAC Improvements  
**SBC Project No:** 540/009-22-2021  
**Designer:** I.C. Thomasson Associates  
**Contractor:** Four Seasons, Inc.  
**Construction Completion Percentage:** 97%  
**Targeted Substantial Completion:** 08/17/2026  
**Change Order No:** 5  
**Approval Date:** 08/18/2026  
**Change Order Amount:** \$17,361.04  
**Change Order Percentage:** 0.72%  
**Cumulative Percentage:** 10.31%  
**Comment:** This change order addresses the need to add HVAC components which is identified as owner-requested added scope.  
**Approved Project Funding:**  
**Original Bid Target:** \$3,200,000.00  
**Base Contract Amount:** \$2,395,820.00  
**Contingency:** \$320,000.00  
**After This Change Order:**  
**Revised Contract Amount:** \$2,642,945.41  
**Remaining Undedicated Funds:** \$798,854.59
3. **State Procurement Agency:** University of Tennessee - Knoxville  
**User Agency, Location:** Knoxville, Tennessee  
**Project Title:** Neyland Thompson Sports Center Renovation  
**SBC Project No:** 540/009-31-2022  
**Designer:** Lewis Group Architects, Inc.  
**Contractor:** Rouse Construction Co.  
**Construction Completion Percentage:** 98.00%  
**Targeted Substantial Completion:** 06/05/2026  
**Change Order No:** 2  
**Approval Date:** 08/04/2026  
**Change Order Amount:** \$64,042.16  
**Change Order Percentage:** 14.69%  
**Cumulative Percentage:** 35.37%  
**Comment:** This change order addresses the need to: add blinds, paint, doors, door hardware, a temporary entrance and the removal of abandoned equipment including wall repairs and miscellaneous framing which are identified as owner-requested, added scope. This change order adds 98 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$436,000.00  
**Base Contract Amount:** \$436,000.00  
**Contingency:** \$43,600.00  
**After This Change Order:**  
**Revised Contract Amount:** \$590,233.66  
**Remaining Undedicated Funds:** \$516,520.00

4. **State Procurement Agency:** University of Tennessee - Martin  
**User Agency, Location:** Martin, Tennessee  
**Project Title:** Elam Center Exterior Wall Repairs  
**SBC Project No:** 540/011-04-2023  
**Designer:** TLM Associates, LLC  
**Contractor:** Barger Construction Co.  
**Construction Completion Percentage:** 99.00%  
**Targeted Substantial Completion:** 08/08/2026  
**Change Order No:** 3  
**Approval Date:** 08/12/2026  
**Change Order Amount:** \$23,846.70  
**Change Order Percentage:** 1.44%  
**Cumulative Percentage:** 22.39%  
**Comment:** This change order addresses the need to repair structural steel due to a hidden condition and to provide additional concrete due to an owner-requested design modification. This change order adds 60 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$3,200,000.00  
**Base Contract Amount:** \$1,651,000.00  
**Contingency:** \$320,000.00  
**After This Change Order:**  
**Revised Contract Amount:** \$2,020,618.05  
**Remaining Undedicated Funds:** \$1,660,381.95
  
5. **State Procurement Agency:** Tennessee Board of Regents  
**User Agency, Location:** Tennessee State University, Nashville, Tennessee  
**Project Title:** TSU Harned Hall Lab Upgrades  
**SBC Project No:** 166/001-06-2023  
**Designer:** Melvin Gill Architects  
**Contractor:** Kerry G. Campbell, Inc.  
**Construction Completion Percentage:** 23.00%  
**Targeted Substantial Completion:** 10/22/2026  
**Change Order No:** 4, 5  
**Approval Date:** 08/20/2026  
**Change Order Amount:** \$478,073.46  
**Change Order Percentage:** 23.92%  
**Cumulative Percentage:** 26.00%  
**Comment:** These change orders address the need to: provide casework, electrical/data work and air/gas and vacuum lines due to omissions; an emergency shower, new plumbing components, 2 new drinking fountains, new locksets and the installation of owner-supplied windows which are identified as owner-requested added scope; provide strobe fire alarm devices and the replacement of HVAC components due to hidden conditions. These change orders add 190 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$1,998,500.00  
**Base Contract Amount:** \$1,998,500.00  
**Contingency:** \$652,500.00  
**After This Change Order:**  
**Revised Contract Amount:** \$2,518,156.06  
**Remaining Undedicated Funds:** \$132,843.04

6. **State Procurement Agency:** Tennessee Board of Regents  
**User Agency, Location:** Volunteer State Community College, Gallatin, Tennessee  
**Project Title:** Ramer South Improvements  
**SBC Project No:** 166/025-02-2024  
**Designer:** Bauer Askew Architecture, PLLC  
**Contractor:** Boger Construction, LLC  
**Construction Completion Percentage:** 42.00%  
**Targeted Substantial Completion:** 08/02/2026  
**Change Order No:** 3  
**Approval Date:** 08/24/2026  
**Change Order Amount:** \$39,353.21  
**Change Order Percentage:** 2.22%  
**Cumulative Percentage:** 16.20%  
**Comment:** This change order addresses the need to provide a fire rated barrier as required by code. This change order adds 15 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$2,140,000.00  
**Base Contract Amount:** \$1,769,000.00  
**Contingency:** \$110,000.00  
**After This Change Order:**  
**Revised Contract Amount:** \$2,055,635.33  
**Remaining Undedicated Funds:** \$194,364.67
7. **State Procurement Agency:** Tennessee Board of Regents  
**User Agency, Location:** Nashville State Community College, Blountville, Tennessee  
**Project Title:** Maintenance Building Exterior Renovations  
**SBC Project No:** 166/038-01-2021  
**Designer:** Cain Rash West Architects  
**Contractor:** Construction Partners, LLC  
**Construction Completion Percentage:** 65.00%  
**Targeted Substantial Completion:** 09/07/2026  
**Change Order No:** 5  
**Approval Date:** 08/18/2026  
**Change Order Amount:** (\$1,342.20)  
**Change Order Percentage:** (0.21%)  
**Cumulative Percentage:** 32.69%  
**Comment:** This change order addresses the need to provide ceiling framing and paneling due to hidden conditions and to provide a credit for liquidated damages. This change order adds 40 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$650,000.00  
**Base Contract Amount:** \$645,000.00  
**Contingency:** \$230,000.00  
**After This Change Order:**  
**Revised Contract Amount:** \$855,860.38  
**Remaining Undedicated Funds:** \$24,139.62

8. **State Procurement Agency:** Middle Tennessee State University  
**User Agency, Location:** Murfreesboro, Tennessee  
**Project Title:** Central Plant & Campus Utilities Updates  
**SBC Project No:** 366/009-05-2023  
**Designer:** Gresham Smith  
**Contractor:** S.M. Lawrence Company, Inc.  
**Construction Completion Percentage:** 92%  
**Targeted Substantial Completion:** 11/27/2026  
**Change Order No:** 10, 11  
**Approval Date:** 08/21/2026  
**Change Order Amount:** \$60,662.63  
**Change Order Percentage:** 1.73%  
**Cumulative Percentage:** 11.41%  
**Comment:** These change orders address the need to lower a manhole and the need to replace steam piping due to hidden conditions. These change orders add 95 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$4,000,000.00  
**Base Contract Amount:** \$3,503,706.00  
**Contingency:** \$400,000.00  
**After This Change Order:**  
**Revised Contract Amount:** \$3,903,308.96  
**Remaining Undedicated Funds:** \$496,691.04
9. **State Procurement Agency:** STREAM  
**User Agency, Location:** Department of Environmental & Conservation  
**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:** 66.08%  
**Targeted Substantial Completion:** 12/18/2026  
**Change Order No:** 11  
**Approval Date:** 08/17/2026  
**Change Order Amount:** \$628,717.74  
**Change Order Percentage:** 8.87%  
**Cumulative Percentage:** 25.46%  
**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:** \$7,091,000.00  
**Base Contract Amount:** \$7,091,000.00  
**Contingency:** \$2,189,100.00  
**After This Change Order:**  
**Revised Contract Amount:** \$8,896,376.03  
**Remaining Undedicated Funds:** \$383,723.97

10. **State Procurement Agency:** STREAM  
**User Agency, Location:** Department of Environment & Conservation, Eva, Tennessee  
**Project Title:** Nathan Bedford Forrest State Park Campground Renovation  
**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:** 10  
**Approval Date:** 08/12/2026  
**Change Order Amount:** \$17,578.45  
**Change Order Percentage:** 0.36%  
**Cumulative Percentage:** 11.61%  
**Comment:** This change order addresses the need to remediate an existing drainage issue and repair an existing column due to hidden conditions.  
**Approved Project Funding:**  
**Original Bid Target:** \$4,940,000.00  
**Base Contract Amount:** \$4,940,000.00  
**Contingency:** \$1,267,000.00  
**After This Change Order:**  
**Revised Contract Amount:** \$5,513,839.61  
**Remaining Undedicated Funds:** \$693,160.39
11. **State Procurement Agency:** STREAM  
**User Agency, Location:** Department of Military, Nashville, Tennessee  
**Project Title:** Ashland City RC Re-Roof and Facility Update  
**SBC Project No:** 361/003-01-2024  
**Designer:** JPD Consulting, LLC  
**Contractor:** Drakes Creek Builders, LLC  
**Construction Completion Percentage:** 95.00%  
**Targeted Substantial Completion:** 09/03/2026  
**Change Order No:** 3  
**Approval Date:** 08/11/2026  
**Change Order Amount:** \$157,259.88  
**Change Order Percentage:** 19.56%  
**Cumulative Percentage:** 68.94%  
**Comment:** This change order addresses the need to install new fixtures, restripe the parking lot and reseal a floor identified as value-added changes. This change order adds 30 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:** \$1,358,104.53  
**Remaining Undedicated Funds:** \$1,895.47

12. **State Procurement Agency:** STREAM  
**User Agency, Location:** Department of Military, Union City, Tennessee  
**Project Title:** Union City RC Re-Roof & Facility Update  
**SBC Project No:** 361/095-01-2023  
**Designer:** Evans Taylor Foster Childress Architects, P.C.  
**Contractor:** Elite Contractors, LLC  
**Construction Completion Percentage:** 85.00%  
**Targeted Substantial Completion:** 03/14/2026  
**Change Order No:** 3  
**Approval Date:** 08/03/2026  
**Change Order Amount:** \$498,633.22  
**Change Order Percentage:** 67.33%  
**Cumulative Percentage:** 76.20%  
**Comment:** This change order addresses the need to investigate an existing roof at the owner's request which is identified as a value-added change and to replace a portion of the roof including adding snow guards which is identified as a design modification. This change order adds 120 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$1,300,000.00  
**Base Contract Amount:** \$740,620.00  
**Contingency:** \$130,000.00  
**After This Change Order:**  
**Revised Contract Amount:** \$1,304,948.44  
**Remaining Undedicated Funds:** \$125,051.56
13. **State Procurement Agency:** STREAM  
**User Agency, Location:** Department of Military, Lavinia, Tennessee  
**Project Title:** VTS Milan Cantonment Area Exterior Repairs Ph-2  
**SBC Project No:** 368/031-01-2025  
**Designer:** Department of Military  
**Contractor:** Mid-South Business Construction, LLC  
**Construction Completion Percentage:** 92.00%  
**Targeted Substantial Completion:** 08/31/2026  
**Change Order No:** 4  
**Approval Date:** 08/07/2026  
**Change Order Amount:** \$82,524.08  
**Change Order Percentage:** 3.30%  
**Cumulative Percentage:** 13.14%  
**Comment:** This change order addresses the need to provide window roller shades to be installed by the Owner which is identified as a value-added change request by the Owner. This change order adds 31 days to the project schedule.  
**Approved Project Funding:**  
**Original Bid Target:** \$2,570,000.00  
**Base Contract Amount:** \$2,498,700.00  
**Contingency:** \$257,000.00  
**After This Change Order:**  
**Revised Contract Amount:** \$8,826,951.66  
**Remaining Undedicated Funds:** \$348.34

14. **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:** 85.00%  
**Targeted Substantial Completion:** 11/16/2026  
**Change Order No:** 11  
**Approval Date:** 08/07/2026  
**Change Order Amount:** \$60,484.88  
**Change Order Percentage:** 3.39%  
**Cumulative Percentage:** 37.62%  
**Comment:** This change order addresses the need to: provide kitchen appliances; replace an existing light fixture; provide new storefront doors, provide door access control and related hardware which are identified as owner-requested changes and to modify existing soffit to accommodate cabinets due to an omission.  
**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:** \$2,456,449.42  
**Remaining Undedicated Funds:** \$1,329,639.10
15. **State Procurement Agency:** STREAM  
**User Agency, Location:** Department of General Services, Nashville, Tennessee  
**Project Title:** TN Tower Fire Alarm and Fire Suppression Upgrades  
**SBC Project No:** 529/079-01-2021  
**Designer:** Dewberry Engineers, Inc.  
**Contractor:** Tibbett's Electrical Services, Inc.  
**Construction Completion Percentage:** 97.00%  
**Targeted Substantial Completion:** 06/06/2026  
**Change Order No:** 5  
**Approval Date:** 08/24/2026  
**Change Order Amount:** \$29,501.91  
**Change Order Percentage:** 1.19%  
**Cumulative Percentage:** 14.16%  
**Comment:** This change order addresses the need to address elevator deficiencies due to code requirements.  
**Approved Project Funding:**  
**Original Bid Target:** \$2,474,485.00  
**Base Contract Amount:** \$2,474,485.00  
**Contingency:** \$247,449.00  
**After This Change Order:**  
**Revised Contract Amount:** \$2,824,952.57  
**Remaining Undedicated Funds:** \$6,174,561.74

### Initial and Revised Approvals of Capital Projects

- Reported the following capital project 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:** Tennessee Technological University  
**Location:** Cookeville, Tennessee  
**Project Title:** ADA Compliance  
**Project Description:** Make ADA adaptations for accessibility and implement recommendations identified in the university's 2013 ADA Site Audit and 2017 ADA Building Audit.  
**SBC Project No:** 364/011-02-2020  
**Total Project Budget:** \$420,000.00  
**Source of Funding:**

| <u>Original</u> | <u>Change</u> | <u>Revised</u> | <u>Source</u>                |
|-----------------|---------------|----------------|------------------------------|
| \$200,000.00    | \$ 0.00       | \$200,000.00   | 19/20 CurrFunds-CapMaint (A) |
| \$180,000.00    | \$40,000.00   | \$220,000.00   | Plant Funds (Non-Aux) (A)    |
| \$380,000.00    | \$40,000.00   | \$420,000.00   |                              |

**Approval:** Approved a revision in project budget and funding in order to award a contract (Advanced Building Contractors, LLC) (increase of \$40,000.00)

**Approval Date:** 08/24/2026

- Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)

### Other Business

There being no further business, the meeting adjourned at 11:43 a.m.

\*\*\*\*\*

CONSENT AGENDA ITEMS

1.

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

**Project Title:** Soccer Improvements

**Project Description:** Construction of a new women's soccer locker facility, bleachers, and all related work.

**SBC Number:** 367/072-02-2026

**Total Project Budget:** \$8,100,000.00

**Source of Funding:** \$8,100,000.00 Gift-in-Place (O)

**Comment:** This is a disclosed project by the University of Memphis on July 23, 2026. The current project budget reflects the anticipated cost based on the preliminary design.

**Minutes:** 09/10/2026 SBC Approved a gift-in-place project with plans and specifications to be approved by the State Architect

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee 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:** Bryan Fine Arts Auditorium Upgrades

**Project Description:** Upgrade MEP systems, stage lighting and sound systems, and seating for ADA and code compliance, and all related work.

**SBC Number:** 364/011-11-2021

**Total Project Budget:** \$4,536,000.00

**Source of Funding:**

| <u>Original</u>       |           | <u>Change</u>     | <u>Revised</u>        | <u>Source</u>                     |
|-----------------------|-----------|-------------------|-----------------------|-----------------------------------|
| \$1,506,000.00        | \$        | 0.00              | \$1,506,000.00        | 21/22 CurrFunds-CapMaint (A)      |
| 2,570,000.00          |           | 0.00              | 2,570,000.00          | 24/25 CurrFunds-CapMaint (MP) (A) |
| 0.00                  |           | 460,000.00        | 460,000.00            | Plant Funds (Non-Aux) (A)         |
| <b>\$4,076,000.00</b> | <b>\$</b> | <b>460,000.00</b> | <b>\$4,536,000.00</b> |                                   |

**Comment:** This request increases the budget and funding from \$4,076,000.00 to \$4,536,000.00. Six bids were received on August 5, 2026. An increase is needed to award a contract for the base bid and three alternates to Wellspring Builders.

**Previous Action:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                           |
|-------------|----------------|---------------------------------------------------------|
| 10/14/2021  | SBC            | Approved project and to select a designer               |
| 10/25/2021  | ESC            | Approved designer selection (Upland Design Group, Inc.) |
| 07/11/2024  | SBC            | Approved a revision in project budget and funding       |

**Minutes:** 09/10/2026 SBC Approved a revision in project budget and funding in order to award a contract (Wellspring Builders)

AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

**Project Title:** Emergency Campus-wide Roof Repairs

**Project Description:** This project will replace or repair roofs due to hail damage, and all related work.

**SBC Number:** 373/003-02-2025

**Total Project Budget:** \$18,101,993.00

**Source of Funding:**

| <u>Original</u>        | <u>Change</u>           | <u>Revised</u>         | <u>Source</u>             |
|------------------------|-------------------------|------------------------|---------------------------|
| \$19,975,000.00        | (\$1,898,007.00)        | \$18,076,993.00        | Insurance Proceeds (O)    |
| \$ 25,000.00           | \$ 0.00                 | \$ 25,000.00           | Plant Funds (Non-Aux) (A) |
| <b>\$20,000,000.00</b> | <b>(\$1,898,007.00)</b> | <b>\$18,101,993.00</b> |                           |

**Comment:** This request decreases the budget from \$20,000,000.00 to \$18,101,993.00 by subtracting the estimated state risk management proceeds for hail damage that occurred to the Sundquist Science Complex in April, 2024 and applying them to the project funding for SBC# 373/003-03-2021 Sundquist Science Complex Roof Replacement.

**Previous Action:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                                                                                                                                                                |
|-------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 03/13/2025  | SBC            | Approved project utilizing CM/GC & proceeding with the process to select a designer, utilizing CM/GC alternative delivery method, and utilizing campus procurement for a portion of the work |
| 03/24/2025  | ESC            | Approved designer selection (Hurst-Rosche, Inc.)                                                                                                                                             |
| 10/09/2025  | SBC            | Approved awarding a contract to the best evaluated proposer for CM/GC (Codell Construction Company)                                                                                          |

**Minutes:** 09/10/2026 SBC Approved a revision in project budget and funding

AUSTIN PEAY STATE UNIVERSITYAustin Peay State University, Clarksville, Montgomery County, Tennessee

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

**Project Title:**              Sundquist Science Complex Roof Replacement

**Project Description:**      Replacement of the roof and all related work.

**SBC Number:**              373/003-03-2021

**Total Project Budget:**      \$5,098,007.00

**Source of Funding:**

| <u>Original</u>       | <u>Change</u>         | <u>Revised</u>        | <u>Source</u>                |
|-----------------------|-----------------------|-----------------------|------------------------------|
| \$3,200,000.00        | \$ 0.00               | \$3,200,000.00        | 21/22 CurrFunds-CapMaint (A) |
| 0.00                  | \$1,898,007.00        | \$1,898,007.00        | Insurance Proceeds (O)       |
| <b>\$3,200,000.00</b> | <b>\$1,898,007.00</b> | <b>\$5,098,007.00</b> |                              |

**Comment:**              This request increases the budget from \$3,200,000.00 to \$5,098,007.00 by adding estimated state risk management proceeds from hail damage that occurred in April 2024 to project funding.

**Previous Action:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                                           |
|-------------|----------------|-------------------------------------------------------------------------|
| 08/12/2021  | SBC            | Approved project and to select designer                                 |
| 08/23/2021  | ESC            | Approved designer selection (LCMA, LLC dba Lyle Cook Martin Architects) |

**Minutes:**              09/10/2026      SBC      Approved a revision in project budget and funding

AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

**Project Title:**            Chiller Replacement and Plant Upgrades

**Project Description:**    Replace chiller, acoustical panels, and roof, and all related work.

**SBC Number:**            373/003-05-2026

**Total Project Budget:**   \$3,000,000.00

**Source of Funding:**

| Original Amount | Source                            |
|-----------------|-----------------------------------|
| \$1,000,000.00  | 26/27 CurrFunds-CapMaint (A)      |
| \$2,000,000.00  | 26/27 CurrFunds-CapMaint (MP) (A) |

**Comment:**                This is a FY 26/27 line-item project in the capital budget.

**Minutes:**                 09/10/2026      SBC            Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**            UTIA CVM Building Updates (26/27)

**Project Description:**    Upgrades at the College of Veterinary Medicine (CVM) for lab modifications to support changing research needs, elevator modernization, and overall finish improvements. Includes all related work to complete the project.

**SBC Number:**            540/001-06-2026

**Total Project Budget:**   \$5,000,000.00

**Source of Funding:**     \$5,000,000.00 Plant Funds (Non-Aux) (A)

**Comment:**                This is an August 5, 2026, **disclosed** project by UT.

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

**Minutes:**                  09/10/2026      SBC            Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**Project Title:**            HPER Building Upgrades

**Project Description:**    Upgrade the Health, Physical Education and Recreation (HPER) Building locker rooms and restrooms including finishes, security, and accessibility. Work to also include elevator system improvements, office upgrades, and conversion of old locker rooms to classroom, research space, and all related work to complete the project.

**SBC Number:**            540/009-03-2022

**Total Project Budget:**   \$3,380,000.00

**Source of Funding:**

| <u>Original</u> | <u>Change</u> | <u>Revised</u> | <u>Source</u>             |
|-----------------|---------------|----------------|---------------------------|
| \$2,750,000.00  | \$630,000.00  | \$3,380,000.00 | Plant Funds (Non-Aux) (A) |

**Comment:**                This request increases the project budget from \$2,750,000.00 to \$3,380,000.00 primarily due to additional room modifications and increased mechanical and plumbing costs.

**Previous Action:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                                                                                                            |
|-------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| 01/13/2022  | SBC            | Approved project and to select a designer                                                                                                |
| 01/24/2022  | ESC            | Approved designer selection (Architects Weeks Ambrose McDonald, Inc.)                                                                    |
| 12/16/2024  | SBC            | Approved a revision in project budget, funding, and scope                                                                                |
| 09/11/2025  | SBC            | Approved a revision in project budget, funding and scope and utilizing System Procurement and Campus Resources for a portion of the work |
| 02/23/2026  | ESC            | Approved utilizing System Procurement and Campus Resources for a portion of the work                                                     |

**Minutes:**                09/10/2026    SBC      Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

**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:**                Eight proposals were received on July 1, 2026. The Notice of Intent to award was sent on August 5, 2026 naming Hellmuth, Obata, and Kassabaum, Inc. as the best evaluated proposer. No protests were received in the protest period.

**Previous Action:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                                  |
|-------------|----------------|----------------------------------------------------------------|
| 05/14/2026  | SBC            | Approved project and to issue RFQ for master planning services |

**Minutes:**                 09/10/2026    SBC        Approved awarding a contract to the best evaluated proposer (Hellmuth, Obata, and Kassabaum, Inc.)

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:**      **Approval of a project and proceeding with the process to select a designer and utilizing System Procurement and Campus Resources for construction**

**Project Title:**            UTK Student Services Building Upgrades (26/27)

**Project Description:**    Upgrades in the Student Services Building for the Center for Global Engagement and the College of Communication and Information to include changes to various office layouts and finish upgrades including all related work to complete the project.

**SBC Number:**            540/009-08-2026

**Total Project Budget:**    \$3,045,000.00

**Source of Funding:**      \$3,045,000.00    Plant Funds (Non-Aux) (A)

**Comment:**                This is a July 29, 2026, **disclosed** project by UT. System Procurement and Campus Resources are requested due to the simplicity of the work 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:**                  09/10/2026    SBC            Approved project and to select a designer and utilizing System Procurement and Campus Resources for construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

**Requested Action:**      **Approval of a revision in 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:**   \$4,245,000.00

**Source of Funding:**

| <u>Original</u> | <u>Change</u>  | <u>Revised</u> | <u>Source</u>             |
|-----------------|----------------|----------------|---------------------------|
| \$2,745,000.00  | \$1,500,000.00 | \$4,245,000.00 | Plant Funds (Non-Aux) (A) |

**Comment:**                This request increases the budget from \$2,745,000.00 to \$4,245,000.00 for a new subproject in Dougherty for new dry labs. System Procurement and Campus Resources are requested due to the simplicity of the work and to expedite the schedule.

**Previous Action:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                                                                                    |
|-------------|----------------|------------------------------------------------------------------------------------------------------------------|
| 06/11/2026  | SBC            | Approved project and to select a designer and utilizing System Procurement and Campus Resources for construction |
| 07/20/2026  | ESC            | Approved designer selection (Design Innovation Architects, Inc.)                                                 |

**Minutes:**                09/10/2026    SBC      Approved a revision in project budget and funding and utilizing Campus Resources and System Procurement for a portion of the work

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

**Project Title:**            Agriculture Farm Improvements

**Project Description:**    Install a ~~pre-engineered~~ hay barn (3,200 sq. ft.), and an ~~pre-engineered metal~~ equipment storage barn (2,000 sq. ft.) at TSU's Agriculture Farm. The project includes all related work.

**SBC Number:**            166/001-07-2025

**Total Project Budget:**   \$1,181,000.00

**Source of Funding:**

| <u>Original</u> | <u>Change</u> | <u>Revised</u> | <u>Source</u>            |
|-----------------|---------------|----------------|--------------------------|
| \$ 620,000.00   | \$ 561,000.00 | \$1,181,000.00 | Federal Grant (USDA) (F) |

**Comment:**                This request increases the budget from \$620,000.00 to \$1,181,000.00. Additional funding is needed due to higher-than-anticipated site costs, including a site location change and the need for a concrete slab. The scope is revised to remove prescriptive design and size references. This project is currently in Design Development.

**Previous Action:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                               |
|-------------|----------------|-------------------------------------------------------------|
| 01/08/2026  | SBC            | Approved project and to select a designer                   |
| 04/20/2026  | ESC            | Approved designer selection (Kline Swinney Associates, LLC) |

**Minutes:**                09/10/2026      SBC      Approved a revision in project scope, budget, and funding

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

**Project Title:**            Agriculture Research Supplies Storage Shed

**Project Description:**    Modify existing 480' x 40' pre-engineered metal storage shed ~~by enclosing all sides and adding overhead doors.~~ The scope of work includes site and all other related work.

**SBC Number:**            166/001-06-2025

**Total Project Budget:**   \$1,355,000.00

**Source of Funding:**

| <u>Original</u> | <u>Change</u> | <u>Revised</u> | <u>Source</u>            |
|-----------------|---------------|----------------|--------------------------|
| \$ 560,000.00   | \$ 795,000.00 | \$1,355,000.00 | Federal Grant (USDA) (F) |

**Comment:**                This request increases the budget from \$560,000.00 to \$1,355,000.00. Additional funding is needed following further analysis that determined the existing panels and roof could not be reused and supplemental bracing would not be sufficient. The scope is revised to remove prescriptive design and size references. This project is currently in Design Development.

**Previous Action:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                               |
|-------------|----------------|-------------------------------------------------------------|
| 01/08/2026  | SBC            | Approved project and to select a designer                   |
| 04/20/2026  | ESC            | Approved designer selection (Kline Swinney Associates, LLC) |

**Minutes:**                09/10/2026      SBC      Approved a revision in project scope, budget, and funding

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

**Project Title:**            Ag Campus Organic Research Lab

**Project Description:**    Construct a prefabricated building to house organic research, including all related site, utilities, and parking.

**SBC Number:**            166/001-01-2024

**Total Project Budget:**   \$1,141,000.00

**Source of Funding:**

| <u>Original</u>      | <u>Change</u>       | <u>Revised</u>        | <u>Source</u>              |
|----------------------|---------------------|-----------------------|----------------------------|
| \$ 975,000.00        | \$ 0.00             | \$ 975,000.00         | 22/23 CurrFunds-CapImp (A) |
| 0.00                 | 166,000.00          | 166,000.00            | Federal Grant (USDA) (F)   |
| <b>\$ 975,000.00</b> | <b>\$166,000.00</b> | <b>\$1,141,000.00</b> |                            |

**Comment:**                This request increases the budget from \$975,000.00 to \$1,141,000.00. Additional funding is needed for an expanded drive. This project is under construction with expected substantial completion in October 2026, excluding the drive.

**Previous Action:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                                                |
|-------------|----------------|------------------------------------------------------------------------------|
| 04/11/2024  | SBC            | Approved project and previously selected designer (Melvin Gill & Associates) |
| 12/16/2024  | SBC            | Approved the EDP as recommended by the State Architect                       |
| 08/25/2025  | ESC            | Approved a revision in project budget and funding                            |

**Minutes:**                09/10/2026    SBC      Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

**Dyersburg State Community College, Dyersburg, Dyer County, Tennessee\*\***

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

**Project Title:**                        Naifeh Center Paving & Resurfacing

**Project Description:**                Repair and replace existing parking, curbs, sidewalks, storm drains, and related work. Install new traffic signage and traffic calming devices. Provide new drive to the soccer field. Work at Covington Campus.

**SBC Number:**                        166/017-01-2025

**Total Project Budget:**            \$1,350,000.000

**Source of Funding:**

| <u>Original</u> | <u>Change</u> | <u>Revised</u>  | <u>Source</u>             |
|-----------------|---------------|-----------------|---------------------------|
| \$ 850,000.00   | \$ 500,000.00 | \$ 1,350,000.00 | Plant Funds (Non-Aux) (A) |

**Comment:**                            This request increases the budget from \$850,000.00 to \$1,350,000.00. Additional funding is required to complete the full project scope.

**Previous Action:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                                        |
|-------------|----------------|----------------------------------------------------------------------|
| 08/25/2025  | ESC            | Approved project and to select a designer                            |
| 11/24/2025  | ESC            | Approved designer selection (Burr & Cole Consulting Engineers, Inc.) |

**Minutes:**                                09/10/2026    SBC            Approved a revision in project budget and funding

\*\*Work will be done in Tipton County

TENNESSEE BOARD OF REGENTS

**Volunteer State Community College, Gallatin, Sumner County, Tennessee**

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

**Project Title:**              Pickel ADA Improvements

**Project Description:**      Make improvements to the Pickel Gymnasium bleachers, restrooms, and entrances to make them fully ADA accessible. Scope to include new accessible bleachers, ADA restroom stalls, new floor and wall finishes, ceiling, lighting, and ADA-compliant fixtures.

**SBC Number:**              166/025-04-2026

**Total Project Budget:**      \$1,300,000.00

**Source of Funding:**      \$1,300,000.00    Plant Funds (Non-Aux) (A)

**Comment:**                  This is a August 14, 2026 **disclosed** project reported by TBR.

**Minutes:**                      09/10/2026      SBC              Approved project and to select a designer

TENNESSEE BOARD OF REGENTSVolunteer State Community College, Gallatin, Sumner County, Tennessee

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

**Project Title:** Wallace North Lab Improvements

**Project Description:** Lab improvements in the Wallace Health Sciences Building at VSCC Main campus. Provide new finishes, flooring, fixtures, laboratory-grade countertops, built-in equipment, and updated lab hoods. Update associated plumbing, electrical, and mechanical systems. Replace outdated pneumatic controls with DDC systems.

**SBC Number:** 166/025-05-2026

**Total Project Budget:** \$2,500,000.00

**Source of Funding:** \$2,500,000.00 Plant Funds (Non-Aux) (A)

**Comment:** This is an August 14, 2026 disclosed project reported by TBR.

**Minutes:** 09/10/2026 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

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

| Requested Action:     | Approval of a revision to project scope and funding                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                             |                                                  |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------|------|---------|--------|------------|-----|-------------------------------------------------------------------------------|------------|-----|--------------------------------------------------------------------------|------------|-----|---------------------------------------------------------------------------------------------|
| Project Title:        | Robertson County Campus Replacement                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                             |                                                  |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |
| Project Description:  | Construct a new campus to include <i>land acquisition</i> , academic buildings, site development, utilities, parking areas, drives, and all related work.                                                                                                                                                                                                                                                                                                                   |                                                                                             |                                                  |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |
| SBC Number:           | 166/064-01-2025                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                             |                                                  |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |
| Total Project Budget: | \$37,500,000.00                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                             |                                                  |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |
| Source of Funding:    | \$37,500,000.00 25/26 CurrFunds-CapImp (A)                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                             |                                                  |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |
| Comment:              | This request provides for the revision of the project description to include land acquisition for the new campus and adjusts the project funding to properly reflect funds to be used for the acquisition.                                                                                                                                                                                                                                                                  |                                                                                             |                                                  |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |
| Previous Action:      | <table><tr><th>Date</th><th>Meeting</th><th>Action</th></tr><tr><td>07/10/2025</td><td>SBC</td><td>Approved project, to select a designer, and CM/GC alternative delivery method</td></tr><tr><td>07/21/2025</td><td>ESC</td><td>Approved designer selection (LMCA, LLC d/b/a Lyle Cook Martin Architects</td></tr><tr><td>02/12/2026</td><td>ESC</td><td>Approved awarding a contract to the best evaluated proposer for CM/GC (Batten &amp; Shaw, Inc.)</td></tr></table> |                                                                                             |                                                  | Date | Meeting | Action | 07/10/2025 | SBC | Approved project, to select a designer, and CM/GC alternative delivery method | 07/21/2025 | ESC | Approved designer selection (LMCA, LLC d/b/a Lyle Cook Martin Architects | 02/12/2026 | ESC | Approved awarding a contract to the best evaluated proposer for CM/GC (Batten & Shaw, Inc.) |
| Date                  | Meeting                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action                                                                                      |                                                  |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |
| 07/10/2025            | SBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Approved project, to select a designer, and CM/GC alternative delivery method               |                                                  |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |
| 07/21/2025            | ESC                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Approved designer selection (LMCA, LLC d/b/a Lyle Cook Martin Architects                    |                                                  |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |
| 02/12/2026            | ESC                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Approved awarding a contract to the best evaluated proposer for CM/GC (Batten & Shaw, Inc.) |                                                  |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |
| Minutes:              | 09/10/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | SBC                                                                                         | Approved a revision in project scope and funding |      |         |        |            |     |                                                                               |            |     |                                                                          |            |     |                                                                                             |

TENNESSEE BOARD OF REGENTS

**Acquisition – Fee (Purchase)**

**Requested Action:**

**Approval of acquisition in fee**

**Transaction Description:**

Transaction No. 26-06-013

- **Location:**

Tennessee College of Applied Technology – Nashville  
Robertson County – 17.04+/- acres – Highway 41 N, Springfield, TN

- **Owner:**

Southeastern Trust Company  
Trustee of the Ludie C. Wallace Trust U/A dated November 9, 2012

- **Purchase Price:**

Fair Market Value

- **Source of Funding:**

25/26 CurrFunds-CapImp (A)

**Comment:**

This property is in TCAT Nashville's **2023 Master Plan Update**. This acquisition will expand access to workforce education in Robertson County to meet the region's growing demand for skilled workers. This property is being acquired as part of SBC Project 166/064-01-2025.

**Historical Property Information:**

- Date of Last Transfer: 03/30/2015
- Purchase Price: \$0.00
- Property Assessor's Value: \$519,000.00
- Square Footage Improvements: NA

**Minutes:**

09/10/2026

SBC

Approved acquisition in fee

DEPARTMENT OF GENERAL SERVICES

**Hart Lane Nashville - DLT Station, Nashville, Davidson County, Tennessee**

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

**Project Title:**                       Driver Service Center Interior and Exterior Renovation - Hart Lane

**Project Description:**           Interior and exterior renovations, *installation of a temporary facility to be removed at the conclusion of the project*, and all required related work.

**SBC Number:**                       502/056-01-2022

**Total Project Budget:**         \$3,230,000.00

**Source of Funding:**           \$3,230,000.00           22/23   FRF CurrFunds-CapMaint (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:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                                    |
|-------------|----------------|------------------------------------------------------------------|
| 10/13/2022  | SBC            | Approved project and to select a designer                        |
| 10/24/2022  | ESC            | Approved designer selection (Collaborative Design Services, LLC) |
| 04/20/2026  | ESC            | Approved a revision in project budget and funding                |

**Minutes:**                           09/10/2026   SBC       Approved a revision in scope

DEPARTMENT OF GENERAL SERVICES

**North Chattanooga - DLT Station, Chattanooga, Hamilton County, Tennessee**

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

**Project Title:**                       Driver Service Center Interior and Exterior Renovation - Bonny Oaks

**Project Description:**           Interior and exterior renovations, *installation of a temporary facility to be removed at the conclusion of the project*, and all required related work.

**SBC Number:**                       502/052-01-2022

**Total Project Budget:**         \$4,200,000.00

**Source of Funding:**             \$4,200,000.00           22/23   FRF CurrFunds-CapMaint   (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:**

| <b>Date</b> | <b>Meeting</b> | <b>Action</b>                                                         |
|-------------|----------------|-----------------------------------------------------------------------|
| 10/13/2022  | SBC            | Approved project and to select a designer                             |
| 10/24/2022  | ESC            | Approved designer selection (Hefferlin + Kronenberg Architects, PLLC) |

**Minutes:**                           09/10/2026   SBC           Approved a revision in scope

Approved:

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Tre Hargett  
Secretary, State Building Commission  
Secretary of State