MINUTES

STATE BUILDING COMMISSION
November 13, 2025

The State Building Commission met this day at 11:00 a.m. in House Hearing Room I of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Lieutenant Governor McNally called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Ann McGauran.

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
Tre Hargett, Secretary of State
Jason Mumpower, Comptroller of the Treasury
David Lillard, State Treasurer

MEMBERS ABSENT

Chairman Bill Lee, Governor
Cameron Sexton, Speaker of the House of Representatives
Jim Bryson, Commissioner, Department of Finance and Administration

ORGANIZATION	PRESENTER
• Middle Tennessee State University	President Sidney McPhee
• University of Tennessee	President Randy Boyd
• Department of Correction	Assistant Commissioner Bobby Straughter
• State Building Commission	State Architect Ann McGauran

CONSENT AGENDA

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

1. Agency: **Tennessee Technological University**
   Project Title: Agricultural Technology Innovation Center
   SBC Project No: 346/021-01-2022
   Requested Action: Approval of a revision in project budget, funding, and scope

2. Agency: **Middle Tennessee State University**
   Project Title: Multiple Buildings Envelope & Structural Repairs
   SBC Project No: 366/009-03-2025
   Requested Action: Approval of an addition in scope

3. Agency: **Tennessee Board of Regents / Motlow State Community College**
   Project Title: Culinary Program Renovations
   SBC Project No: 166/021-02-2025
   Requested Action: Approval of a project and proceeding with the process to select a designer

4. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
   Project Title: Alexander Renovation
   SBC Project No: 166/032-05-2025
   Requested Action: Approval of a project and proceeding with the process to select a designer

5. Agency: **University of Tennessee Institute of Agriculture**
   Project Title: ARP – Broiler and Research Facility
   SBC Project No: 540/001-18-2023
   Requested Action: Approval of a revision in project budget and funding

6. Agency: **University of Tennessee – Knoxville**
   Project Title: UTK Cherokee Mills Upgrades (25/26)
   SBC Project No: 540/009-15-2025
   Requested Action: Approval of a project and proceeding with the process to select a designer

7. Agency: **University of Tennessee – Knoxville**
   Project Title: UTK Dougherty Lab Upgrades (25/26)
   SBC Project No: 540/009-16-2025
   Requested Action: Approval of a project utilizing a Campus Consultant for design and System Procurement and Campus Resources for construction

8. Agency: **University of Tennessee – Knoxville**
   Project Title: UTK Frieson Center Renovation & Expansion (23/24)
   SBC Project No: 540/009-05-2024
   Requested Action: Approval of a revision in project budget and funding and to utilize Best Value alternative delivery method

9. Agency: **University of Tennessee – Knoxville**
Project Title: IPS 1610 University Avenue Building Improvements (23/24)
SBC Project No: 540/009-03-2024
Requested Action: Approval of a revision in project budget, funding, and scope

10. Agency: **University of Tennessee – Knoxville**
Project Title: Melrose Hall Replacement
SBC Project No: 540/009-12-2023
Requested Action: Approval to utilize a previously selected commissioning consultant

11. Agency: **University of Tennessee – Chattanooga**
Project Title: Multiple Buildings Envelope Repairs
SBC Project No: 540/005-09-2021
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

12. Agency: **University of Tennessee – Chattanooga**
Project Title: Multiple Buildings Roof Replacements
SBC Project No: 540/005-12-2021
Requested Action: Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor

13. Agency: **University of Tennessee Institute of Agriculture**
Project Title: ARP – ETREC Blount Improvements
SBC Project No: 540/001-19-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

14. Agency: **Department of Environment & Conservation**
Project Title: Seven Islands State Birding Park Pedestrian Bridge
SBC Project No: 126/095-01-2025
Requested Action: Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect

15. Agency: **Department of Correction**
Project Title: MLTC Emergency Backup Power System Replacement
SBC Project No: 140/005-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

16. Agency: **Department of Disability & Aging**
Project Title: Middle Tennessee Clover Bottom Tenant House Demolition
SBC Project No: 346/003-01-2025
Requested Action: Approval of a project utilizing an Agency consultant for design

17. Agency: **East Tennessee State University**
Project Title: Thomas Stadium Locker Room Build-Out
SBC Project No: 369/005-06-2025
Requested Action: Approval of a project and utilizing Campus Resources for design and utilizing Campus Procurement for construction

MIDDLE TENNESSEE STATE UNIVERSITY

Disposal – Lease (Land)

Requested Action: **Approval of disposal by ground lease with waiver of advertisement and appraisal**

Transaction Description: Transaction No. 25-09-018

- **Proposed Lease**
  - **Location:** Middle Tennessee State University Campus – 1728 Blue Raider Drive, Murfreesboro, TN 37132
  - **Tenant:** Madrone – MTSU Student Housing I, LLC
  - **Term:** Forty (40) years from effective date with automatic extensions of up to Fifty (50) years if bonds remain outstanding
  - **Area / Costs:** 2.55 +/- acres; Ground Rents to MTSU will be the surplus cash flow from the project revenues remaining after payment of all project expenses, debt service, and required reserves.

Comment: Middle Tennessee State University proposes to add 554 on-campus beds for MTSU students pursuant to the proposed ground lease, without the University financing, financial backstopping, or guaranteeing the project in any way in connection with the MTSU New Residence Hall student housing public-private partnership ("P3"). Since P3 and the proposed ground lease are the product of an SBC-approved RFP process, a waiver of advertisement and appraisal is requested. The University anticipates annual rental income from the Tenant in the form of the cash flow surplus of the project once all project expenses, debt service, and required reserves are funded from the project's gross revenues.

The project will be managed throughout the term pursuant to the residence life management agreement between the Tenant and the University by which MTSU Housing will manage all student life and student interfacing functions related to the project. Additionally, there will be a committee comprised of Tenant and University representatives that will review, monitor, and make recommendations regarding annual budgets for maintenance and upkeep of the project facilities on an ongoing basis throughout the term.

At the end of the term, the student housing project improvements will become the property of the University. MTSU has an option to purchase the ground lease and project improvements at any time during the term after the first 10 years for the cost of the full repayment of the outstanding indebtedness to the bondholders plus closing costs.

A waiver of termination for convenience is requested, as that will be necessary to make the bonds which are financing the lessee's obligations to construct the student housing project marketable. Should the University become dissatisfied with the ground lease arrangement, it will have the ability to buy out the remaining term after the first 10 years, as described above, or it will have typical lease remedies, which it may seek to employ should the tenant remain in default after notice and opportunity to cure.

Previous Action:	09/12/2024	SBC	Approved project and issuing an RFP for Public Private Partnership
	12/16/2024	SBC	Approved a revision in scope
	05/08/2025	SBC	Approved awarding to the best evaluated proposer (Annex Group) for Public-Private Partnership
	08/15/2025	SBC	Approved Predevelopment Agreement for Public-Private Partnership
Minutes:	11/13/2025	SBC	Approved disposal by ground lease with waiver of advertisement and appraisal

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:	UTK University Commons Buildout (25/26)
Project Description:	Renovation of leased space to include a student recreation and fitness center, office space, and warehousing. The work will upgrade layout, building systems, finishes, and includes all related work to complete the project.
SBC Number:	540/009-13-2025
Total Project Budget:	$9,200,000.00
Current Project Funding:	$1,750,000.00
Source of Funding:	$1,750,000.00 Plant Funds (Aux-Student Life) (A)
Comment:	This is a September 30, 2025 **disclosed** UT project. The University of Tennessee is in the process of preparing to lease this space from the UT Foundation after they complete the acquisition. UT plans to prepay the lease that will include a 99-year lease term, and the space will be used for student recreation. To help expedite the upcoming renovation this request will enable the start of the design process and possible procurement of long lead items needed for construction.
Minutes:	11/13/2025 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: UTK P3 Childcare Center (25/26)

Project Description: Development of a childcare center at the Cherokee Mills complex through a Public Private Partnership.

SBC Number: 540/009-14-2025

Comment: This is a FY (24/25) **disclosed** project in the capital budget. To meet campus personnel childcare needs, this RFP will seek to engage qualified childcare providers to design, renovate/build, operate, finance, and maintain a childcare center at the Cherokee Mills complex. This development will deliver a center to meet the expanding childcare needs for the University of Tennessee Knoxville.

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 University will return to request approval for subsequent agreements.

Minutes: 11/13/2025 SBC Comptroller Mumpower stated that the issue of childcare is discussed in many places and asked for an explanation of UT's proactive thinking towards childcare and how UT is addressing this need and future potential with this P3 proposal.

President Boyd explained that childcare is a significant issue for their faculty and staff. There is a shortage of childcare in the Knoxville area, so this facility is necessary to address the needs of their faculty and staff. This facility will be managed by a third-party daycare expert within a UT-owned facility and will serve approximately 150 children.

The Commission approved issuing a Request for Proposal for Public-Private Partnership.

DEPARTMENT OF CORRECTION

Riverbend Maximum Security Institution, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a project utilizing the Energy Savings Performance Contracting alternative delivery method**

Project Title: TDOC Riverbend Maximum Security Institution Energy Savings Facility Systems Modifications

Project Description: Update systems to include new chilled water loop, HVAC equipment, and controls; upgrade central plant, cooling tower, and various water conservation measures; replace high mast lighting and exterior lighting controls; and all required related work.

SBC Number: 142/020-01-2025

Total Project Budget: $29,957,109.00

Source of Funding:	$29,957,109.00	23/24	CurrFunds-CapMaint	(A)

Comment: This is a FY23/24 **line-item** project in the capital budget (Energy Savings Performance Contracts $50,000,000.00). Eight proposals were received on November 11, 2024 naming Noresco, LCC as the best evaluated proposer. No protests were received in the protest period. Noresco, LCC has completed and Investment Grade Audit and developed an Energy Savings Performance Contract Project Proposal. The Tennessee Department of Correction is seeking approval to enter into an Energy Savings Performance Contract for the design, construction, and measurement and verification phases. The estimated maximum contract price is $29,957,109.00 with a simple payback period of 20 years. The Energy Savings Performance Contracting delivery method includes design services thus the State will not be seeking a designer.

Minutes:	11/13/2025	SBC	Approved project utilizing the Energy Savings Performance Contracting alternative delivery method

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on October 9, 2025.

Report of Items Approved by Office of the State Architect

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

1)

State Procurement Agency:	TN Board of Regents	**User Agency:**	Tennessee State University
Location:	Nashville, Tennessee		
Project Title:	HM Love Center Renovation		
SBC Project No:	166/001-05-2022	**Approval Date:**	10/16/2025
Designer:	BHDG Architects, Inc.	**Contractor**:	Williams Mechanical, LLC
Construction Completion %:	91%	**Targeted Substantial Completion:**	08/14/2025
Change Order No.	6	**Comment: Hidden Condition/Omission/Added Scope**	
Change Order Amount:	$37,731.67		
Change Order Percentage:	1.94%	This change order addresses the need to repair and/or replace existing electrical, and mechanical components and to abate existing asbestos material due to hidden conditions. Due to omissions, existing LED light fixtures needed to be removed/replaced and to complete the equipment installation, steam feeds needed to be isolated.	
Cumulative Percentage:	22.40%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$2,500,000.00		
Base Contract Amount:	$1,943,550.00	**Revised Contract Amount:**	$2,378,981.36
Contingency:	$250,000.00	**Remaining Undedicated Funds:**	$77,176.69

2)

State Procurement Agency:	TN Board of Regents	**User Agency:**	Columbia State Community College
Location:	Columbia, Tennessee		
Project Title:	Pryor and Webster Buildings HVAC		
SBC Project No:	166/015-03-2021	**Approval Date:**	10/13/2025
Designer:	Hurst-Rosche, Inc.	**Contractor**:	Rock City Construction Co., Inc.
Construction Completion %:	69%	**Targeted Substantial Completion:**	11/9/2025
Change Order No.	10	**Comment: Omission**	
Change Order Amount:	$15,145.03	This change order addresses the need to remove abandoned existing fan coil units.	
Change Order Percentage:	0.54%		
Cumulative Percentage:	30.16%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$3,140,000.00		
Base Contract Amount:	$2,817,000.00	**Revised Contract Amount:**	$3,666,597.96
Contingency:	$1,014,000.00	**Remaining Undedicated Funds:**	$172,874.59

3) **State Procurement Agency:** Middle TN State Univ. **User Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Multiple Buildings Elevator Modernization
SBC Project No: 366/009-05-2021 **Approval Date:** 09/25/2025
Designer: McFarlin, Huitt Panvini, Inc. **Contractor**: Kerry G. Campbell, Inc.

Construction Completion %: 99.50% **Targeted Substantial Completion:** 09/04/2025
Change Order No. 16 **Comment: Unavoidable Delays/Added Scope**
Change Order Amount: $7,019.37 This change order addresses the need to add 70 days to the project schedule due to an unavoidable delay in equipment delivery and to remove of two fire alarm devices which is identified as added scope.
Change Order Percentage: 0.60%
Cumulative Percentage: 27.77%

Approved Project Funding **After This Change Order**
Original Bid Target: $2.575.000.00
Base Contract Amount: $1.174.670.00 **Revised Contract Amount:** $1,500,873.35
Contingency: $257.500.00 **Remaining Undedicated Funds:** $1,246.65

4) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Dickson, Tennessee
Project Title: Dickson Readiness Center Re-Roof and Facility Update
SBC Project No: 361/021-01-2023 **Approval Date:** 09/24/2025
Designer: Design House 1411 **Contractor**: Porter Roofing Contractors, Inc.
Construction Completion %: 88% **Targeted Substantial Completion:** 06/11/2025
Change Order No. 1 **Comment: Hidden Conditions/Value Added**
Change Order Amount: $117,753.91 This change order addresses the need to paint, resurface flooring, and repair door framing which are identified as value added, owner requested changes and to install new roofing-related materials which is identified as a hidden condition. This change order adds 103 days to the project schedule.
Change Order Percentage: 15.78%
Cumulative Percentage: 15.78%

Approved Project Funding **After This Change Order**
Original Bid Target: $980,000.00
Base Contract Amount: $746,155.00 **Revised Contract Amount:** $863,908.91
Contingency: $98,000.00 **Remaining Undedicated Funds:** $331,845.00

5) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Nashville, Tennessee
Project Title: Berry Field Building 721 Systems Updates
SBC Project No: 361/067-02-2023 **Approval Date:** 09/24/205
Designer: I.C. Thomasson Associates, Inc. **Contractor**: Matrix Mechanical Solutions, LLC

Construction Completion %: 95% **Targeted Substantial Completion:** 09/22/2025
Change Order No. 2 **Comment: Hidden Conditions/Value Added**
Change Order Amount: $23,581.89 This change order addresses the need to rebuild or replace HVAC system components due to a hidden condition and to replace a metal door which is a value-added change. This change order adds 35 days to the project schedule.
Change Order Percentage: 2.13%
Cumulative Percentage: 11.22%

Approved Project Funding **After This Change Order**
Original Bid Target: $1,510,000.00
Base Contract Amount: $1,104,763.00 **Revised Contract Amount:** $1,228,760.82
Contingency: $151,000.00 **Remaining Undedicated Funds:** $432,239.18

6) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: 665 Mainstream Paving and Exterior Envelope Repairs
SBC Project No: 529/012-01-2022 **Approval Date:** 10/21/2025
Designer: Hurst-Rosche, Inc. **Contractor**: Century Construction Group, Inc.
Construction Completion %: 85.10% **Targeted Substantial Completion:** 11/23/2025
Change Order No. 4 **Comment: Hidden Conditions**
Change Order Amount: $160,513.05 This change order addresses the need to replace and existing storefront system.
Change Order Percentage: 4.63%
Cumulative Percentage: 22.17%

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$3,950,000.00		
Base Contract Amount:	$3,465,000.00	**Revised Contract Amount:**	$4,233,082.51
Contingency:	$395,000.00	**Remaining Undedicated Funds:**	$2,108,477.44

7) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Office Consolidation for Treasury
SBC Project No: 529/073-02-2022 **Approval Date:** 09/22/2025
Designer: BHDG Architects **Contractor**: Thrash Construction Services
Construction Completion %: 90% **Targeted Substantial Completion:** 08/18/2025
Change Order No. 4 **Comment: Codes**
Change Order Amount: $28,593.64 This change order addresses the need to provide 2 fire/smoke dampers and to modify the life safety plan.
Change Order Percentage: 2.80%
Cumulative Percentage: 31.36%

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$1,150,000.00		
Base Contract Amount:	$1,019,800.00	**Revised Contract Amount:**	$1,339,565.77
Contingency:	$115,000.00	**Remaining Undedicated Funds:**	$475,965.01

- **Sole Source / Proprietary Procurement**

1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Project Title: Reelfoot Lake State Park Tornado Damage Repairs
SBC Project No. 126/084-01-2024
Type: Proprietary Procurement
Comment: Environment One Corporation (E/One) grinder pump lift stations have an estimated cost of $15,000.00 which is similar to competitors, and they are standard for the party responsible for operation and maintenance of the lift station. This is the brand pump used throughout their system and their service people are familiar with these pumps and their stock of replacement parts is built around this brand.

- **Bid Withdrawals** (in accordance with Item 5.01(D)(5)(d) of the *SBC By-Laws, Policy & Procedures)*

1) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Winchester, Tennessee
Project Title: Tims Ford State Park Cabin Renovations
SBC Project No. 126/092-01-2023
Bidder: Tandem Construction, LLC
Bid Date: 09/18/2025
Designer: Wold Architects, Inc.
Comment: The contractor failed to include the $500,000.00 furniture allowance in their bid.
Approval Date: 09/22/2025

2) **State Procurement Agency:** STREAM / Department of Military
Location: Nashville, Tennessee
Project Title: Nashville Joint Forces Headquarters Campus Renovation
SBC Project No. 361/067-04-2023
Bidder: Pinnacle Construction Partners, LLC
Bid Date: 09/25/2025
Designer: Design House 1411, LLC
Comment: The contractor included an incorrect amount for Alternate 1 of $87,085.00 vs the actual amount of $187,085.00
Approval Date: 09/30/2025

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*:

1) **State Procurement Agency:** Tennessee Board of Regents / Columbia State Community College
Location: Columbia, Tennessee
Project Title: Columbia Utility Storage Relocation
Project Description: Relocate and replace Columbia Grounds Storage Building (PFIS Building 122) on the Columbia Campus.
SBC Project No. 166/015-03-2025
Total Project Budget: $275,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved project and to select a designer
Approval Date: 10/10/2025

Approvals of Acquisitions and Disposals of State Property

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

1) **State Procurement Agency:** Tennessee Board of Regents / Walters State Community College
Transaction Description: Transaction No. 25-10-006
Location Fee: Walters State Community College (WSCC)
Sevier County – 0.727±- acres –Old Newport Highway, Sevierville, TN
Location Easement: Walters State Community College (WSCC)
Sevier County – 0.298 ± acres – Old Newport Highway, Sevierville, TN
Grantee: City of Sevierville
Estimated Sale Price: Mutual Benefit
Source of Funding: City of Sevierville (REM Fees) (O)
Approval: Approved disposal in fee and by easement with wavier of advertisement and appraisal
Approval Date: 10/15/225

- Reported the following acquisition by lease in accordance with Item 2.04(E)(II) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of General Services
Transaction Description: Transaction No. 24-11-900 (DOS)
Location: 1551 East Morris Blvd., Suite B & C, Morristown
Landlord: Premier Investments, LLC
Term: 10 Years (December 1, 2026 – November 30, 2036)
Source of Funding: FRF
Approval: Approved a lease
Approval Date: 10/17/2025

Report of Items Submitted to the SBC

- **Designer Additional Services** for when an individual project exceeds 20% of the designer's fee for basic services, or when an individual additional services approval amount exceeds $100,000 (in accordance with Item 6.08 of the *SBC By-Laws, Policy & Procedures)*

1) **State Procurement Agency:** STREAM / Department of Agriculture
Location: Wildersville, Tennessee
Project Title: Natchez Trace State Forest Residential Demolitions
SBC Project No. 100/010-01-2025
Designer: M. Shanks Architects
Amount: $7,875.00
Explanation: This ASR is for Tennessee Historical Commission (THC) documentation which is above basic services. Documentation will include project information, historical and architectural context, maps, plans, and photographs.
Approval Date: 10/06/2025
OSA Receipt Date: 10/06/2025

2) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Statewide, Tennessee
Project Title: Statewide Swimming Pool Conversion
SBC Project No. 126/000-01-2023
Designer: Sparkman & Associates Architects, Inc.
Amount: $14,400.00
Explanation: This ASR is for a topographic survey that is considered to be inherent to the successful execution of the project.
Approval Date: 09/23/2025
OSA Receipt Date: 09/23/2025

3) **State Procurement Agency:** STREAM / Department of Environment & Conservation
Location: Hermitage, Tennessee
Project Title: Long Hunter State Park Maintenance Facility and Site Upgrades
SBC Project No. 126/115-01-2023
Designer: ProjX, LLC
Amount: $5,916.00
Explanation: This ASR is for an addition tree identification survey which is considered to be inherent to the successful execution of the project.
Approval Date: 09/23/2025
OSA Receipt Date: 09/23/2025

4) **State Procurement Agency:** STREAM / Department of Children's Services
Location: Nashville, Tennessee
Project Title: New Woodland Hills and John S. Wilder Hardware and Staff Secure Facilities
SBC Project No. 144/000-02-2023
Designer: A2H, Inc.
Amount: $140,760.00
Explanation: This ASR is geotechnical work which is considered inherent to the successful execution of the project.
Approval Date: 10/10/2025
OSA Receipt Date: 10/10/2025

5) **State Procurement Agency:** STREAM / Tennessee Historical Commission
Location: Ducktown, Tennessee
Project Title: Ducktown Basin Museum Building and Site Restoration
SBC Project No. 160/009-01-2020
Designer: Hefferlin + Kronenberg Architects, PLLC
Amount: $15,011.60
Explanation: This ASR is for the revision to the design documents to re-bid the project which is considered inherent to the successful execution of the project.
Approval Date: 10/06/2025
OSA Receipt Date: 10/06/2025

6) **State Procurement Agency:** STREAM / Tennessee Historical Commission
Location: Sparta, Tennessee
Project Title: Sparta Rock House Building Repairs
SBC Project No. 160/013-01-2021
Designer: Sparkman Architects
Amount: $3,346.00
Explanation: This ASR is for floor framing and waterproofing drawings which are considered to be inherent to the successful execution of the project.
Approval Date: 10/06/2025
OSA Receipt Date: 10/06/2025

7) **State Procurement Agency:** STREAM / Department of Military
Location: Smyrna, Tennessee
Project Title: VTS Smyrna Building 425 HVAC and Facility Update
SBC Project No. 361/079-05-2024
Designer: Oliver Little Gibson Engineering, Inc.
Amount: $17,500.00
Explanation: This ASR is for measured drawings and a structural evaluation which is considered to be above basic services.
Approval Date: 09/12/2025
OSA Receipt Date: 09/16/2025

8) **State Procurement Agency:** STREAM / Department of Military
Location: Milan, Tennessee
Project Title: VTS Milan Building I-200 Re-Roof and Facility Update
SBC Project No. 368/031-03-2022
Designer: JPD Consulting, LLC
Amount: $58,585.00
Explanation: This ASR is for the designer to provide additional construction administration services which is considered above basic services.
Approval Date: 10/08/2025
OSA Receipt Date: 10/08/2025

Other Business

There being no further business, the meeting adjourned at 11:15 a.m.

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TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

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

Project Title: Agricultural Technology Innovation Center

Project Description: Demolish the existing Loafing Barn *and Milking Barn* at Shipley Farm and construct an Agricultural Technology Innovation Center (ATIC) to enhance agriculture engineering and technology academic programs.

SBC Number: 364/021-01-2022

Total Project Budget: $1,227,900.00

Source of Funding:

	Original	Change	Revised		
	$ 695,000.00	$32,900.00	$727,900.00	Plant Funds (Non-Aux)	(A)
	500,000.00	0.00	500,000.00	Gifts	(O)
Original Project Funding:	**$1,195,000.00**				
Change in Funding:		**$32,900.00**			
Revised Project Funding:			**$1,227,900.00**		

Comment: This increases the project budget from $1,195,000.00 to $1,227,900 in order to revise the scope to demolish the existing milking barn. This will complete demolition of the dairy structures on the site and enhance the attractiveness of the area surrounding the new Agricultural Technology Innovation Center.

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

Previous Action:

05/15/2022	SBC	Approved project and to select a designer
05/23/2022	ESC	Approved designer selection (Upland Design Group, Inc.)
09/14/2023	SBC	Approved a revision in project budget, funding, and scope
11/13/2025	SBC	Approved a revision in project budget, funding, and scope

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action:	**Approval of an addition in scope**
Project Title:	Multiple Buildings Envelope & Structural Repairs
Project Description:	*Repair or* replacement of building envelope components, *including roofs, and* structural repairs on multiple buildings, and all related work.
SBC Number:	366/009-03-2025
Total Project Budget:	$10,500,000.00
Current Funding:	$ 3,500,000.00
Source of Funding:	$ 3,500,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This addition in scope clarifies the original intent of the total $10M project to include both roofing as well as exterior repair work in addition to replacement work. Peck Hall (2002), Todd Hall (2007), Telecom Building (1996), and James Union Building (2002).
Previous Action:	07/10/2025 SBC Approved project and to select a designer 07/21/2025 ESC Approved designer selection (American Structurepoint, Inc.)
Minutes:	11/13/2025 SBC Approved an addition in scope

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Culinary Program Renovations
Project Description:	Renovate the Forrester Building cafeteria into a state-of-the-art instructional kitchen and classroom to support the new Culinary Program. Project includes all related work.
SBC Number:	166/021-02-2025
Total Project Budget:	$3,750,000.00
Source of Funding:	$3,750,000.00 Plant Funds (Non-Aux) (A)
Comment:	This is a September 30, 2025 **disclosed** project reported by TBR. The campus has been awarded a GIVE 3.0 grant for partially funding the campus kitchen renovation and purchase of equipment.
Minutes:	11/13/2025 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Pellissippi State Community College, Knoxville, Knox County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Alexander Renovation
Project Description:	Interior renovations and updates to the Alexander Building on the main campus to meet current codes and standards for music instruction. Work includes reconfiguration of spaces, replacement of an existing elevator, replacement of fixtures, finishes, updates to acoustical assemblies, HVAC electrical and plumbing systems; and all related work.
SBC Number:	166/032-05-2025
Total Project Budget:	$5,050,000.00
Source of Funding:	$5,050,000.00 Plant Funds (Non-Aux) (A)
Comment:	This is a June 10, 2025 **disclosed** project reported by TBR.
Minutes:	11/13/2025 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Spring Hill, Maury County, Tennessee

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

Project Title: ARP – Broiler and Research Facility

Project Description: Construction of facilities for poultry broiler production and research space at the Middle Tennessee AgResearch and Education Center (MTREC). Includes all related work to complete the project.

SBC Number: 540/001-18-2023

Total Project Budget: $12,600,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$10,100,000.00	$ 0.00	$10,100,000.00	Federal Funds (ARP)	(A)
	0.00	2,500,000.00	2,500,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$10,100,000.00**				
Change in Funding:		**$2,500,000.00**			
Revised Project Budget:			**$12,600,000.00**		

Comment: This request increases the budget and funding from $10,100,000.00 to $12,600,000.00 to account for with programmatic modifications that have been identified since the initial bid package. This increase is based on the latest designer and contractor estimates for the final bid package. Designer fee is being adjusted to account for late programmatic changes.

Previous Action:	07/13/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
	08/21/2023	ESC	Approved designer selection (The Lewis Group Architects, Inc.)
	01/22/2024	ESC	Approved CM/GC contract award to P & C Construction, Inc.
	07/11/2024	SBC	Approved a revision in project budget
	12/16/2024	SBC	Approved EDP as recommended by the State Architect
Minutes:	11/13/2025	SBC	Approved a revision in project budget and funding

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:	UTK Cherokee Mills Upgrades (25/26)
Project Description:	Upgrades to suites in the Cherokee Mills complex including all related work to complete the project.
SBC Number:	540/009-15-2025
Total Project Budget:	$7,735,000.00
Source of Funding:	$7,735,000.00 Plant Funds (Non-Aux) (A)
Comment:	This is an October 1, 2025 **disclosed** project by UT. The University of Tennessee currently leases the building and is working toward the acquisition of the complex.
Minutes:	11/13/2025 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action:	**Approval of a project utilizing a Campus Consultant for design and System Procurement and Campus Resources for construction**
Project Title:	UTK Dougherty Lab Upgrades (25/26)
Project Description:	Upgrades to an existing lab in the Dougherty Engineering Building to accommodate a new Hypersonics and Propulsion (ArcJet) Lab. The project includes all related work.
SBC Number:	540/009-16-2025
Total Project Budget:	$1,835,000.00
Source of Funding:	$1,835,000.00 Plant Funds (Non-Aux) (A)
Comment:	This is an October 2, 2025, **disclosed** project by UT. This request is due to T.C.A. 49-7-132 since this work along with multiple other projects in this building would exceed the million-dollar threshold within the six-month period. Campus Consultant (Studio Four Design, A Michael Graves Company) along with System Procurement and Campus Resources are requested to due to the simplicity of the work and to expedite the project and the desired 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:	11/13/2025 SBC Approved project utilizing a Campus Consultant (Studio Four Design, A Michael Graves Company) for design and System Procurement and Campus Resources for construction

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a revision in project budget and funding and to utilize Best Value alternative delivery method**

Project Title: UTK Frieson Center Renovation & Expansion (23/24)

Project Description: Construction of a new addition and renovation of the existing building for community spaces and expand exterior hardscape areas at the Frieson Black Cultural Center including all related work.

SBC Number: 540/009-05-2024

Total Project Budget: $6,350,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$4,000,000.00	$2,350,000.00	$6,350,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$4,000,000.00**				
Change in Funding:		**$2,350,000.00**			
Revised Project Budget:			**$6,350,000.00**		

Comment: This request increases the budget and funding from $4,000,000.00 to $6,350,000.00. This is primarily due to an increase in square footage from the original intent which is required to accommodate user needs. This is based on the latest designer's estimate.

The Best Value alternative procurement method is requested due to the need for coordination and safety of work in an occupied building in the middle of one of the main thoroughfares on the campus and a desire to maintain schedule on the project.

Previous Action:	06/13/2024	SBC	Approved project and to select a designer
	06/24/2024	ESC	Approved designer selection (Design Innovation Architects, Inc.)
Minutes:	11/13/2025	SBC	Approved a revision in project budget and funding and utilizing Best Value alternative delivery method

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: IPS 1610 University Avenue Building Improvements (23/24)

Project Description: Improvements to the *1st and* 2nd floor*s* for the Institute for Public Service (IPS). Work includes reorganization of space with selective demolition and new layout. Includes all related work.

SBC Number: 540/009-03-2024

Total Project Budget: $8,800,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$4,850,000.00	$3,950,000.00	$8,800,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$4,850,000.00**				
Change in Funding:		**$3,950,000.00**			
Revised Project Budget:			**$8,800,000.00**		

Comment: This request increases the budget and funding from $4,850,000.00 to $8,800,000.00 for the addition of the first floor to the project scope. It is anticipated that this will complete the project.

Previous Action:	04/11/2024	SBC	Approved project and to select a designer
	04/22/2024	ESC	Approved designer selection (The Architectural Collaborative, LLC)
Minutes:	11/13/2025	SBC	Approved a revision in project budget, funding, and scope

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action:	**Approval to utilize a previously selected commissioning consultant**
Project Title:	Melrose Hall Replacement
Project Description:	Replacement of the existing Melrose Hall with new classrooms and administrative offices. Project includes all related work.
SBC Number:	540/009-12-2023
Total Project Budget:	$108,000,000.00
Source of Funding:	$108,000,000.00 Plant Funds (Non-Aux) (A)
Comment:	This request is to engage the previously approved commissioning consultant (UT Commissioning Services 540/000-01-2025 for Working Buildings, LLC (based upon the Tennessee Board of Regents award) for this project.

Previous Action:	08/10/2023	SBC	Approved project and to select a designer and utilizing CM/GC alternative delivery method
	08/21/2023	ESC	Approved designer selection (Hastings Architecture & Design, LLC)
	1/22/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)
	01/09/2025	SBC	Approved EDP presentation
Minutes:	11/13/2025	SBC	Approved utilizing a previously selected commissioning consultant (Working Buildings, LLC)

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action:	**Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor**
Project Title:	Multiple Buildings Envelope Repairs
Project Description:	This project provides masonry repair, windows, exterior doors, and exterior store front systems for the Fine Arts Center. The roof system for Fine Arts Center will also be replaced. Project includes all related work.
SBC Number:	540/005-09-2021
Total Project Budget:	$4,480,000.00
Source of Funding:	$4,480,000.00 21/22 CurrFunds-CapMaint (A)
Comment:	This request for award will align with the Multiple Buildings Roof Replacements SBC No. 540-005-12-2021 project which were solicited in a combined RFP. Four proposals were received on September 24, 2025. The Notice of Intent to Award was sent on October 30, 2025, naming Hoar Construction as the best evaluated proposer. No protests were received in the protest period.

Previous Action:	08/12/2021	SBC	Approved project and to select a designer
	08/23/2021	ESC	Approved designer selection (Franklin Associates, Architects, Inc.)
	12/14/2023	SBC	Approved utilizing Best Value alternative delivery method
	07/10/2025	SBC	Approved a revision in scope and to utilize CM/GC alternative delivery method
Minutes:	11/13/2025	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction)

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action:	**Approval to award a contract to the best evaluated proposer for a Construction Manager/General Contractor**
Project Title:	Multiple Buildings Roof Replacements
Project Description:	This project will replace the roof and repair the exterior building envelope at the Fine Arts Center including masonry repairs and all related work.
SBC Number:	540/005-12-2021
Total Project Budget:	$13,780,000.00

Source of Funding:				
	$ 5,030,000.00	21/22	CurrFunds-CapMaint (MP)	(A)
	8,750,000.00	25/26	CurrFunds-CapMaint (MP)	(A)

Comment: Four proposals were received on September 24, 2025. The Notice of Intent to Award was sent on October 30, 2025, naming Hoar Construction as the best evaluated proposer. No protests were received in the protest period.

Previous Action:	11/10/2021	SBC	Approved project and to select a designer
	11/22/2021	ESC	Approved designer selection (Tinker Ma, LLC)
	12/14/2023	SBC	Approved utilizing Best Value alternative delivery method
	07/10/2025	SBC	Approved a revision in project budget, funding, and scope utilizing CM/GC alternative delivery method
Minutes:	11/13/2025	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction)

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Louisville, Blount County, Tennessee

Requested Action:	**Approval of the Early Design Phase** as recommended by the State Architect
Project Title:	ARP – ETREC Blount Improvements
Project Description:	Construction of a new workshop and all related work at the East Tennessee Ag-Research Education Center (ETREC) Plant Science Unit.
SBC Number:	540/001-19-2023
Total Project Budget:	$1,200,000.00
Source of Funding:	$1,200,000.00 Federal Funds (ARP) (F)
Comment:	This project is within budget with construction anticipated to begin in December 2025 and scheduled to be complete in October 2026.

Previous Action:	09/14/2023	SBC	Approved project and to select a designer
	09/27/2023	ESC	Approved designer selection (Odle & Young Architects, Inc. dba OYsk3 Architects)
Minutes:	11/13/2025	SBC	Approved EDP as recommended by the State Architect

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Seven Islands State Birding Park, Kodak, Knox County, Tennessee

Requested Action:	**Approval to accept gift-in-place construction, with plans and specifications to be approved by the State Architect**
Project Title:	Seven Islands State Birding Park Pedestrian Bridge
Project Description:	Construct a new pedestrian bridge that will connect Newmans Island with Mutton Hollow Landing at Seven Islands State Birding Park and all required related work.
SBC Number:	126/095-01-2025
Total Project Budget:	$7,200,000.00
Source of Funding:	$7,200,000.00 Gift-in-Place (O)
Comment:	Legacy Parks Foundation will provide funding for and complete the design and construction of the improvements for Seven Islands State Birding Park.
Minutes:	11/13/2025 SBC Approved accepting gift-in-place construction, with plans and specifications to be approved by the State Architect

DEPARTMENT OF CORRECTION

Mark Luttrell Transition Center, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**			
Project Title:	MLTC Emergency Backup Power System Replacement			
Project Description:	Replace primary and annex emergency generators, associated equipment, and all required related work.			
SBC Number:	140/005-01-2025			
Total Project Budget:	$8,790,000.00			
Source of Funding:	$6,713,170.96	12/13	CurrFunds-CapMaint (SA)	(A/R)
	$2,076,829.04	13/14	CurrFunds-CapMaint (SA)	(A/R)
Comment:	This is a FY25/26 **line-item** project in the capital budget (MLTC Primary Generator Replacement). The title and description have been changed for clarity.			
Minutes:	11/13/2025 SBC Approved project and to select a designer			

DEPARTMENT OF DISABILITY AND AGING

Middle TN Regional Office, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project utilizing an Agency consultant for design**
Project Title:	Middle Tennessee Clover Bottom Tenant House Demolition
Project Description:	Demolish the current structure and all required related work.
SBC Number:	346/003-01-2025
Total Project Budget:	$20,000.00
Source of Funding:	$20,000.00 25/26 DDA CurrFunds-MajMaint (A)
Comment:	The structure has deteriorated beyond repair. The structure has become a potential safety hazard. The THC has determined that the demolition or disposal of this property does adversely affect this State-owned resource and consultation with this office is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect.
Minutes:	11/13/2025 SBC Approved project utilizing an Agency consultant for design

EAST TENNESSEE STATE UNIVERSITY

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

Requested Action:	**Approval of a project and utilizing Campus Resources for design and Campus Procurement for construction**
Project Title:	Thomas Stadium Locker Room Build-Out
Project Description:	Build-out completion of locker rooms and office space with finishes to include lockers, lighting, plumbing fixtures, flooring, and all associated work.
SBC Number:	369/005-06-2025
Total Project Budget:	$550,000.00
Source of Funding:	$550,000.00 Plant Funds (Non-Aux) (A)
Comment:	This is an October 22, 2025 disclosed project reported by ETSU. The build-out design was as an alternate included in our gift-in-place project, Baseball Team Area and Hitting Facility SBC 369/005-01-2022, and has received SFMO and OSA approvals. Due to budget constraints the alternate was not included in SBC 369/005-01-2022. This new project will complete the build-out construction with plant funding. Campus Purchasing is requested for procurement of construction for the simple scope of this project.
Minutes:	11/13/2025 SBC Approved project and utilizing Campus Resources for design and Campus Procurement for construction

Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State