

Meeting Copy

AGENDA
Specially Called
State Building Commission
Cordell Hull State Office Building
House Hearing Room II
September 21, 2026
2:00 p.m.

DEPARTMENT OF GENERAL SERVICES.....2

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

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.

Previous Action: 09/10/2026 SBC Denied approval to issue a Request for Qualification for Public Private Partnership with waiver of disclosure. Approved reconvening for a specially called SBC meeting in a few weeks to take up this matter again.