MINUTES

STATE BUILDING COMMISSION
September 11, 2025

The State Building Commission met this day at 11:00 a.m. in House Hearing Room III of the Cordell Hull State Office Building, Nashville, Tennessee, with the following members and Departments present. Speaker Sexton 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

Cameron Sexton, Speaker of the House of Representatives
David Lillard, State Treasurer
Jason Mumpower, Comptroller of the Treasury, participated via electronic communication
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Vice-Chairman Randy McNally, Lieutenant Governor
Tre Hargett, Secretary of State

ORGANIZATION	PRESENTER
• Department of Environment & Conservation	Commissioner David Salyers
• Tennessee Technological University	President Philip Oldham
• Department of Safety & Homeland Security	Commissioner Jeff Long
• Department of General Services	Commissioner Jeffrey Holmes
• State Building Commission	State Architect Ann McGauran

OTHER PARTICIPANTS

Kim Chamberlin, Upland Design Group, PLLC
Chuck Miller, Anecdote, PLC

Speaker Sexton asked if there were any requests for public comment and State Architect McGauran replied that there were no requests.

CONSENT AGENDA

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

1. Agency: **University of Memphis**
   Project Title: Business and Economics Renovation
   SBC Project No: 367/007-01-2024
   Requested Action: Approval of a revision in project budget and funding

2. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
   Project Title: Athletics Softball Complex
   SBC Project No: 166/032-03-2025
   Requested Action: Approval of a project and proceeding with the process to select a designer

3. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
   Project Title: Strawberry Plains Campus Access and Parking Lot Repairs
   SBC Project No: 166/032-04-2025
   Requested Action: Approval of a project and proceeding with the process to select a designer

4. Agency: **University of Tennessee – Knoxville**
   Project Title: Fleet Management Buildings Renovation
   SBC Project No: 540/009-13-2019
   Requested Action: Approval to cancel the project

5. Agency: **University of Tennessee – Knoxville**
   Project Title: Public Safety Building Renovation
   SBC Project No: 540/009-23-2019
   Requested Action: Approval to cancel the project

6. 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, funding and scope and utilizing System Procurement and Campus Resources for a portion of the work

7. Agency: **Department of Environment & Conservation**
   Project Title: Fall Creek Falls State Park Wastewater Collection System Replacement
   SBC Project No: 126/036-01-2023
   Requested Action: Approval of a revision in project budget and funding

8. Agency: **Department of Environment & Conservation**
   Project Title: Bledsoe Creek State Park Wastewater Infrastructure Replacement
   SBC Project No: 126/012-01-2023
   Requested Action: Approval of a revision in project budget and funding

9. Agency: **Department of Environment & Conservation**
Project Title: Pickwick Landing State Park Wastewater Collection System Replacement
SBC Project No: 126/079-02-2023
Requested Action: Approval of a revision in project budget and funding in order to award a contract

10. Agency: **Department of Transportation**
Project Title: Region 1 New Anderson County Maintenance Complex
SBC Project No: 241/010-01-2024
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

11. Agency: **Department of Transportation**
Project Title: Region 2 New Bledsoe County Maintenance Building
SBC Project No: 242/010-03-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

12. Agency: **Department of Transportation**
Project Title: Region 2 New Cumberland County Maintenance Building
SBC Project No: 242/010-02-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

13. Agency: **Department of Transportation**
Project Title: Region 2 New Fentress County Maintenance Building
SBC Project No: 242/010-01-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

14. Agency: **Department of Transportation**
Project Title: Region 2 New Van Buren County Maintenance Building
SBC Project No: 242/010-04-2023
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

15. Agency: **Department of Transportation**
Project Title: Region 3 New Rutherford County Maintenance Complex
SBC Project No: 243/020-02-2024
Requested Action: Approval of the Early Design Phase as recommended by the State Architect

16. Agency: **Department of Veterans Services**
Project Title: Middle Tennessee State Veterans Cemetery Gravesite Improvements
SBC Project No: 682/004-02-2022
Requested Action: Approval of a revision in project budget and funding

17. Agency: **Department of Economic & Community Development**
Project Title: Infrastructure Improvements at I-24 Industrial Site
SBC Project No: 170/008-01-2024
Requested Action: Approval of a revision in project scope and funding, the use of Agency Resources for a portion of the work, and a utility grant agreement

18. Agency: **Department of General Services**
Project Title: TN Tower Office Space Consolidation – Touchdown Meeting Spaces
SBC Project No: 529/079-02-2024
Requested Action: Approval of a revision in funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

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

Requested Action:	**Approval of a revision in scope and the Early Design Phase** as recommended by the State Architect
Project Title:	Cardwell Mountain SAP Visitor Center, Maintenance Facility, and Amenities
Project Description:	Demolition of an existing residence *and barn*; construction of a new visitor center and maintenance facility; installation amenities such as utilities, paving infrastructure, shelters; and all required related work.
SBC Number:	126/020-01-2024
Total Project Budget:	$22,000,000.00
Source of Funding:	$22,000,000.00 24/25 CurrFunds-CapImp (A)
Comment:	The revision in scope adds demolition of the existing barn which is less than 50 years old and does not require review by the Tennessee Historical Commission. This project is on schedule and in budget, with construction anticipated to start June 2026.
Previous Action:	07/11/2024 SBC Approved project and to select a designer 08/19/2024 ESC Approved designer selection (EOA Architects, PLLC)
Minutes:	09/11/2025 SBC At a roll call vote all members voted aye and approved a revision in scope and the EDP as recommended by the State Architect.

TENNESSEE TECHNOLOGICAL UNIVERSITY

Tennessee Technological University, Cookeville, Putnam County, Tennessee

Requested Action: **Approval of the Early Design Phase** as presented by Upland Design Group, PLLC

Project Title: Advanced Construction and Manufacturing Engineering Building

Project Description: Construct an advanced construction and manufacturing engineering facility. The project scope includes the demolition of Lewis Hall and the Foundry, rerouting existing utilities, and returning the site to green space.

SBC Number: 364/011-05-2022

Total Project Budget: $89,600,000.00

Source of Funding:

$57,408,000.00	22/23	CurrFunds-CapImp	(A)
7,168,000.00		Plant Funds (Non-Aux)	(A)
25,024,000.00	2025	GO Bonds-CapImp	(A)

Comment: The project is on schedule and within budget with construction anticipated to begin in April 2026 with targeted substantial completion date of June 2028.

Previous Action:

11/10/2022	SBC	Approved project and use of CM/GC
11/21/2022	ESC	Approved designer selection (Upland Design Group, Inc.)
06/08/2023	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (Denark Construction Incorporated)
11/14/2024	SBC	Approved a revision in project budget
03/13/2025	SBC	Approved Sole Source Procurement (Sinto America for foundry)
08/15/2025	SBC	Approved a revision in project funding

Minutes:

09/11/2025 SBC

President Oldham introduced Mr. Kim Chamberlin with Upland Design Group, PLLC. Mr. Chamberlin gave the presentation stated that the project is on schedule and in budget.

At a roll call vote all members voted aye and approved the EDP as presented by Upland Design Group, PLLC.

DEPARTMENT OF SAFETY & HOMELAND SECURITY

Statewide, Tennessee

Requested Action: **Approval of a revision in project budget, funding, and scope and to utilize a previously selected contractor to perform the work**

Project Title: Tennessee Advanced Communications Network (TACN) Phase 3c Towers and Support Facilities

Project Description: Site development; installation of communication towers and support facilities; and all required related work.

SBC Number: 502/001-02-2024

Total Project Budget: $116,000,000.00

Source of Funding:

Original	Change	Revised			
$ 29,000,000.00	$ 0.00	$ 29,000,000.00	23/24	TDOS Op Funds	(A)
0.00	87,000,000.00	87,000,000.00	25/26	TDOS Op Funds	(A)
Original Project Funding:	$ 29,000,000.00				
Change in Funding:		**$87,000,000.00**			
Revised Project Funding:			**$116,000,000.00**		

Comment: An increase in project budget and funding from $29,000,000.00 to $116,000,000.00 is requested to incorporate the remaining scope of work for the Tennessee Advanced Communications Network (TACN) program. The additional scope includes the construction of approximately 99 to 109 towers (totaling 120 to 130 towers) and support facilities across Anderson, Benton, Campbell, Cheatham, Chester, Claiborne, Cocke, Crockett, Decatur, Dyer, Franklin, Gibson, Grainger, Greene, Hancock, Hardeman, Hardin, Hawkins, Henderson, Henry, Hickman, Houston, Humphreys, Jefferson, Knox, Lawrence, Lewis, Lincoln, Marshall, McMinn, McNairy, Meigs, Morgan, Perry, Polk, Putnam, Roane, Robertson, Scott, Sequatchie, Stewart, Unicoi, Union, Van Buren, Wayne, Weakley, Wilson Counties.

The use of a previously selected contractor (Motorola Solutions, Inc.) to perform the work is being requested to expedite the completion schedule in the interest of public safety and due to the contractor's extensive knowledge, experience, and success working with the agency on previous Phase 1 (SBC No. 502/001-01-2011), Phase 2 (SBC No. 502/001-01-2017), Phase 3 (SBC Nos. 502/001-01-2023 and 502/001-01-2024), and emergency (SBC No. 502/001-01-2020) installations awarded to-date.

Previous Action: 02/08/2024 SBC Approved project, utilizing an Agency Consultant (Buford Goff & Associates) for support services, and utilizing Best Value alternative delivery method

Minutes: 09/11/2025 SBC Commissioner Bryson asked Commissioner Long if he knew when the project is anticipated to be complete. Commissioner Long stated that he had personally met with the president of Motorola the other day who

promised him that they would reduce the project schedule from eight years to three or four years. Commissioner Bryson clarified that that meant it would be three years from approximately today. Commissioner Long confirmed that was the correct understanding.

Speaker Sexton thanked Commissioner Long for the new Tennessee Highway Patrol headquarters in West Tennessee. Speaker Sexton stated that it was long overdue.

At a roll call vote all members voted aye and approved a revision in project budget, funding, and scope and utilizing a previously selected contractor (Motorola Solutions, Inc.) to perform the work.

DEPARTMENT OF GENERAL SERVICES

Cockrill Bend, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a revision in project scope and the Early Design Phase for a portion of the project** as presented by Anecdote, PLC

Project Title: Multi-Agency Law Enforcement Training Academy (MALETA)

Project Description: Construction of office, service centers and helipad, training, housing and support buildings; driver training track and related structures; firing ranges; campus infrastructure; *relocation of a monument*, and all required related work; incl. bldg. demolition and wetland remediation.

SBC Number: 529/017-01-2021

Total Project Budget: $455,134,726.34

Current Project Funding: $415,134,726.34

Source of Funding:

$ 23,000,000.00	21/22	FRF CurrFunds-CapImp	(A)
355,660,000.00	22/23	FRF CurrFunds-CapImp	(A)
5,000,000.00		DGS Op Funds (PrePlan)	(A)
29,500,000.00		FRF Reserves	(R)
1,974,726.34		FRF Reserves	(R)

Comment: This is for the Department of Safety Headquarters Building which is on schedule and in budget with construction starting in January 2026. Relocation of the monument will not begin until all necessary approvals from the Tennessee Heritage Protection Act have been received and approved.

Previous Action:

08/12/2021	SBC	Approved project, utilizing a previously selected consultant, utilizing a previously selected designer for a portion of the work, proceeding with the process to select a designer for a portion of the work, and utilizing CM/GC alternative delivery method for a portion of the work for architectural design and planning including construction planning
08/23/2021	ESC	Approved designer selection (AECOM Technical Services, Inc. for Infrastructure)
12/20/2021	SBC	Approved proceeding with the process to select 6 additional designers and utilizing CM/GC alternative delivery method for the remainder of the work
12/20/2021	ESC	Approved designer selection (TMPartners, PLLC for Training Academy)
12/20/2021	ESC	Approved designer selection (Earl Swensson Associates, Inc. for Housing & Dining)
03/21/2022	ESC	Approved designer selection (Anecdote, PLC for Headquarters building)
05/12/2022	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves+Young for Firing Range Complex)

	08/11/2022	SBC	Deferred to a later meeting
	12/12/2022	SBC	Approved a revision in project budget and funding and awarding a contract to the best evaluated proposers for two CM/GC (Hoar Construction, LLC for Housing & Dining building and Turner Construction Co for Academic building)
	12/15/2022	ESC	Approved designer selection (Pickering Firm, Inc. for EVOC Track Complex)
	06/08/2023	SBC	Referred to ESC with authority to act
	06/20/2023	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (Messer Construction for Headquarters building)
	04/22/2024	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (Reeves & Young for EVOC Track Complex)
	07/11/2024	SBC	Approved a revision in project budget and funding and the EDP for three facilities as presented by Kline Swinney Associates, TMPartners and Earl Swensson Associates
Minutes:	09/11/2025	SBC	Commissioner Jeff Holmes introduced Mr. Chuck Miller with Anecdote, PLC. Mr. Miller gave the presentation stating that the project is on schedule and in budget. State Architect McGauran stated that the requested action needed to be modified to include a revision in project scope to add the relocation of the monument to the project discription. At a roll call vote all members voted aye and approved the revision in project scope and EDP for a portion of the project as presented by Anecdote, PLC.

Minutes of Meeting of State Building Commission

1) At a roll call vote all members voted aye and approved the Minutes of the State Building Commission meeting held on August 15, 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:**	Columbia State Community College
Location:	Columbia, Tennessee		
Project Title:	Accessibility and Security Upgrades		
SBC Project No:	166/015-01-2021	**Approval Date:**	08/11/2025
Designer:	Hurst-Rosche, Inc.	**Contractor**:	Drakes Creek Builders, LLC
Construction Completion %:	97%	**Targeted Substantial Completion:**	07/16/2025
Change Order No.	11	**Comment: Hidden Conditions**	
Change Order Amount:	$7,234.15	This change order addresses the need to replace an existing roof drain. This change order adds 3 days to the project schedule.	
Change Order Percentage:	0.86%		
Cumulative Percentage:	44.80%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$2,992,000.00		
Base Contract Amount:	$842,000.00	**Revised Contract Amount:**	$1,219,175.87
Contingency:	$270,001.00	**Remaining Undedicated Funds:**	$425,715.52

2)

State Procurement Agency:	TN Board of Regents	**User Agency:**	Nashville State Community College
Location:	Nashville, Tennessee		
Project Title:	HVAC & Cooling Tower Repairs		
SBC Project No:	166/034-02-2022	**Approval Date:**	08/21/2025
Designer:	Gresham Smith	**Contractor**:	Demand Mechanical
Construction Completion %:	85%	**Targeted Substantial Completion:**	09/17/2025
Change Order No.	6	**Comment: Added Scope**	
Change Order Amount:	$41,839.25	This change order addresses the need to replace HVAC components and building automation system components. This change order adds 80 days to the project schedule.	
Change Order Percentage:	10.51%		
Cumulative Percentage:	94.94%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$820,000.00		
Base Contract Amount:	$398,200.00	**Revised Contract Amount:**	$776,255.77
Contingency:	$60,000.00	**Remaining Undedicated Funds:**	$3,744.23

3)

State Procurement Agency:	TN Board of Regents	**User Agency:**	TN College of Applied Technology
Location:	Livingston, Tennessee		
Project Title:	Diesel Technology Facility		
SBC Project No:	166/062-01-2022	**Approval Date:**	07/29/2025
Designer:	Tinker Ma, LLC	**Contractor**:	Mid-State Construction Company
Construction Completion %:	85%	**Targeted Substantial Completion:**	08/11/2025
Change Order No.	14	**Comment: Hidden Conditions**	
Change Order Amount:	$680,995.51	This change order addresses the need to add funds to the undercut and fill allowances.	
Change Order Percentage:	8.44%		
Cumulative Percentage:	15.50%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$11,700,000.00		
Base Contract Amount:	$8,066,000.00	**Revised Contract Amount:**	$9,315,967.95
Contingency:	$1,050,001.00	**Remaining Undedicated Funds:**	$30,367.05

4)

State Procurement Agency:	TN Board of Regents	**User Agency:**	TN College of Applied Technology
Location:	Livingston, Tennessee		
Project Title:	Diesel Technology Facility		
SBC Project No:	166/062-01-2022	**Approval Date:**	08/11/2025
Designer:	Tinker Ma, LLC	**Contractor**:	Mid-State Construction Company
Construction Completion %:	0.71%	**Targeted Substantial Completion:**	16.20
Change Order No.	15	**Comment: Hidden Conditions**	
Change Order Amount:	$57,019.99	This change order addresses the need to provide enclosed downspouts and drainage piping.	
Change Order Percentage:	0.71%		
Cumulative Percentage:	16.20%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$11,700,000.00		
Base Contract Amount:	$8,066,000.00	**Revised Contract Amount:**	$9,372,987.94
Contingency:	$1,050,001.00	**Remaining Undedicated Funds:**	$71,097.06

5)

State Procurement Agency:	TN Board of Regents	**User Agency:**	TN College of Applied Technology
Location:	Oneida, Tennessee		
Project Title:	Diesel Technology Facility		
SBC Project No:	166/078-01-2022	**Approval Date:**	08/14/2025
Designer:	Tinker Ma, LLC	**Contractor**:	FTM Contracting
Construction Completion %:	79%	**Targeted Substantial Completion:**	10/14/2025
Change Order No.	21	**Comment: Other – Owner/Agency**	
Change Order Amount:	$47,810.35	This change order addresses the need to a provide heavy duty asphalt driveway in lieu of gravel. This change order adds 7 days to the project schedule.	
Change Order Percentage:	1.04%		
Cumulative Percentage:	27.57%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$6,000,000.00		
Base Contract Amount:	$4,596,000.00	**Revised Contract Amount:**	$5,863,257.18
Contingency:	$400,000.00	**Remaining Undedicated Funds:**	$533,202.82

6)

State Procurement Agency:	TN Board of Regents	**User Agency:**	TN College of Applied Technology
Location:	Oneida, Tennessee		
Project Title:	Diesel Technology Facility		
SBC Project No:	166/078-01-2022	**Approval Date:**	08/21/2025
Designer:	Tinker Ma, LLC	**Contractor**:	FTM Contracting
Construction Completion %:	79%	**Targeted Substantial Completion:**	10/26/2025
Change Order No.	23	**Comment: Codes**	
Change Order Amount:	$4,621.12	This change order addresses the need relocate a light pole which adds 3 days to the project schedule.	
Change Order Percentage:	0.10%		
Cumulative Percentage:	27.67%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$6,000,000.00		
Base Contract Amount:	$4,596,000.00	**Revised Contract Amount:**	$5,867,878.30
Contingency:	$400,000.00	**Remaining Undedicated Funds:**	$528,581.70

7)

State Procurement Agency:	TN Board of Regents	**User Agency:**	TN College of Applied Technology
Location:	Crump, Tennessee		
Project Title:	Parsons Campus Addition		
SBC Project No:	166/084-01-2019	**Approval Date:**	07/28/2025
Designer:	Bauer Askew Architecture, PLLC	**Contractor**:	Barger Construction Company
Construction Completion %:	84.00%	**Targeted Substantial Completion:**	10/04/2025
Change Order No.	17	**Comment: Hidden Conditions / Omission**	
Change Order Amount:	$79,562.00	This change order addresses the need to provide undercut of unsuitable soils beneath the parking lot which is identified as a hidden condition. A new copper line and a resinous floor finish was omitted from the design documents. This change adds 5 days to the project schedule.	
Change Order Percentage:	1.82%		
Cumulative Percentage:	11.32%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$4,337,750.00		
Base Contract Amount:	$4,377,750.00	**Revised Contract Amount:**	$4,873,431.70
Contingency:	$527,017.18	**Remaining Undedicated Funds:**	$31,855.26

8)

State Procurement Agency:	TN Board of Regents	**User Agency:**	TN College of Applied Technology
Location:	Crump, Tennessee		
Project Title:	Parsons Campus Addition		
SBC Project No:	166/084-01-2019	**Approval Date:**	08/19/2025
Designer:	Bauer Askew Architecture, PLLC	**Contractor**:	Barger Construction Company
Construction Completion %:	84%	**Targeted Substantial Completion:**	10/09/2025
Change Order No.	18	**Comment: Other – Owner/Agency**	
Change Order Amount:	$16,725.84	This change order addresses the need to add a pavilion.	
Change Order Percentage:	0.38%		
Cumulative Percentage:	11.7%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$4,337,750.00		
Base Contract Amount:	$4,377,750.00	**Revised Contract Amount:**	$4,890,157.54
Contingency:	$527,017.18	**Remaining Undedicated Funds:**	$15,129.42

9) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation
Location: Spencer, Tennessee
Project Title: Fall Creek Falls State Park Back Country Bridge and Trail Upgrades
SBC Project No: 126/036-01-2022 **Approval Date:** 08/19/2025
Designer: AECOM **Contractor**: Haren Construction Company
Construction Completion %: 42% **Targeted Substantial Completion:** 05/27/2025
Change Order No. 7 **Comment: Hidden Conditions**
Change Order Amount: $8,646.45 This change order addresses the need provide fill material for bridge foundations.
Change Order Percentage: 0.61%
Cumulative Percentage: 29.13%

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$2,165,709.00		
Base Contract Amount:	$1,412,000.00	**Revised Contract Amount:**	$1,823,295.56
Contingency:	$216,571.00	**Remaining Undedicated Funds:**	$567,580.89

10) **State Procurement Agency:** STREAM **User Agency:** Department of Correction
Location: Nashville, Tennessee
Project Title: DeBerry Special Needs Facility Life Safety Upgrades
SBC Project No: 142/011-01-2017 **Approval Date:** 08/21/2025
Designer: DeBerry/Edmonds **Contractor**: Anderson Piping Company, Inc.
Construction Completion %: 99% **Targeted Substantial Completion:** 12/19/2024
Change Order No. 9 **Comment: Codes**
Change Order Amount: $69,672.00 This change order addresses the need to conduct a functional assessment of all HVAC systems and controls. This change order adds 278 days to the project schedule.
Change Order Percentage: 1.62%
Cumulative Percentage: 32.97%

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$5,466,593.00		
Base Contract Amount:	$4,298,000.00	**Revised Contract Amount:**	$5,715,083.86
Contingency:	$185,162.00	**Remaining Undedicated Funds:**	$225,643.00

11) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Stanton, Tennessee
Project Title: Memphis Regional Megasite
SBC Project No: 529/000-02-2010 **Approval Date:** 08/14/2025
Designer: SSOE **Contractor**: Brasfield & Gorrie
Construction Completion %: 100% **Targeted Substantial Completion:** 05/27/2025
Change Order No. 1 **Comment: Cost Efficiencies**
Change Order Amount: ($13,705,744.27) This change order provides a credit back to the project for General Conditions.
Change Order Percentage: (8.36%)
Cumulative Percentage: (8.36%)

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$163,990,092.60		
Base Contract Amount:	$163,990,092.60	**Revised Contract Amount:**	$150,284,348.33
Contingency:	$0.00	**Remaining Undedicated Funds:**	$13,705,744.27

12) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: 665 Mainstream Paving & Exterior Envelope Repairs
SBC Project No: 529/012-01-2022 **Approval Date:** 08/20/2025
Designer: Hurst-Rosche, Inc. **Contractor**: Century Construction Group, Inc.
Construction Completion %: 78.56% **Targeted Substantial Completion:** 11/23/2025
Change Order No. 3 **Comment: Hidden Conditions**
Change Order Amount: $111,848.06 This change order addresses the need to provide an allowance for General Conditions and adds 156 days to the project schedule.
Change Order Percentage: 3.23%
Cumulative Percentage: 17.53%

Approved Project Funding **After This Change Order**

Original Bid Target: $3,950,000.00
Base Contract Amount: $3,465,000.00 **Revised Contract Amount:** $4,072,569.46
Contingency: $395,000.00 **Remaining Undedicated Funds:** $1,783,990.49

13) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: Office Consolidation – Treasury
SBC Project No: 529/073-02-2022 **Approval Date:** 07/31/2025
Designer: BHDG Architects **Contractor**: Thrash Construction Services
Construction Completion %: 75% **Targeted Substantial Completion:** 08/18/2025
Change Order No. 3 **Comment: Hidden Conditions/Other – External Factors/Added Scope/Other – Owner/Agency**
Change Order Amount: $94,943.67 This change directive addresses the need to add time and costs for general conditions due to external factors. The owner requested that a chilled beam be removed, a fan coil unit added as well as various electrical infrastructure/AV changes and the addition of window shades. Due to hidden conditions, wall penetrations were identified that require fire caulking. This change order adds 60 days to the project schedule.
Change Order Percentage: 9.31%
Cumulative Percentage: 27.33%

Approved Project Funding **After This Change Order**

Original Bid Target: $1,150,000.00
Base Contract Amount: $1,019,800.00 **Revised Contract Amount:** $1,298,499.84
Contingency: $115,000.00 **Remaining Undedicated Funds:** $475,965.01

Initial and Revised Approvals of Capital Projects

- Reported the following capital improvement with total project cost of less than $100,000 in accordance with Item 2.04(A)(1) of the *SBC By-Laws, Policy & Procedures*:

1) **State Procurement Agency:** STREAM / Department of Transportation
Location: Jackson, Tennessee
Project Title: Region 4 Madison County Office Building Demolition
Project Description: Demolish the office building and all required related work.
SBC Project No. 244/010-04-2025
Total Project Budget: $60,000.00
Source of Funding: 25/26 TDOT Op Funds (A)
Approval: Approved project utilizing Agency Resources to perform the work
Approval Date: 09/11/2025

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

1) **State Procurement Agency:** Tennessee Board of Regents / Volunteer State Community College
Location: Gallatin, Tennessee
Project Title: Baseball Pavilion and Restrooms
Project Description: Improve Garrett Baseball Complex by ~~adding a pavilion for shade and restrooms. Project includes all related work~~ *demolishing existing press box and concessions and replace with a new building that will include a press box, concessions, restrooms and all related work.*
SBC Project No. 166/025-01-2025
Total Project Budget: $650,000.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget, funding, and scope (increase by $500,000.00)
Approval Date: 08/21/2025

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

$500,000.00	16/17	CurrFunds-CapImp	(A)
$182,699.72	12/13	CurrFunds-CapImp	(R)

Approval: Approved a revision in project funding (move $247,764.82 to Construction)
Approval Date: 08/19/2025

3) **State Procurement Agency:** STREAM / Department of Military
Location: Tunnel Hill, Georgia
Project Title: VTS Catoosa Cantonment Area Emergency Generators
Project Description: Install new generators with fuel storage tanks, conduit, conductors, switches, and all required related work.
SBC Project No. 368/001-01-2022
Total Project Budget: $990,730.00
Source of Funding: Federal Funds (NGB) (F)
Approval: Approved a revision in project budget and funding in order to award a contract (NABCO Electric Company, Inc.) (increase by $177,730.00)
Approval Date: 08/21/2025

Approvals of Revisions to Existing Capital Projects

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

1)

State Procurement Agency:	University of Tennessee Institute of Agriculture
Location:	Crossville, Tennessee
Project Title:	ARP – PREC Improvements
Project Description:	Construction of the Plateau Research & Education Center (PREC) facilities for Beef Cattle research. Includes new buildings, pens, the demolition of the Swine Barn, and related infrastructure and site needs to enable the operation of this new facility. It will include all related work to complete the project.
SBC Project No.	540/001-02-2023
Total Project Budget:	$4,440,000.00
Source of Funding:	Federal Funds (ARP) (F)
Approval:	Approved a revision in funding in order to award a contract (Stubbs Construction Services) (move $260,000.00 to Construction)
Approval Date:	08/26/2025

Report of Items Submitted to the SBC

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

1)

State Procurement Agency:	STREAM / Department of Environment & Conservation
Location:	Monteagle, Tennessee
Project Title:	Savage Gulf State Park Improvements Phase Two
SBC Project No.	126/099-01-2023
Designer:	CTI Engineers, Inc.
Amount:	$4,103.90
Explanation:	This ASR is for furniture design and related services which are above basic design services.
Approval Date:	07/22/2025
OSA Receipt Date:	07/22/2025

2)

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:	$43,950.00
Explanation:	This ASR is for architectural and civil engineering design services considered to be above basic services.
Approval Date:	07/28/2025
OSA Receipt Date:	07/28/2025

3) **State Procurement Agency:** STREAM / Department of Transportation
Location: Jamestown, Tennessee
Project Title: Region 2 New Fentress County Maintenance Building
SBC Project No. 242/010-01-2023
Designer: SSR
Amount: $13,500.00
Explanation: This ASR is for a revision of scope in design services which is considered a programmatic change.
Approval Date: 08/18/2025
OSA Receipt Date: 08/18/2025

4) **State Procurement Agency:** STREAM / Department of Transportation
Location: Crossville, Tennessee
Project Title: Region 2 New Cumberland County Maintenance Building
SBC Project No. 242/010-02-2023
Designer: SSR
Amount: $13,500.00
Explanation: This ASR is for a revision of scope in design services which is considered a programmatic change.
Approval Date: 08/18/2025
OSA Receipt Date: 08/18/2025

5) **State Procurement Agency:** STREAM / Department of Transportation
Location: Chattanooga, Tennessee
Project Title: Region 2 New Bledsoe County Maintenance Building
SBC Project No. 242/010-03-2023
Designer: SSR
Amount: $13,500.00
Explanation: This ASR is for a revision of scope in design services which is considered a programmatic change.
Approval Date: 08/18/2025
OSA Receipt Date: 08/18/2025

6) **State Procurement Agency:** STREAM / Department of Transportation
Location: Chattanooga, Tennessee
Project Title: Region 2 New Van Buren County Maintenance Building
SBC Project No. 242/010-04-2023
Designer: SSR
Amount: $13,500.00
Explanation: This ASR is for a revision of scope in design services which is considered a programmatic change.
Approval Date: 08/18/2025
OSA Receipt Date: 08/18/2025

7) **State Procurement Agency:** STREAM / Department of Transportation
Location: Alamo, Tennessee
Project Title: Region 4 New Crockett County Maintenance Building
SBC Project No. 244/010-02-2023
Designer: SSR
Amount: $13,500.00
Explanation: This ASR is for a revision of scope in design services which is considered a programmatic change.
Approval Date: 07/28/2025
OSA Receipt Date: 07/28/2025

8) **State Procurement Agency:** STREAM / Department of General Services
Location: Nashville, Tennessee
Project Title: Legislative Plaza Renovations
SBC Project No. 529/045-01-2022
Designer: EOA
Amount: $181,574.00
Explanation: This ASR is for exhibit design support services which are above basic design services.
Approval Date: 07/31/2025
OSA Receipt Date: 07/31/2025

- **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 11:24 a.m.

* * * * * * *

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

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

Project Title: Business and Economics Renovation

Project Description: Renovate the existing Fogelman College of Business and Economics facility.

SBC Number: 367/007-01-2024

Total Project Budget: $30,000,000.00

Source of Funding:

Original	Change	Revised			
$ 1,112,000.00	$ 2,500,000.00	$ 3,612,000.00		Gift	(O)
1,388,000.00	0.00	1,388,000.00		Plant Funds (Non-Aux)	(A)
0.00	25,000,000.00	25,000,000.00	22/23	CurrFunds-CapImp	(A)
$ 2,500,000.00					
	$27,500,000.00				
		$30,000,000.00			

Original Funding:
Change in Funding:
Revised Funding:

Comment: This request reduces the project budget from $38,000,000.00 to $30,000,000.00 to align with the work the University plans to accomplish which is only interior renovations. This request adds the remaining portion of the FY 22/23 **line-item** project in the capital budget ($25,000,000.00) increasing the project funding from $2,500,000.00 to $30,000,000.00 to fully fund the project.

Previous Action:

06/13/2024	SBC	Approved project and to select a designer and utilizing CM/GC alternate delivery method
08/19/2024	ESC	Approved designer selection (4FDesign, P.C.)
11/25/2024	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Flintco, LLC)

Minutes: 09/11/2025 SBC Approved a revision in project budget and funding

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:	Athletics Softball Complex
Project Description:	Construct a new collegiate softball field complex at the Hardin Valley Campus.
SBC Number:	166/032-03-2025
Total Project Budget:	$5,500,000.00
Source of Funding:	$5,500,000.00 Plant Funds (Non-Aux) (A)
Comment:	This is a May 1, 2025 **disclosed** project reported by TBR.
Minutes:	09/11/2025 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:	Strawberry Plains Campus Access and Parking Lot Repairs
Project Description:	Replace and update existing parking, curbs, medians, stormwater drainage, and landscaping. Add an exit turn lane onto Strawberry Plains Pike from the campus. Includes related work.
SBC Number:	166/032-04-2025
Total Project Budget:	$2,900,000.00
Source of Funding:	$2,900,000.00 Plant Funds (Non-Aux) (A)
Comment:	This is a June 10, 2025 **disclosed** project reported by TBR.
Minutes:	09/11/2025 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval to cancel the project**

Project Title: Fleet Management Buildings Renovation

Project Description: This project will renovate the Fleet Management and Support Building to house Fleet Management and warehouse space. This project will also provide improvements to the Fleet Management Receiving and Wash Bay Buildings.

SBC Number: 540/009-13-2019

Original Project Budget: $4,630,000.00

Project Expenditures: $ 25,564.83

Source of Funding:	**Original**	**Change**	**Revised**		
	$4,630,000.00	($4,604,435.17)	$25,564.83	Plant Funds (Non-Aux)	(A)
Original Project Funding:	**$4,630,000.00**				
Change in Funding:		**($4,604,435.17)**			
Revised Project Budget:			**$25,564.83**		

Comment: This project is no longer needed due to a change in campus priority. Expenditures made for a portion of design fees.

Previous Action:	08/08/2019	SBC	Approved project and to select a designer
	08/22/2019	ESC	Approved designer selection (Smee + Busby Architects, P.C.)
Minutes:	09/11/2025	SBC	Approved cancellation of the project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval to cancel the project**

Project Title: Public Safety Building Renovation

Project Description: This project will renovate the Public Safety Building to house the Public Safety functions including Environmental Health and Safety, Emergency Management, Radiation Safety, and Biological Safety. Improvements include environmental remediation, building envelope, mechanical, electrical, and plumbing; minimal interior wall modifications; and new finishes.

SBC Number: 540/009-23-2019

Original Project Budget: $5,300,000.00

Project Expenditures: $ 26,439.56

Source of Funding:	**Original**	**Change**	**Revised**		
	$5,300,000.00	($5,273,560.44)	$26,439.56	Plant Funds (Non-Aux)	(A)
Original Project Funding:	**$5,300,000.00**				
Change in Funding:		**($5,273,560.44)**			
Revised Project Budget:			**$26,439.56**		

Comment: This project is no longer needed due to a change in campus priority. Expenditures made for a portion of the design fees.

Previous Action:	10/10/2019	SBC	Approved project and to select a designer
	10/31/2019	ESC	Approved designer selection (Smee Busby Architects, P.C.)
Minutes:	09/11/2025	SBC	Approved cancellation of the project

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

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* ~~*cab*~~, ~~*machine room*~~ 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: $2,750,000.00

Source of Funding:	**Original**	**Change**	**Revised**	
	$2,013,000.00	$737,000.00	$2,750,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	**$2,013,000.00**			
Change in Funding:		**$737,000.00**		
Revised Project Budget:			**$2,750,000.00**	

Comment: This request increases the budget and funding from $2,013,000.00 to $2,750,000.00. This increase is based upon the latest opinion of probable cost from the designer and is primarily due to scope modifications which include the modernization of the entire elevator system and the conversion of open space into offices. Campus Resources and System Procurement are requested for the office area due to the simplicity of the work and to expedite this portion.

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

Previous Action:	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
Minutes:	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

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Fall Creek Falls State Park, Spencer, Van Buren County, Tennessee

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

Project Title: Fall Creek Falls State Park Wastewater Collection System Replacement

Project Description: Replace wastewater collection system and all required related work.

SBC Number: 126/036-01-2023

Total Project Budget: $4,249,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$5,000,000.00	($751,000.00)	$4,249,000.00	Federal Funds (ARP)	(F)
Original Project Funding:	**$5,000,000.00**				
Change in Funding:		**($751,000.00)**			
Revised Project Funding:			**$4,249,000.00**		

Comment: This request reduces the budget and funding from $5,000,000.00 to $4,249,000 to return unused American Rescue Plan Act of 2021 funds to be used for other purposes.

Previous Action:	11/09/2023	SBC	Approved project and to select a designer
	11/20/2023	ESC	Approved designer selection (McGill Associates, P.A., Inc.)
	09/12/2024	SBC	Approved a revision in project funding
Minutes:	09/11/2025	SBC	Approved a revision in project budget and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Bledsoe Creek State Park, Gallatin, Sumner County, Tennessee

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

Project Title: Bledsoe Creek State Park Wastewater Infrastructure Replacement

Project Description: Replace wastewater treatment plant, add irrigation septic fields, and all required related work.

SBC Number: 126/012-01-2023

Total Project Budget: $4,265,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$6,500,000.00	($2,235,000.00)	$4,265,000.00	Federal Funds (ARP)	(F)
Original Project Funding:	**$6,500,000.00**				
Change in Funding:		**($2,235,000.00)**			
Revised Project Funding:			**$4,265,000.00**		

Comment: This request reduces the budget and funding from $6,500,000.00 to $4,265,000 to return unused American Rescue Plan Act of 2021 funds to be used for other purposes. The designer fee will be reduced accordingly.

Previous Action:	11/09/2023	SBC	Approved project and to select a designer
	11/20/2023	ESC	Approved designer selection (Smith Seckman Reid, Inc.)
	10/10/2024	SBC	Approved a revision in project funding
Minutes:	09/11/2025	SBC	Approved a revision in project budget and funding

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Pickwick Landing State Park, Counce, Hardin County, Tennessee

Requested Action: **Approval of a revision in project budget and funding in order to award a contract**

Project Title: Pickwick Landing State Park Wastewater Collection System Replacement

Project Description: Replace wastewater collection system and all required related work.

SBC Number: 126/079-02-2023

Total Project Budget: $2,800,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$2,500,000.00	$300,000.00	$2,800,000.00	Federal Funds (ARP)	(F)
Original Project Funding:	**$2,500,000.00**				
Change in Funding:		**$300,000.00**			
Revised Project Funding:			**$2,800,000.00**		

Comment: Two bids were received on August 6, 2025. This request increases the budget and funding from $2,500,000.00 to $2,800,000.00 in order to award a contract to Grinder, Taber & Grinder, Inc. for the base bid. The bids came in higher because of the distance to the site as well as several other ARPA projects currently bidding in the area which impacted the availability of local bidders. There will be no additional designer fees.

Previous Action:	11/09/2023	SBC	Approved project and to select a designer
	11/20/2023	ESC	Approved designer selection (Smith Seckman Reid, Inc.)
	05/08/2025	SBC	Approved a revision in project funding
Minutes:	09/11/2025	SBC	Approved a revision in project budget and funding in order to award a contract (Grinder, Taber & Grinder, Inc.)

DEPARTMENT OF TRANSPORTATION

Region 1 - East TN, Knoxville, Knox County, Tennessee*

Requested Action:	**Approval of the Early Design Phase** as recommended by the State Architect
Project Title:	Region 1 New Anderson County Maintenance Complex
Project Description:	Prepare the site for construction, construct a new maintenance building, and all required related work.
SBC Number:	241/010-01-2024
Total Project Budget:	$2,840,000.00
Source of Funding:	$2,840,000.00 24/25 TDOT Plant Construction Funds (A)
Comment:	This project is on schedule and in budget with construction anticipated to start July 2026.
Previous Action:	08/08/2024 SBC Approved project and to select a designer 09/23/2024 ESC Approved designer selection (TKZ Architecture, LLC)
Minutes:	09/11/2025 SBC Approved EDP as recommended by the State Architect

* Work to be done in Anderson County

DEPARTMENT OF TRANSPORTATION

Region 2 - Southeast TN, Chattanooga, Hamilton County, Tennessee*

Requested Action:	**Approval of the Early Design Phase** as recommended by the State Architect			
Project Title:	Region 2 New Bledsoe County Maintenance Building			
Project Description:	Demolish the current structure, construct a new maintenance building, and all required related work.			
SBC Number:	242/010-03-2023			
Total Project Budget:	$1,310,000.00			
Source of Funding:	$1,310,000.00	22/23	TDOT Plant Construction Funds	(A)
Comment:	This project is on schedule and in budget with construction starting in December 2025.			
Previous Action:	07/13/2023	SBC	Approved project and utilizing Agency Consultant (Smith Seckman Reid, Inc.) for design	
Minutes:	09/11/2025	SBC	Approved EDP as recommended by the State Architect	

*Work to be done in Bledsoe County

DEPARTMENT OF TRANSPORTATION

Region 2 - Cumberland County Maintenance Building, Crossville, Cumberland County, Tennessee

Requested Action:	**Approval of the Early Design Phase** as recommended by the State Architect
Project Title:	Region 2 New Cumberland County Maintenance Building
Project Description:	Demolish the current structure, construct a new maintenance building, and all required related work.
SBC Number:	242/010-02-2023
Total Project Budget:	$1,310,000.00
Source of Funding:	$1,310,000.00 21/22 TDOT Plant Construction Funds (A)
Comment:	This project is on schedule and in budget with construction starting in December 2025.
Previous Action:	07/13/2023 SBC Approved project and utilizing agency consultant (Smith Seckman Reid, Inc.) for design
Minutes:	09/11/2025 SBC Approved EDP as recommended by the State Architect

DEPARTMENT OF TRANSPORTATION

Region 2 - Fentress County Maintenance Building, Jamestown, Fentress County, Tennessee

Requested Action:	**Approval of the Early Design Phase** as recommended by the State Architect
Project Title:	Region 2 New Fentress County Maintenance Building
Project Description:	Demolish the current structure, construct a new maintenance building, and all required related work.
SBC Number:	242/010-01-2023
Total Project Budget:	$1,310,000.00
Source of Funding:	$1,310,000.00 21/22 TDOT Plant Construction Funds (A)
Comment:	This project is on schedule and in budget with construction starting in December 2025.
Previous Action:	07/13/2023 SBC Approved project and utilizing an agency consultant (Smith Seckman Reid, Inc) for design
Minutes:	09/11/2025 SBC Approved EDP as recommended by the State Architect

DEPARTMENT OF TRANSPORTATION

Region 2 - Southeast TN, Chattanooga, Hamilton County, Tennessee*

Requested Action:	**Approval of the Early Design Phase** as recommended by the State Architect			
Project Title:	Region 2 New Van Buren County Maintenance Building			
Project Description:	Demolish the current structure, construct a new maintenance building, and all required related work.			
SBC Number:	242/010-04-2023			
Total Project Budget:	$1,310,000.00			
Source of Funding:	$1,310,000.00	22/23	TDOT Plant Construction Funds	(A)
Comment:	This project is on schedule and in budget with construction starting in December 2025.			
Previous Action:	07/13/2023	SBC	Approved project and utilizing Agency Consultant (Smith Seckman Reid, Inc.) for design	
Minutes:	09/11/2025	SBC	Approved EDP as recommended by the State Architect	

*Work to be done in Van Buren County

DEPARTMENT OF TRANSPORTATION

Region 3 - Middle TN, Nashville, Davidson County, Tennessee*

Requested Action:	**Approval of the Early Design Phase** as recommended by the State Architect			
Project Title:	Region 3 New Rutherford County Maintenance Complex			
Project Description:	Prepare the site for construction, construct a new maintenance building, wash bay, and all required related work.			
SBC Number:	243/020-02-2024			
Total Project Budget:	$5,760,000.00			
Source of Funding:	$5,760,000.00	24/25	TDOT Plant Construction Funds	(A)
Comment:	This project is on schedule and in budget with construction starting July 2026.			
Previous Action:	08/08/2024	SBC	Approved project and to select a designer	
	09/23/2024	ESC	Approved designer selection (Kline Swinney Associates, LLC)	
Minutes:	09/11/2025	SBC	Approved EDP as recommended by the State Architect	

*Work to be done in Rutherford County

DEPARTMENT OF VETERANS SERVICES

Middle Tennessee State Veterans Cemetery, Nashville, Davidson County, Tennessee

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

Project Title: Middle Tennessee State Veterans Cemetery Gravesite Improvements

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

SBC Number: 682/004-02-2022

Total Project Budget: $9,917,700.00

Source of Funding:	**Original**	**Change**	**Revised**			
	$ 900,000.00	($900,000.00)	$ 0.00	22/23	CurrFunds-CapImp	(A)
	9,917,700.00	0.00	9,917,700.00		Federal Grant	(F)
Original Project Funding:	**$10,817,700.00**					
Change in Funding:		**($900,000.00)**				
Revised Project Funding:			**$9,917,700.00**			

Comment: This request removes the state bridge funding now that the project has received full federal funding.

Previous Action:	09/08/2022	SBC	Approved project and to select a designer
	09/21/2022	ESC	Approved designer selection (TLM Associates, Inc.)
	01/12/2023	SBC	Approved a revision in project budget and funding
	03/09/2023	SBC	Approved EDP as recommended by the State Architect
	08/10/2023	SBC	Approved a revision in project budget and funding
Minutes:	09/11/2025	SBC	Approved a revision in project budget and funding

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

I-24 Industrial Site, Manchester, Coffee County, Tennessee

Requested Action: **Approval of a revision in project scope and funding, the use of Agency Resources for a portion of the work, and a utility grant agreement**

Project Title: Infrastructure Improvements at I-24 Industrial Site

Project Description: Construct infrastructure improvements at the I-24 Industrial Site, *purchase land,* and all required related work.

SBC Number: 170/008-01-2024

Total Project Budget: $40,000,000.00

Source of Funding:

	Original	Change	Revised			
$	845,000.00	$39,155,000.00	$40,000,000.00	24/25	CurrFunds-CapImp	(A)
Original Project Funding:	**$ 845,000.00**					
Change in Funding:		**$39,155,000.00**				
Revised Project Funding:			**$40,000,000.00**			

Comment: This request adds the remaining portion of a FY24/25 **line-item** in the capital budget ($40,000,000.00) increasing the project funding from $845,000.00 to $40,000,000.00. The initial planning has been completed and the project is now ready to start the infrastructure improvements and thus is being fully funded. The revision in scope is being requested to add land acquisition to support road construction. The use of agency resources is being requested as the road design and construction will be provided by TDOT. A utilitiy grant agreement is being requested for the local utility (Manchester Water and Sewer) to provide design and construction of the water and sewer utlities to support the site.

Previous Action:

12/16/2024	SBC	Approved project and issuing an RFQ
03/13/2025	SBC	Approved consultant selection (Gresham Smith)

Minutes:

09/11/2025	SBC	Approved a revision in project scope and funding, utilizing Agency Resources for a portion of the work, and a utility grant agreement

DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a revision in project funding**		
Project Title:	TN Tower Office Space Consolidation - Touchdown Meeting Spaces		
Project Description:	Interior renovation to include new finishes, furniture, reconfiguration of space within the current moveable furniture guidelines, all associated electrical and data, and all related work.		
SBC Number:	529/079-02-2024		
Total Project Budget:	$5,500,000.00		
Source of Funding:	$5,500,000.00	FRF Reserves	(R)
Comment:	This request reduces the construction funding due to a reduction in interior partition work. The designer fee will be adjusted accordingly.		
Previous Action:	06/13/2024	SBC	Approved project and to select a designer
	06/24/2024	ESC	Approved designer selection (HMK Architects, PLLC)
Minutes:	09/11/2025	SBC	Approved a revision in project funding

Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State