MINUTES

STATE BUILDING COMMISSION

July 10, 2025

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

MEMBERS PRESENT

Vice-Chairman Randy McNally, Lieutenant Governor
David Lillard, State Treasurer
Tre Hargett, Secretary of State
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Cameron Sexton, Speaker of the House of Representatives
Jason Mumpower, Comptroller of the Treasury

ORGANIZATION	PRESENTER
• Middle Tennessee State University	President Dr. Sidney McPhee
• Department of Military	MG Warner Ross
• Department of Environment & Conservation	Commissioner David Salyers
• Department of Children's Services	Commissioner Margie Quin
• Department of General Services	Interim Commissioner Jeff Holmes
• University of Memphis	Executive Vice President Rene Bustamante
• University of Tennessee	Associate Vice President Austin Oakes
• Tennessee Board of Regents	Executive Director Dick Tracy
• State Building Commission	State Architect Ann McGauran

Lieutenant Governor McNally asked if there were any requests for public comment and State Architect McGauran replied that there were no requests.

*These minutes have been revised per the SBC action at the December 15, 2025 meeting.

CONSENT AGENDA

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

1. Agency: **East Tennessee State University**
   Project Title: Safety Steam Line Repairs and Replacement
   SBC Project No: 369/005-02-2025
   Requested Action: Approval of a project and proceeding with the process to select a designer

2. Agency: **East Tennessee State University**
   Project Title: Brown Hall Renovation
   SBC Project No: 369/005-04-2022
   Requested Action: Approval of a revision in project scope, budget and funding

3. Agency: **University of Memphis**
   Project Title: Boilers and Coil Replacement Phase Three
   SBC Project No: 367/007-02-2025
   Requested Action: Approval of a project and proceeding with the process to select a designer

4. Agency: **University of Tennessee – Chattanooga**
   Project Title: Multiple Buildings Roof Replacements
   SBC Project No: 540/005-12-2021
   Requested Action: Approval of a revision in project budget, funding, and scope utilizing Construction Manager/General Contractor alternative delivery method

5. Agency: **University of Tennessee – Chattanooga**
   Project Title: Multiple Buildings Envelope Repairs
   SBC Project No: 540/005-09/2021
   Requested Action: Approval of a revision in scope and to utilize Construction Manager/General Contractor alternative delivery method

6. Agency: **University of Tennessee – Chattanooga**
   Project Title: Roof Replacements
   SBC Project No: 540/005-10-2016
   Requested Action: Approval of a revision in project budget and funding

7. Agency: **University of Tennessee Health Science Center**
   Project Title: UTHSC Dental Buildings Upgrade (24/25)
   SBC Project No: 540/013-04-2024
   Requested Action: Approval of a revision in project scope, budget, and funding and utilizing System Procurement for a portion of the work

8. Agency: **University of Tennessee Health Science Center**
   Project Title: UTHSC Johnson Mechanical and Electrical Upgrades (25/26)
   SBC Project No: 540/013-03-2025
   Requested Action: Approval of a project and proceeding with the process to select a designer

9. Agency: **University of Tennessee – Martin**
Project Title: UTM HVAC Systems Upgrades (25/26)
SBC Project No: 540/011-07-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

10. Agency: **University of Tennessee – Southern**
Project Title: UTS Johnston Center Upgrades (24/25)
SBC Project No: 540/006-02-2024
Requested Action: Approval of a revision in project budget, funding, and scope

11. Agency: **University of Tennessee**
Project Title: UT Commissioning Services
SBC Project No: 540/000-01-2025
Requested Action: Approval to utilize a previously selected consultant

12. Agency: **Tennessee Board of Regents / Middle Tennessee State University**
Project Title: New Parking Structure
SBC Project No: 166/009-01-2024
Requested Action: Approval of a revision in project scope and the Early Design Phase as recommended by the State Architect

13. Agency: **Tennessee Board of Regents / Tennessee State University**
Project Title: Secondary Electrical Upgrades
SBC Project No: 166/001-04-2024
Requested Action: Approval of a revision in project budget and funding

14. Agency: **Tennessee Board of Regents / Jackson State Community College**
Project Title: Multiple Building Roofing
SBC Project No: 166/019-01-2023
Requested Action: Approval of a revision in project budget and funding

15. Agency: **Tennessee Board of Regents / Motlow State Community College**
Project Title: Backup Power and Utilities Upgrades
SBC Project No: 166/021-02-2023
Requested Action: Approval of a revision in project budget and funding

16. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
Project Title: Hardin Valley Soccer Field Update
SBC Project No: 166/032-03-2023
Requested Action: Approval of a revision in project budget and funding in order to award a contract

17. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
Project Title: Magnolia Campus ADA Corrections
SBC Project No: 166/032-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

18. Agency: **Tennessee Board of Regents / Pellissippi State Community College**
Project Title: HVAC Equipment Replacement
SBC Project No: 166/032-02-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

19. Agency: **Tennessee Board of Regents / Nashville State Community College**
Project Title: HVAC and Cooling Tower Repairs
SBC Project No: 166/034-02-2022
Requested Action: Approval of a revision in project funding

20. Agency: **Tennessee Board of Regents / Northeast State Community College**
Project Title: Hamilton Hall HVAC Replacement
SBC Project No: 166/038-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

21. Agency: **Department of Military**
Project Title: Sparta Readiness Center Re-Roof and Facility Update
SBC Project No: 361/087-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

22. Agency: **Department of Military**
Project Title: Greeneville Readiness Center HVAC and Energy Update
SBC Project No: 361/032-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

23. Agency: **Department of Military**
Project Title: Dickson Readiness Center Parking Improvements
SBC Project No: 361/021-01-2024
Requested Action: Approval of a revision in project funding

24. Agency: **Department of Military**
Project Title: Chattanooga Building Five Re-Roof, HVAC, and Facility Update
SBC Project No: 361/010-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

25. Agency: **Department of Military**
Project Title: Louisville Readiness Center Re-Roof and Facility Update
SBC Project No: 361/102-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

26. Agency: **Department of Military**
Project Title: Millington Readiness Center Re-Roof and Facility Update
SBC Project No: 361/055-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

27. Agency: **Department of Military**
Project Title: New Ft. Campbell National Guard Readiness Center
SBC Project No: 368/014-01-2021
Requested Action: Approval of a revision in project budget and funding

28. Agency: **Department of Military**
Project Title: Jackson AASF RC Re-Roof, HVAC, and Facility Update
SBC Project No: 361/042-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

29. Agency: **Department of Military**
Project Title: Statewide Force Protection Improvements FY26
SBC Project No: 361/000-01-2025
Requested Action: Approval of a project utilizing Agency Resources for design and utilizing a Central Procurement Office contract for construction

30. Agency: **Department of Military**
Project Title: Statewide Paving FY26
SBC Project No: 361/000-02-2025
Requested Action: Approval of a project utilizing Agency Resources for design and utilizing Central Procurement Office contracts for construction

31. Agency: **Department of Military**
Project Title: Lexington Readiness Center Parking and Vault Improvements
SBC Project No: 361/053-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

32. Agency: **Department of Military**
Project Title: Columbia Readiness Center Re-Roof and Facility Update
SBC Project No: 361/014-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

33. Agency: **Department of Military**
Project Title: Crossville Readiness Center Re-Roof and Facility Update
SBC Project No: 361/017-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

34. Agency: **Department of Environment & Conservation**
Project Title: Booker T. Washington State Park Shoreline Stabilization
SBC Project No: 126/010-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

35. Agency: **Department of Environment & Conservation**
Project Title: Harrison Bay State Park Shoreline Stabilization
SBC Project No: 126/048-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

36. Agency: **Department of Environment & Conservation**
Project Title: Paris Landing State Park Shoreline Stabilization
SBC Project No: 126/075-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

37. Agency: **Department of Environment & Conservation**
Project Title: South Cumberland State Park Denny Cove Roadway Repairs
SBC Project No: 126/116-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

38. Agency: **Department of Correction**
Project Title: WTSP New Control Centers and Generators
SBC Project No: 142/022-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

39. Agency: **Department of Correction**
Project Title: TCIX Water Treatment Plants Renovations
SBC Project No: 142/005-02-2020
Requested Action: Approval of a revision in project budget and funding

40. Agency: **Department of Transportation**
Project Title: Region 1 New Anderson County Maintenance Complex Support Buildings
SBC Project No: 241/010-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

41. Agency: **Department of Transportation**
Project Title: Region 3 New Rutherford County Maintenance Complex Support Buildings
SBC Project No: 243/020-02-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

42. Agency: **Department of Transportation**
Project Title: Region 4 Madison County Administration Building Reroof
SBC Project No: 244/010-02-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

43. Agency: **Tennessee Wildlife Resources Agency**
Project Title: Region 1 New Herb Parsons Lake Office Building
SBC Project No: 220/017-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

44. Agency: **Tennessee Wildlife Resources Agency**
Project Title: Region 3 New Catoosa Operations Building
SBC Project No: 220/005-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

45. Agency: **Department of Veterans Services**
Project Title: East Tennessee Veterans Cemetery Site Improvements
SBC Project No: 682/001-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

46. Agency: **Department of Veterans Services**
Project Title: ETSVC Lyons View Building Repairs
SBC Project No: 682/001-02-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

47. Agency: **Department of Education**
Project Title: Alvin C. York Campus Roof Replacements
SBC Project No: 168/001-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

48. Agency: **Department of Education**
Project Title: TSB Lobby Security Upgrades
SBC Project No: 168/005-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

49. Agency: **Department of Education**
Project Title: WTSD Fire Alarm Upgrades
SBC Project No: 168/009-01-2024
Requested Action: Approval of a revision in project budget, scope, and funding

50. Agency: **Department of Mental Health & Substance Abuse Services**
Project Title: Middle Tennessee Mental Health Institute Canopy Replacement
SBC Project No: 344/001-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

51. Agency: **Department of Mental Health & Substance Abuse Services**
Project Title: Moccasin Bend Roofing Repairs
SBC Project No: 344/009-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

52. Agency: **Department of Mental Health & Substance Abuse Services**
Project Title: Middle TN Mental Health Institute Main Hospital Parking Renovation
SBC Project No: 344/001-02-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

53. Agency: **Department of Disability and Aging**
Project Title: East Tennessee Intermediate Care Facility Renovation
SBC Project No: 346/007-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

54. Agency: **Department of General Services**
Project Title: Moss Building and Associated Structures Exterior and Interior Renovations
SBC Project No: 100/000-02-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

55. Agency: **Department of General Services**
Project Title: Clover Bottom Mansion Site, Exterior, and Interior Upgrades
SBC Project No: 529/019-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

56. Agency: **Department of General Services**
Project Title: Ellington Ag Bruer Building Mechanical Upgrades
SBC Project No: 100/000-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

57. Agency: **Department of General Services**
Project Title: Environmental Consultant
SBC Project No: 529/000-03-2022
Requested Action: Approval of a revision in project funding and to amend a contract

58. Agency: **Department of General Services**
Project Title: Rachel Jackson Building Roof Replacement
SBC Project No: 529/013-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

59. Agency: **Department of General Services**
Project Title: State Steam Tunnel Waterproofing and Repairs
SBC Project No: 529/005-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

60. Agency: **Department of General Services**
Project Title: Green McAdoo Gym Floor Replacement
SBC Project No: 529/051-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

61. Agency: **Department of General Services**
Project Title: Davy Crockett Tower – Elevator Replacement
SBC Project No: 529/077-01-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

62. Agency: **Middle Tennessee State University**
Project Title: Multiple Buildings Envelope & Structural Repairs
SBC Project No: 366/009-03-2025
Requested Action: Approval of a project and proceeding with the process to select a designer

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: **Approval of a project and proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternative delivery method**

Project Title: Additions and Renovations to the Murphy Center

Project Description: Construct an addition and renovation to the Murphy Center, including adjacent site improvements and all related work.

SBC Number: 366/009-04-2025

Total Project Budget: $119,000,000.00

Current Project Funding: $ 300,000.00

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

Comment: This project is a FY 25/26 **line-item** project in the capital budget.

Project is being brought forward with partial funding to allow for enhanced programming and early preconstruction services to better define the scope and budget of the project.

CM/GC delivery method is requested because of the complexity of this project. Contractors with experience in early cost estimating and planning for projects with both educational and event facilities will be sought.

THC has determined that this project 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: 07/10/2025 SBC Commissioner Bryson stated that the Murphy Center is well known as an events venue and asked whether this project would add additional educational space and how it would affect the educational program. President McPhee stated that this project will improve the educational space but not add any new square footage. Commissioner Bryson then received confirmation that the additional funds would come from school bonds, if necessary.

Lt. Governor McNally noted that plant funds are included in this project and asked where it ranked on THEC's priority list. President McPhee responded that this project was included as an appropriation in the last budget. State Architect Ann McGauran added that the project was funded by a mix of GO Bonds and TSSBA bonds for the full $119,000,000 and that MTSU is just using plant funds at this time to do some early programming to determine how to move this project forward given the allocation between educational and event space.

Lt. Governor McNally stated that Senators Reeves and White contacted his office about this project, as had Former Senator Ketron. He also added that he was happy to hear that Former Senator Ketron rang the bell at Sarah Cannon recently and is recovering.

The Commission approved the project and to select a designer utilizing CM/GC alternative delivery method.

DEPARTMENT OF MILITARY

Nashville Joint Forces Headquarters, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a project and proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternative delivery method**

Project Title: TEMA New EOC and Administrative Building

Project Description: Construction of a new TEMA Emergency Operations Center and Administrative Building, demolition of former JFHQ USPFO warehouse site, and all required related work.

SBC Number: 361/000-03-2025

Total Project Budget: $275,360,000.00

Source of Funding:

$ 3,460,000.00	25/26	CurrFunds-CapImp	(A)
271,900,000.00	2025	GO Bonds-CapImp	(A)

Comment: This is a FY 25/26 **line-item** in the capital budget. The project description has been modified for clarity adding the demolition scope of work.

The use of CM/GC delivery method is requested because the project requires construction team involvement because of the project's complexity and location. Contractors experienced with construction work on or adjacent to active military facilities will be sought.

The Tennessee Historic Commission has determined that the demolition of the United States Property and Fiscal Office will not adversely affect this State-owned resource, and no further action is necessary.

Minutes: 07/10/2025 SBC Approved project and to select a designer utilizing CM/GC alternative delivery method

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Devil's Backbone State Park, Hohenwald, Lewis County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Devil's Backbone State Park VC, Maintenance Facility, and Campground
Project Description:	Construct a new visitor center, maintenance facility, campground, park amenities, and related infrastructure.
SBC Number:	126/035-01-2025
Total Project Budget:	$21,350,000.00
Source of Funding:	$21,350,000.00 25/26 CurrFunds-CapImp (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget.
Minutes:	07/10/2025 SBC Lt. Governor McNally stated that Senator Hensley had taken interest in this project. The Commission approved the project and to select a designer.

DEPARTMENT OF CHILDREN'S SERVICES

Statewide, Tennessee

Requested Action: **Approval of revision in project funding**

Project Title: New Woodland Hills and John S. Wilder Hardware and Staff Secure Facilities

Project Description: Construction of a new staff secure Woodland Hills YDC, new staff and hardware secure John S. Wilder YDC facilities, and all required related work.

SBC Number: 144/000-02-2023

Total Project Budget: $333,300,000.00

Source of Funding:

Original	Change	Revised			
$ 13,500,000.00	$ 0.00	$ 13,500,000.00	21/22	CurrFunds-CapImp	(A)
5,560,000.00	0.00	5,560,000.00	22/23	CurrFunds-CapImp	(A)
233,140,000.00	0.00	233,140,000.00	24/25	CurrFunds-CapImp	(A)
0.00	81,100,000.00	81,100,000.00	2025	GO Bonds-CapImp	(A)
Original Project Funding:	**$252,200,000.00**				
Change in Funding:		**$81,100,000.00**			
Revised Project Funding:			**$333,300,000.00**		

Comment: This adds funding from a FY 25/26 **line-item** in the capital budget (New Woodland Hills and Wilder Secure Facilities) to fully fund the project.

Previous Action:

09/14/2023	SBC	Approved project and to select a designer
11/20/2023	ESC	Approved designer selection (A2H, Inc.)
07/11/2024	SBC	Approved a revision in project funding
06/23/2025	ESC	Approved utilizing CM/GC alternative delivery method (2 firms)

Minutes: 07/10/2025 SBC

Lt. Governor McNally received confirmation that Woodland Hills is in Nashville and the Wilder Facility is in Fayette County. Lt. Governor McNally noted that Senator Walley had expressed interest in this project.

The Commission approved a revision in project funding.

DEPARTMENT OF GENERAL SERVICES

Nashville Supreme Court Bldg, Nashville, Davidson County, Tennessee

Requested Action: **Approval in a revision to project budget and funding and to award a contract to the best evaluated proposer for a Construction Manager/General Contractor**

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

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

SBC Number: 529/074-01-2023

Total Project Budget: $146,810,000.00

Source of Funding:

	Original	Change	Revised			
	$ 7,300,000.00	$ 0.00	$ 7,300,000.00	23/24	FRF CurrFunds-CapImp	(A)
	0.00	134,000,000.00	134,000,000.00	2025	FRF Bonds-CapImp	(A)
	0.00	5,510,000.00	5,510,000.00		FRF Reserves	(A/R)
Original Project Funding:	**$ 7,300,000.00**					
Change in Funding:		**$139,510,000.00**				
Revised Project Funding:			**$146,810,000.00**			

Comment: This adds funding from a FY25/26 **line-item** in the capital budget (Old Library and Archives and Supreme Court Bldg Reno) to fully fund the project. This increases the budget from $130,540,000.00 to $146,810,000.00 to address cost esculation.

Seven proposals were received on June 4, 2025, for the Old Library and Archives and Supreme Court Building Renovation project. The Notice of Intent to award was sent on June 18, 2025, naming Skanska USA Building Inc. as the best evaluated proposer. No protests were received in the protest period.

Previous Action:

10/12/2023	SBC	Approved project, to select a designer, and utilzing CM/GC alternative delivery method
10/23/2023	ESC	Approved designer selection (EOA Architects, PLLC)

Minutes:

07/10/2025	SBC	Approved a revsion in project budget and funding and awarding a contract to the best evaluated proposer for a CM/GC (Skanska USA Building, Inc.)

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: **Approval of a project, proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternative delivery method**

Project Title: Research Modernization

Project Description: This project will modernize space in 15 buildings to support research. Work includes lab renovations, infrastructure improvement and all associated work.

SBC Number: 367/007-01-2025

Total Project Budget: $75,000,000.00

Source of Funding:

$70,500,000.00	2025	GOBonds-CapImp	(A)
4,500,000.00		Plant Funds (Non-Aux)	(A)

Comment: This is a FY 25/26 **line-item** project in the capital budget. CM/GC is requested to assure quality construction, accurate budgeting, and coordination of work to campus activities. Contractors with experience in lab renovations and infrastructure improvements will be sought.

Minutes: 07/10/2025 SBC Commissioner Bryson stated that he had talked with President Hardgrave about this project and that he appreciated how the University has proceeded to address this need with the renovation of existing square footage rather than the construction of a new building.

The Commission approved project and to select a designer utilizing CM/GC alternative delivery method.

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: Chemistry Building

Project Description: Construction of a new Chemistry Building and includes all related work.

SBC Number: 540/009-13-2023

Total Project Budget: $199,000,000.00

Source of Funding:

	Original	Change	Revised			
$	0.00	$165,170,000.00	$165,170,000.00	2025	GO Bonds-CapImp	(A)
	0.00	16,915,000.00	16,915,000.00		Gifts	(O)
	16,500,000.00	415,000.00	16,915,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$ 16,500,000.00**					
Change in Funding:		**$182,500,000.00**				
Revised Project Budget:			**$199,000,000.00**			

Comment: This request adds funding from a FY 25/26 **line-item** in the capital budget, increasing the funding from $16,500,000.00 to $199,000,000.00 and fully funds the project.

Previous Action:

09/14/2023	SBC	Approved project, to select a designer, and utilizing CM/GC alternate delivery method
09/27/2023	ESC	Approved designer selection (Barber McMurry Architects, LLC)
03/14/2024	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (The Christman Company)
01/09/2025	SBC	Approved a revision in project funding and scope
05/08/2025	SBC	Approved Early Design Phase

Minutes:

07/10/2025	SBC	Lt. Governor McNally stated that Senators Briggs and Massey had expressed interest in this this project.
		The Commission approved a revision in project funding.

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer and utilizing Construction Manager/General Contractor alternative delivery method**
Project Title:	UTM College of Business and Global Affairs (25/26)
Project Description:	Construction of the College of Business and Global Affairs building, including demolition of the existing Business Administration Building. Includes all related work to complete the project.
SBC Number:	540/011-06-2025
Total Project Budget:	$61,200,000.00

Source of Funding:				
	$57,528,000.00	2025	GO Bonds-CapImp	(A)
	3,672,000.00		Gifts	(O)

Comment: This is a FY 25/26 **line-item** project in the capital budget. CM/GC is requested due to the ability to bid early release packages and ordering of long lead items that could gain time in the overall construction schedule. Desired CM/GC skills include pre-construction services in budgeting and scheduling, experience in working and attracting vendors in a rural area, and bidding early release work packages for quicker project completion.

The Tennessee Historical Commission has determined that the demolition of the Business Administration Building does adversely affect the State-owned resource. Mitigating activity included the submission of photo documentation of the residence which has been accepted.

Minutes:			
	07/10/2025	SBC	Lt. Governor McNally stated that Senator Stevens had contacted his office about this project.
			The Commission approved the project and to select a designer utilizing CM/GC alternative delivery method.

UT July Bid Activity

CVM Building Envelope Repairs
SBC Project No. 540/001-17-2023
Bid Date: May 29, 2025
Target: $2,880,000
MACC: $3,168,000
SBC Action: Referred to ESC with authority to act

Art & Architecture Office Renovation
SBC Project No. 540/009-03-2023
Bid Date: June 12, 2025
Target: $1,320,000
MACC: $1,450,000
SBC Action: Referred to ESC with authority to act

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

Requested Action: **Approval of a project and proceeding with the process to use a previously selected designer**

Project Title: Critical Repairs

Project Description: Repair and/or replace plumbing, mechanical, and electrical, equipment and components in multiple campus buildings.

SBC Number: 166/001-01-2025

Total Project Budget: $5,250,000.00

Source of Funding: $5,250,000.00 22/23 CurrFunds-CapImp (A)

Comment: This is a portion of a FY22/23 **line-item** in the capital budget (TSU Strategic Initiative $5,250,000.00). This project addresses critical repairs needed in multiple campus buildings. The project scope is based on Gresham Smith's building assessments and estimates performed January-April 2025.

Minutes: 07/10/2025 SBC Commissioner Bryson asked for and received confirmation that the funding for this project and the other TSU projects on the agenda are aligned with the recently executed MOU regarding use of the Strategic Initiative Funds. Secretary Hargett stated that he wanted to recognize and thank Mr. Tracy for his work on these projects.

The Commission approved the project and to use a previously selected a designer (Gresham Smith).

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Central Plant Modernization

Project Description: Replace Boiler #2, Chillers #1 and #2, pumps, piping, controls, and all related electrical equipment in the central plant, including conversion to the new primary electrical loop. Demolish coal boiler #2 and other obsolete coal equipment. Update building system equipment at Avon Williams, including the chiller, cooling tower, pumps, and all related work.

SBC Number: 166/001-02-2025

Total Project Budget: $13,320,000.00

Source of Funding:

$11,000,000.00	22/23	CurrFunds-CapImp	(A)
2,320,000.00	25/26	CurrFunds-CapMaint (MP)	(A)

Comment: This is a portion of the FY22/23 **line-item** in the capital budget (TSU Strategic Initiative $11,000,000.00) and the FY25/26 **line-item** in the capital budget (Chiller Replacement at Avon Williams). The chiller replacement at the Avon Williams campus is combined with this project as the work involves similar central plant equipment for both locations operated by TSU.

This project is a large-scale upgrade and renovation of the TSU central plant and related infrastructure. The project scope is based on the Central Plant Assessment, dated January 27, 2025, by I.C. Thomasson and Associates, Inc.

Minutes: 07/10/2025 SBC Commissioner Bryson asked for and received confirmation that the funding for this project and the other TSU projects on the agenda are aligned with the recently executed MOU regarding use of the Strategic Initiative Funds. Secretary Hargett stated that he wanted to recognize and thank Mr. Tracy for his work on these projects.

The Commission approved the project and to select a designer.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Agriculture Environmental Science Facility

Project Description: Construct an agriculture environmental science facility and all related work.

SBC Number: 166/001-03-2023

Total Project Budget: $47,300,000.00

Source of Funding:	**Original**	**Change**	**Revised**			
	$18,000,000.00	$15,400,000.00	$33,400,000.00	22/23	CurrFunds-CapImp	(A)
	11,400,000.00	2,500,000.00	13,900,000.00		Federal Funds (USDA)	(F)
Original Project Budget:	**$29,400,000.00**					
Change in Funding:		**$17,900,000.00**				
Revised Project Budget:			**$47,300,000.00**			

Comment: This request increases the federal funds and adds a portion of a FY 22/23 **line-item** in the capital budget (TSU Strategic Initiative $15,400,000.00) increasing the total project budget and funding from $29,400,000.00 to $47,300,000.00 to meet the designer's and the CM/GC's estimates. This increase in cost is due to owner furnished IT/AV items and lab equipment being added to the project and increased costs for construction contingency, mechanical and masonry.

Previous Action:

05/11/2023	SBC	Approved project, selecting a designer and CM/GC
09/27/2023	SBC	Approved designer selection (The Orcutt Winslow LLLP)
05/30/2024	SBC	Approved awarding CM/GC (Barton Malow Builders)
08/08/2024	SBC	Approved a revision in budget and funding
12/16/2024	SBC	Approved EDP

Minutes: 07/10/2025 SBC

Commissioner Bryson asked for and received confirmation that the funding for this project and the other TSU projects on the agenda are aligned with the recently executed MOU regarding use of the Strategic Initiative Funds. Secretary Hargett stated that he wanted to recognize and thank Mr. Tracy for his work on these projects. Mr. Tracy recognized Dr. Reddy, Dean of the School of Agriculture, who was present at the meeting in support of the agriculture projects. Commissioner Bryson thanked Dr. Reddy for his work to keep the agriculture projects within budget and ensuring that they will meet the program's needs.

The Commission approved a revision in project budget and funding.

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Agriculture Food and Animal Science Facility

Project Description: Construct an agriculture food and animal science facility and all related work.

SBC Number: 166/001-02-2023

Total Project Budget: $47,100,000.00

Source of Funding:	**Original**	**Change**	**Revised**			
	$ 5,000,000.00	$(324,189.83)	$ 4,675,810.17		Federal Funds (USDA)	(F)
	35,000,000.00	5,000,000.00	40,000,000.00	22/23	CurrFunds-CapImp	(A)
	0.00	2,424,189.83	2,424,189.83		Insurance Proceeds	(O)
Original Project Budget:	**$40,000,000.00**					
Change in Funding:		**$7,100,000.00**				
Revised Project Budget:			**$47,100,000.00**			

Comment: This change in funding removes a portion of the federal funds that are not available for use in this project and adds a portion of a FY 22/23 **line-item** in the capital budget (TSU Strategic Initiative $5,000,000.00) and insurance proceeds which increases the total project budget and funding from $40,000,000.00 to $47,100,000.00 to meet the designer's and the CM/GC's estimates. This increase in cost is in part due to owner furnished IT/AV items and lab equipment being added to the project and increased costs for construction contingency, mechanical and masonry.

Previous Action:

05/11/2023	SBC	Approved project, selecting a designer and CM/GC
07/25/2023	ESC	Approved designer selection (Kline Swinney Associates)
05/30/2024	SBC	Approved awarding CM/GC (Barton Malow Builders)
06/13/2024	SBC	Approved a revision in budget and funding
12/16/2024	SBC	Approved a revision in budget, funding, & EDP

Minutes: 07/10/2025 SBC Commissioner Bryson asked for and received confirmation that the funding for this project and the other TSU projects on the agenda are aligned with the recently executed MOU regarding use of the Strategic Initiative Funds. Secretary Hargett stated that he wanted to recognize and thank Mr. Tracy for his work on these projects. Mr. Tracy recognized Dr. Reddy, Dean of the School of Agriculture, who was present at the meeting in support of the agriculture projects. Commissioner Bryson thanked Dr. Reddy for his work to keep the agriculture projects within budget and ensuring that they will meet the program's needs.

The Commission approved a revision in project budget and funding.

TENNESSEE BOARD OF REGENTS

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

Requested Action:	**Approval of a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method**
Project Title:	Robertson County Campus Replacement
Project Description:	Construct a new campus to include academic buildings, site development, utilities, parking areas, drives, and all related work.
SBC Number:	166/064-01-2025
Total Project Budget:	$37,500,000.00
Source of Funding:	$37,500,000.00 25/26 CurrFunds-CapImp (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget. The Construction Manager/General Contractor alternative delivery method is requested to procure a contractor who has experience coordinating a phased release of multiple construction documents; equipment procurement packages; project budgeting; and renovating in an occupied space. The project description has been modified for clarity.
Minutes:	07/10/2025 SBC Representative Dr. Kumar was recognized and stated that this project is the culmination of a lot of work. He added that the presence of this TCAT facility will help students in the community who are not going to college learn a trade, be connected to a profession, and make a good living in the community. Rep. Kumar thanked Mr. Tracy and TBR for their work on the project and the Legislature for the project funding. The Commission approved the project and to select a designer utilizing CM/GC alternative delivery method.

** Work will be done in Robertson County

TENNESSEE BOARD OF REGENTS

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

Requested Action:	**Approval of a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method**
Project Title:	Sumner County Campus Expansion & Renovation
Project Description:	Expand and renovate the existing facility in Portland, TN.
SBC Number:	166/064-02-2025
Total Project Budget:	$45,000,000.00
Source of Funding:	$45,000,000.00 25/26 CurrFunds-CapImp (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget (Sumner County Campus Replacement). The Construction Manager/General Contractor alternative delivery method is requested to procure a contractor with experience coordinating a phased release of multiple construction documents and equipment procurement packages and project budgeting. Description was modified for clarity.
Minutes:	07/10/2025 SBC Lt. Governor McNalley stated that Leader Lamberth and Speaker Pro Tempore Haile had expressed support for this project. The Commission approved the project and to select a designer utilizing CM/GC alternative delivery method.

** Work will be done in Sumner County

TENNESSEE BOARD OF REGENTS

Tennessee College of Applied Technology @ Memphis, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of a project, proceeding with the process to select a designer, and to utilize the Construction Manager/General Contractor alternative delivery method**
Project Title:	Aviation Campus Replacement
Project Description:	Construct a new Aviation Campus for TCAT Memphis including site development, utilities, paving, and landscaping, and all related work.
SBC Number:	166/070-01-2025
Total Project Budget:	$41,300,000.00
Source of Funding:	$21,300,000.00 25/26 CurrFunds-CapImp (A) $20,000,000.00 2025 GO Bonds-CapImp (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget. The Construction Manager/General Contractor alternative delivery method is requested to procure a contractor with experience in coordinating a phased release of multiple construction documents and equipment procurement packages and project budgeting. The project description has been modified for clarity.
Minutes:	07/10/2025 SBC Approved project and to select a designer utilizing CM/GC alternative delivery method

Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on June 12, 2025.

SBC By-Laws, Policy & Procedures

1) Approved the following policy revision:
   a. Item 7. E. 3. The space *requirements are* ~~required by the entity has~~ special and unique ~~requirements~~ as determined by the Commission (see Section F below);

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:	East TN State Univ	**User Agency:**	East Tennessee State University
Location:	Johnson City, Tennessee		
Project Title:	Brown Hall and Shelbridge Repairs and Upgrades		
SBC Project No:	369/005-02-2021	**Approval Date:**	05/30/2025
Designer:	Reedy & Sykes Architecture & Design	**Contractor**:	Preston Construction Company, Inc.
Construction Completion %:	93%	**Targeted Substantial Completion:**	07/22/2025
Change Order No.	6	**Comment: Codes**	
Change Order Amount:	$73,030.10	This change order addresses the need to upgrade electrical to meet code requirements. Due to material lead time delays, an additional 57 days are being added to the project schedule.	
Change Order Percentage:	5.37%		
Cumulative Percentage:	64.44%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$1,764,219.00		
Base Contract Amount:	$1,359,500.00	**Revised Contract Amount:**	$2,235,533.40
Contingency:	$176,421.80	**Remaining Undedicated Funds:**	$1,657.47

2) **State Procurement Agency:** Middle TN State Univ **User Agency:** Middle Tennessee State University
Location: Murfreesboro, Tennessee
Project Title: Campus Wide Access Control and Security
SBC Project No: 366/009-08-2022 **Approval Date:** 05/28/2025
Designer: I.C. Thomasson Assoc **Contractor**: Southwest Western Communications
Construction Completion %: 99% **Targeted Substantial Completion:** 12/20/2025
Change Order No. 6 **Comment: Error/Added Scope**
Change Order Amount: $160,111.25
Change Order Percentage: 38.63%
Cumulative Percentage: 49.26%

This change order addresses the need to add access control card readers to various buildings which is identified as an owner-requested, programmatic change. This change order includes a credit to the project for unutilized lab or relating to the installation of card readers that were specified in error in the design documents at locations where not required. These surplus readers will be retained by the owner for replacement as needed. Due to extended material lead times, this change order adds 357 days to the project schedule.

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$645,000.00		
Base Contract Amount:	$414,507.68	**Revised Contract Amount:**	$618,683.94
Contingency:	$64,500.00	**Remaining Undedicated Funds:**	$35,165.96

3) **State Procurement Agency:** STREAM **User Agency:** Dept of Environment & Conservation
Location: Pikeville, Tennessee
Project Title: Fall Creek Falls State Park Back Country Bridge and Trail Upgrades
SBC Project No: 126/036-01-2022 **Approval Date:** 06/05/2025
Designer: AECOM **Contractor**: Haren Construction Company, Inc.
Construction Completion %: 42% **Targeted Substantial Completion:** 09/04/2025
Change Order No. 6 **Comment: Unavoidable Delays**
Change Order Amount: $0.00
Change Order Percentage: 0.00%
Cumulative Percentage: 28.52%

This change order addresses the need to add 98 days to the project schedule due to weather.

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$2,165,709.00		
Base Contract Amount:	$1,412,000.00	**Revised Contract Amount:**	$1,814,649.11
Contingency:	$216,571.00	**Remaining Undedicated Funds:**	$567,580.89

4)

State Procurement Agency:	STREAM	**User Agency:**	Department of Military
Location:	Jackson, Tennessee		
Project Title:	Jackson Rotary Aircraft Unheated Storage Building		
SBC Project No:	361/042-01-2023	**Approval Date:**	06/02/2025
Designer:	M. Shanks Architects	**Contractor**:	Mid-South Business Construction
Construction Completion %:	85%	**Targeted Substantial Completion:**	07/01/2025
Change Order No.	3	**Comment: Value Added**	
Change Order Amount:	$5,626.19	This change order addresses the need to remove sod and topsoil to be replaced with stone.	
Change Order Percentage:	0.62%		
Cumulative Percentage:	13.36%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$1,050,000.00		
Base Contract Amount:	$911,900.00	**Revised Contract Amount:**	$1,033,714.60
Contingency:	$52,500.00	**Remaining Undedicated Funds:**	$68,785.40

5)

State Procurement Agency:	STREAM	**User Agency:**	Department of Military
Location:	Jackson, Tennessee		
Project Title:	Jackson Rotary Aircraft Unheated Storage Building		
SBC Project No:	361/042-01-2023	**Approval Date:**	06/16/2025
Designer:	M. Shanks Architects	**Contractor**:	Mid-South Business Construction
Construction Completion %:	85%	**Targeted Substantial Completion:**	08/15/2025
Change Order No.	4	**Comment: Value Added**	
Change Order Amount:	$5,925.03	This change order addresses the need to provide a red marking light at each corner of the building. This adds 45 days to the project schedule.	
Change Order Percentage:	0.65%		
Cumulative Percentage:	14.01%		
Approved Project Funding		**After This Change Order**	
Original Bid Target:	$1,050,000.00		
Base Contract Amount:	$911,900.00	**Revised Contract Amount:**	$1,039,639.63
Contingency:	$52,500.00	**Remaining Undedicated Funds:**	$62,860.37

6) **State Procurement Agency:** STREAM **User Agency:** Department of Military
Location: Nashville, Tennessee
Project Title: TEMA Building 130 Re-Roof and Facility Update
SBC Project No: 361/067-02-2019 **Approval Date:** 06/05/2025
Designer: KBJM **Contractor**: Richland Industries, LLC
Construction Completion %: 65% **Targeted Substantial Completion:** 05/17/2025
Change Order No. 2 **Comment: Hidden Conditions / Schedule Modifications**
Change Order Amount: $74,971.48
Change Order Percentage: 14.26%
Cumulative Percentage: 16.65%

This change order addresses the need to modify window openings for the new windows which is identified as a hidden condition; 45 additional days to the project schedule to complete the window opening modifications; and 40 days due to an owner-related, processing delay which is identified as a schedule modification.

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$580,000.00		
Base Contract Amount:	$525,766.00	**Revised Contract Amount:**	$613,281.18
Contingency:	$58,000.00	**Remaining Undedicated Funds:**	$21,534.42

7) **State Procurement Agency:** STREAM **User Agency:** Department of General Services
Location: Nashville, Tennessee
Project Title: TN Tower Office Space Consolidation – TDOT
SBC Project No: 529/079-02-2022 **Approval Date:** 05/30/2025
Designer: BHDG **Contractor**: Rock City Construction / Bulley
Construction Completion %: 74% **Targeted Substantial Completion:** 08/04/2025
Change Order No. 7 **Comment: Hidden Conditions/Error/Omission**
Change Order Amount: $35,081.28
Change Order Percentage: 1.21%
Cumulative Percentage: 28.32%

This change order addresses the need to repair and paint wall base as well as modifying a floor transition and some electrical work which are identified as hidden conditions. Privacy window film was omitted from the design documents at some locations. A ceiling design needed to be modified due to a design error.

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$5,000,000.00		
Base Contract Amount:	$2,895,000.00	**Revised Contract Amount:**	$3,714,888.07
Contingency:	$500,000.00	**Remaining Undedicated Funds:**	$3,737,433.95

8) **State Procurement Agency:** STREAM **User Agency:** TN State Veterans Homes Board
Location: Arlington, Tennessee
Project Title: West Tennessee Veterans Nursing Home
SBC Project No: 680/006-01-2014 **Approval Date:** 06/02/2025
Designer: Orcutt Winslow **Contractor**: EMJ Construction, LLC
Construction Completion %: 93.02% **Targeted Substantial Completion:** 06/21/2025
Change Order No. 26 **Comment: Unavoidable Delays/Cost Efficiencies**
Change Order Amount: $134,659.72 This change order credits the project for unused storage and shipping fees for FFE which is identified as a cost efficiency, and extends the Builder's Risk coverage from the previous substantial completion date through project close out which is identified as an unavoidable delay.
Change Order Percentage: 0.24%
Cumulative Percentage: 14.90%

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$55,625,376.00		
Base Contract Amount:	$55,625,376.00	**Revised Contract Amount:**	$63,913,075.93
Contingency:	$8,423,291.50	**Remaining Undedicated Funds:**	$135,591.57

9) **State Procurement Agency:** STREAM **User Agency:** TN State Veterans Homes Board
Location: Arlington, Tennessee
Project Title: West Tennessee Veterans Nursing Home
SBC Project No: 680/006-01-2014 **Approval Date:** 06/05/2025
Designer: Orcutt Winslow **Contractor**: EMJ Construction, LLC
Construction Completion %: 93.02% **Targeted Substantial Completion:** 06/21/2025
Change Order No. 27 **Comment: Omission**
Change Order Amount: $25,693.09 This change order addresses the need to change the data rack hardware design. A portion of the sprinkler design conflicted with structural elements. Some data outlets were not included in the design.
Change Order Percentage: 0.05%
Cumulative Percentage: 14.95%

Approved Project Funding		**After This Change Order**	
Original Bid Target:	$55,625,376.00		
Base Contract Amount:	$55,625,376.00	**Revised Contract Amount:**	$63,938,769.02
Contingency:	$8,423,291.50	**Remaining Undedicated Funds:**	$109,898.48

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 Shelby County Storage Building Demolition
Project Description:	Demolish and remove the current structure and all required related work.
SBC Project No.	244/010-01-2025
Total Project Budget:	$10,000.00
Source of Funding:	24/25 TDOT Op Funds (A)
Approval:	Approved project utilizing Agency Resources to perform the work
Approval Date:	07/10/2025

- Reported the following four 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:	University of Tennessee Institute of Agriculture
Location:	Walland, Tennessee
Project Title:	ARP – ETREC Little River Improvements
Project Description:	Installation of new emergency generator near the existing robot/parlor and relocate an existing generator at the feed center including electrical upgrades and all related work to complete the project.
SBC Project No.	540/001-03-2023
Total Project Budget:	$275,000.00
Source of Funding:	Federal Funds (ARP) (F)
Approval:	Approved a revision in project budget and funding and utilizing System Procurement for construction (increase of $100,000.00)
Approval Date:	06/17/2025

2)

State Procurement Agency:	University of Tennessee – Chattanooga
Location:	Chattanooga, Tennessee
Project Title:	UTC Hayes Theater Lighting Upgrades (24/25)
Project Description:	Upgrades of the lighting and controls in the Hayes Theater at the Fine Arts Center. Includes all related work to complete the project.
SBC Project No.	540/005-01-2025
Total Project Budget:	$900,000.00
Source of Funding:	Plant Funds (Non-Aux) (A)
Approval:	Approved project utilizing a Campus Consultant for design (Advanced Energy Engineering & Design, Inc.)
Approval Date:	06/10/2025

3) **State Procurement Agency:** University of Tennessee – Chattanooga
Location: Chattanooga, Tennessee
Project Title: UTC Dining Services Upgrades (25/26)
Project Description: Refresh and upgrade to the dining facility at the University Center to accommodate changes in vendor needs. Includes all related work to complete the project.
SBC Project No. 540/005-02-2025
Total Project Budget: $320,000.00
Source of Funding: Gift-In-Place (Contract) (O)
Approval: Approved project and accepting Gift-in-Place construction, with plans and specifications to be approved by the State Architect
Approval Date: 06/16/2025

4) **State Procurement Agency:** East Tennessee State University
Location: Johnson City, Tennessee
Project Title: Marching Band Tower
Project Description: Install a fixed prefabricated structural steel observation tower approximately 40' high to be utilized by the marching band to conduct field practice. The tower will include quantity (2) observation platforms at approximately 16' and 32' heights.
SBC Project No. 369/005-06-2024
Total Project Budget: $294,676.00
Source of Funding: Plant Funds (Non-Aux) (A)
Approval: Approved a revision in project budget and funding in order to award a contract (BurWil Construction Company, Inc.) (increase of $94,676.00)
Approval Date: 06/13/2025

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:** Tennessee Board of Regents / TN College of Applied Technology @ Crump
Location: Crump, Tennessee
Project Title: Parsons Campus
Project Description: Develop campus in Parsons, Tennessee by renovating former Readiness Center being transferred from the Military to TBR. Add teaching and lab space for a Heavy Equipment Technology program. Add skills lab and storage addition for the Nursing Program. Project includes all related work.
SBC Project No. 166/084-01-2019
Total Project Budget: $9,014,583.44
Source of Funding:

$ 150,000.00	06/07	CurrFunds-CapMaint	(R)
$ 450,000.00	07/08	CurrFunds-CapMaint	(R)
$1,615,000.00	21/22	CurrFunds-CapImp	(A)
$3,900,000.00	22/23	CurrFunds-CapImp	(A)
$2,000,000.00		Gifts	(O)
$ 773,400.00		Plant Funds (Non-Aux)	(A)
$ 126,183.44		Insurance Proceeds	(O)

Approval: Approved a revision in project funding (move $100,000.00 to Construction)
Approval Date: 06/17/2025

- Reported the following approval of a bid that exceeds approved MACC (no change in total project budget) in accordance with Item 2.04(B)(5) of the *SBC By-Laws, Policy & Procedures*:

1)	**State Procurement Agency:**	STREAM / Department of Environment & Conservation
	Location:	Maynardville, Tennessee
	Project Title:	Big Ridge State Park Wastewater Collection System Replacement
	Project Description:	Replace wastewater collection system and all required related work.
	SBC Project No.	126/009-01-2023
	Total Project Budget:	$3,500,000.00
	Source of Funding:	Federal Funds (ARP) (F)
	Approval:	Approved a revision in project funding in order to award a contract (Norris Brothers Excavating, LLC) (move $940,500.00 to Construction)
	Approval Date:	06/17/2025

Report of Items Submitted to the SBC

- **Annual Report of the Tennessee Residence Commission** (in accordance with T.C.A. §4-23-203(b))
- **Annual Report of the State Capitol Commission** (in accordance with T.C.A. §4-8-304)

Other Business

There being no further business, the meeting adjourned at 11:27 a.m.

* * * * * * *

EAST TENNESSEE STATE UNIVERSITY

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

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Safety Steam Line Repairs and Replacement
Project Description:	Repair and replacement of steam piping, condensate lines, steam traps, associated systems in the campus steam distribution system to include direct bury and steam tunnel piping, and all related work. Replacement of boiler and associated systems.
SBC Number:	369/005-02-2025
Total Project Budget:	$8,500,000.00
Current Project Funding:	$3,500,000.00
Source of Funding:	$3,500,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** project in the capital budget. This is the first phase of a multiphase project. The project description has been modified for clarity.
Minutes:	07/10/2025 SBC Approved project and to select a designer

EAST TENNESSEE STATE UNIVERSITY

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

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

Project Title: Brown Hall Renovation

Project Description: Renovation and modernization of instructional labs and classrooms for biology, chemistry, and a portion of physics with technology, code, accessibility upgrades, and all related work.

SBC Number: 369/005-04-2022

Total Project Budget: $101,141,000.00

Source of Funding:	**Original**	**Change**	**Revised**			
	$ 45,792,000.00	$ 0.00	$ 45,792,000.00	22/23	CurrFunds-CapImp	(A)
	00.00	51,325,000.00	51,325,000.00	2025	GO Bonds-CapImp	(A)
	1,908,000.00	2,116,000.00	4,024,000.00		Gifts	(O)
Original Project Budget:	**$ 47,700,000.00**					
Change in Funding:		**$53,441,000.00**				
Revised Project Budget:			**$101,141,000.00**			

Comment: This adds funding from a FY 25/26 **line-item** in the capital budget (Phase 2) and increases the total budget from $83,500,000.00 to $101,141,000.00. This additional funding will allow for the completion of the south side of the building. The increase in project budget is the result of market escalation for multi-year project. The project description has been modified for clarity. Phase One is currently in construction.

Previous Action:	07/13/2022	SBC	Approved project and to select a designer, and utilizing CM/GC alternative delivery method
	11/21/2022	ESC	Approved designer selection (Clark Nexsen, Inc.)
	04/13/2023	SBC	Approved awarding a contract to the best evaluated proposer for a CM/GC (BurWil Construction Company, Inc.)
Minutes:	07/10/2025	SBC	Approved a revision in project scope, budget and funding

UNIVERSITY OF MEMPHIS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Boilers and Coil Replacement Phase Three
Project Description:	Installation of hot water heating boilers for seven buildings on campus, to replace steam coils where necessary, and all related work.
SBC Number:	367/007-02-2025
Total Project Budget:	$5,880,000.00
Source of Funding:	$5,880,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** project in the capital budget. This project is the third and final phase for boiler decentralization and elimination of high pressure underground steam lines for heating.
Minutes:	07/10/2025 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: **Approval of a revision in project budget, funding, and scope utilizing Construction Manager/General Contractor alternative delivery method**

Project Title: Multiple Buildings Roof Replacements

Project Description: This project will replace the roof~~s~~ and *repair the exterior building envelope* ~~parapets~~ at *the Fine Arts Center* ~~multiple buildings~~ including masonry repairs and all related work.

SBC Number: 540/005-12-2021

Total Project Budget: $13,780,000.00

Source of Funding:

Original	Change	Revised			
$ 5,030,000.00	$ 0.00	$ 5,030,000.00	21/22	CurrFunds-CapMaint (MP)	(A)
0.00	8,750,000.00	8,750,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	**$ 5,030,000.00**				
Change in Funding:		**$8,750,000.00**			
Revised Project Budget:			**$13,780,000.00**		

Comment: This request adds a FY 25/26 **line-item** in the capital budget (Fine Arts Center Envelope Repairs PH II) increasing the budget from $5,030,000.00 to $13,780,000.00. Upon further examination, the roof, parapet, and masonry of the Fine Arts Center was found to be in a critical state of disrepair necessitating utilizing all of this funding. The project description has been modified to clarify that only the Fine Arts Center will be included in this project and the scope will also include exterior repairs.

The CM/GC procurement method is requested to replace the Best Value Procurement method due to prior delivery method uncovering possible unforeseen exposures and the need for this building to remain occupied during construction for which a CM/GC is expected to be able to provide better counsel. Desired team attributes should include experience with site protection in the middle of an active campus, sound cost estimating, construction sequencing, and delivering the projects within budget. A single CM will be selected for both this project and the Multiple Buildings Envelope Repairs (SBC #540/005-09-2021) which is also addressing exterior issues of the Fine Arts Center.

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

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

Minutes:

07/10/2025	SBC	Approved a revision in project budget, funding, and scope utilizing CM/GC alternative delivery method

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: **Approval of a revision in scope and to utilize Construction Manager/General Contractor alternative delivery method**

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~~, Founders Hall, Grote Hall, and Jones Observatory~~. The roof system for Fine Arts Center ~~and Founders Hall~~ 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: The project description has been modified to clarify that only the Fine Arts Center will be included in this project.

The CM/GC procurement method is requested due to the need for assistance in project phasing due to the building remaining occupied during construction, needing construction expertise related to project task sequencing, and project budgeting. Desired team attributes should include experience with site protection in the middle of an active campus, sound cost estimating, construction sequencing, and delivering projects within budget. The same Construction Manager will be utilized for both this project and the Multiple Buildings Roof Replacements (SBC #540/005-12-2021) due to the need to coordinate the work and sequencing in the Fine Arts Center.

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

Minutes: 07/10/2025 SBC Approved a revision in scope and utilizing CM/GC alternative delivery mehtod

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

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

Project Title: Roof Replacements

Project Description: This project will provide roof replacement for the following sloped, shingled roofs approaching their service life including Race (1917)/Hooper (1918)/Founders (1917), Patten (1919) & Danforth Chapel (1952), Metro TV Studio (1954), & Brock Hall (1949); the simulated slate product on the EMCS Building (2003); and several low-slope roofs Metro Building (1954), Admin Services (1992), Fletcher (1940), Sim Center (1984), Military Science Bldg (1968), Challenger Center (1994), Guerry Center (1958), and Lupton Hall (1975).

SBC Number: 540/005-10-2016

Total Project Budget: $7,305,000.00

Source of Funding:

	Original	Change	Revised			
	$4,500,000.00	$ 0.00	$4,500,000.00	16/17	CurrFunds-CapMaint	(A)
	2,280,000.00	525,000.00	2,805,000.00		Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$6,780,000.00**					
Change in Funding:		**$525,000.00**				
Revised Project Budget:			**$7,305,000.00**			

Comment: This request increases the budget and funding from $6,780,000.00 to $7,305,000.00 for work associated with Lupton Hall roofing which is the final building to complete in this project. The increase is based on designer's latest estimate.

Previous Action:

12/08/2016	SBC	Approved project and to select a designer
02/27/2017	ESC	Approved designer selection (Hefferlin + Kronenberg Architects)
07/13/2017	SBC	Approved a revision in project scope
11/10/2022	SBC	Approved a revision in project scope, budget, and funding

Minutes: 07/10/2025 SBC Approved a revision in project budget and funding

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

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

Project Title: UTHSC Dental Buildings Upgrade (24/25)

Project Description: Upgrades to the Dunn and Delta Dental Buildings include updating *dental equipment*, interior finishes, lighting, lockers, ADA accessibility, and repairs to Dunn building envelope and elevator along with all related work to complete the project.

SBC Number: 540/013-04-2024

Total Project Budget: $2,450,000.00

Source of Funding:	**Original**	**Change**	**Revised**	
	$1,251,000.00	$1,199,000.00	$2,450,000.00	Plant Funds (Non-Aux) (A)
Original Project Budget:	**$1,251,000.00**			
Change in Funding:		**$1,199,000.00**		
Revised Project Budget:			**$2,450,000.00**	

Comment: This request increases the budget and funding from $1,251,000.00 to $2,450,000.00 for new dental chairs at the Dunn Dental Building. System Procurement is requested due to the simplicity of the work and desired schedule for the dental equipment.

Previous Action:	11/14/2024	SBC	Approved project utilizing a campus consultant for design
Minutes:	07/10/2025	SBC	Approved a revision in project scope, budget, and funding and utilizing System Procurement for a portion of the work

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	UTHSC Johnson Mechanical and Electrical Upgrades (25/26)
Project Description:	Upgrades to the mechanical and electrical systems and components throughout the building. Includes all related work to complete the project.
SBC Number:	540/013-03-2025
Total Project Budget:	$2,600,000.00
Source of Funding:	$2,600,000.00 25/26 CurrFunds-CapMaint(MP) (A)
Comment:	This is a FY 25/26 **line-item** project in the capital budget. The Tennessee Historical Commission requests to look at the design drawings of this alteration, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties. Conceptual drawings showing areas of work have been submitted to the Commission which have been accepted.
Minutes:	07/10/2025 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: UTM HVAC Systems Upgrades (25/26)

Project Description: Replacement of HVAC systems and components in various campus buildings and includes all related work.

SBC Number: 540/011-07-2025

Total Project Budget: $3,100,000.00

Source of Funding: $3,100,000.00 25/26 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 25/26 **line-item** project in the capital budget. The primary buildings include the Boling University Center, Brehm Hall, Gooch Hall, Heating Plant, and the South Chiller Plant.

The Tennessee Historical Commission has determined that this project will not adversely affect the Boling University Center, Brehm Hall Plant, Gooch Hall, and the Heating Plant, which are State-owned resources, and no further action is necessary.

Minutes: 07/10/2025 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Pulaski, Giles County, Tennessee

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

Project Title: UTS Johnston Center Upgrades (24/25)

Project Description: Repairs include replacement of exterior windows, mechanical/plumbing penetrations, interior finishes, lighting, correction of code deficiencies, and upgrades restrooms to ADA accessibility. This ~~phase~~ work ~~covers~~ encompasses the *entire building* ~~the 1st floor library area~~ and includes all related work.

SBC Number: 540/006-02-2024

Total Project Budget: $7,000,000.00

Source of Funding:

	Original	Change	Revised			
	$3,100,000.00	$ 0.00	$3,100,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
	0.00	3,900,000.00	3,900,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	**$3,100,000.00**					
Change in Funding:		**$3,900,000.00**				
Revised Project Budget:			**$7,000,000.00**			

Comment: This request adds funding from a FY 25/26 **line-item** in the capital budget, increasing the budget from $6,200,000.00 to $7,000,000.00 and fully funds the project. The project name and description have been revised to reflect the addition of the UTS Johnston Center Upgrades PH II request.

Previous Action:

07/11/2024	SBC	Approved project and to select a designer
08/19/2024	ESC	Approved designer selection (Gresham Smith)

Minutes: 07/10/2025 SBC Approved a revision in project budget, funding, and scope

UNIVERSITY OF TENNESSEE

Statewide, Tennessee

Requested Action:	**Approval to utilize a previously selected consultant**
Project Title:	UT Commissioning Services
Project Description:	Provide commissioning services statewide.
SBC Number:	540/000-01-2025
Comment:	Project will perform commissioning services for projects as needed utilizing Working Buildings, LLC from TBR's Commission Services project SBC #166/000-01-2021 whose contract is active through June 30, 2026. Contract and subsequent work orders with this consultant will be funded out of SBC projects and are not anticipated to exceed $1,500,000.00. In the future, UT plans to initiate their own consultant commissioning pool as part of their professional consulting contracts.
Minutes:	07/10/2025 SBC Approved utilizing a previously selected consultant (Working Buildings, LLC)

TENNESSEE BOARD OF REGENTS

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action:	**Approval of a revision in project scope and the Early Design Phase** as recommended by the State Architect
Project Title:	New Parking Structure
Project Description:	Construct a parking deck structure, site utility infrastructure, *surface parking,* and all related work. Demolition of the Womack Lane housing complex will be required to facilitate the work.
SBC Number:	166/009-01-2024
Total Project Budget:	$27,000,000.00

Source of Funding:	$25,130,000.00	TSSBA (Parking)	(A)
	$ 1,870,000.00	Plant Funds (Aux-Housing)	(A)

Comment:	The project is on schedule and in budget with construction anticipated to start in fall 2025. Surface parking was added during design to achieve the desired parking space count.		
Previous Actions:	12/16/2024	SBC	Approved project, select designer, use CM/GC
	01/29/2025	ESC	Approved designer selection (Anecdote, PLC)
Minutes:	07/10/2025	SBC	Approved a revision in project scope and the EDP as recommended by the State Architect

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Secondary Electrical Upgrades

Project Description: Upgrade campus electrical infrastructure on the secondary side of the electrical loop, and all related work.

SBC Number: 166/001-04-2024

Total Project Budget: $15,600,000.00

Source of Funding:	**Original**	**Change**	**Revised**			
	$2,000,000.00	$ 0.00	$ 2,000,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
	0.00	13,600,000.00	13,600,000.00	22/23	CurrFunds-CapImp	(A)
Original Project Budget:	**$2,000,000.00**					
Change in Funding:		**$13,600,000.00**				
Revised Project Budget:			**$15,600,000.00**			

Comment: This adds a portion of a FY22/23 **line-item** in the capital budget (TSU Strategic Initiative $13,600,000.00) increasing the funding from $2,000,000.00 to $15,600,000.00 and reduces the budget from $23,350,000.00 to $15,600,000.00. This funding supports the conversion of the secondary electrical system for all buildings on the north and south loops of the TSU main campus and will complete the project. The project must align with the ongoing 13.8KV NES primary conversion project (SBC#166/001-03-2020). The project involves replacing existing 4160V connections, including switchgear and feeders. The scope is based on the TSU - Secondary Conversion – Estimates, dated September 8, 2023, by I.C. Thomasson and Associates, Inc. Adjustments will be made based on the Dober Lidsky Mathey, Inc. Campus Master Plan Update to ensure proper handling of buildings taken offline.

Previous Action:	09/12/2024	SBC	Approved project and to select a designer
	01/27/2025	ESC	Approved designer selection (I.C. Thomasson Associates, Inc.)
Minutes:	07/10/2025	SBC	Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

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

Project Title: Multiple Building Roofing

Project Description: Replace roof and drainage systems of multiple buildings. Project includes all related work.

SBC Number: 166/019-01-2023

Total Project Budget: $3,025,000.00

Source of Funding:	**Original**	**Change**	**Revised**			
	$ 895,000.00	$ 0.00	$ 895,000.00	23/24	CurrFunds-CapMaint	(A)
	0.00	2,130,000.00	2,130,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	**$ 895,000.00**					
Change in Funding:		**$2,130,000.00**				
Revised Project Budget:			**$3,025,000.00**			

Comment: This adds funding from a FY25/26 **line-item** in the capital budget (Phase Two) and increases the budget from $895,000.00 to $3,025,000.00. This completes the work on the original priority buildings.

Previous Action:	07/13/2023	SBC	Approved project and to select a designer
	07/25/2023	ESC	Approved designer selection (Allen & Hoshall)
Minutes:	07/10/2025	SBC	Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Motlow State Community College, Lynchburg, Moore County, Tennessee

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

Project Title: Backup Power and Utilities Upgrades

Project Description: Install backup power and utilities to support core operational systems in Marcum IT department, Ingram Administration Building, and power plant operations building. Project includes all related work.

SBC Number: 166/021-02-2023

Total Project Budget: $2,808,000.00

Source of Funding:	**Original**		**Change**	**Revised**			
	$1,050,000.00	$	0.00	$1,050,000.00	23/24	CurrFunds-CapMaint	(A)
	108,000.00		0.00	108,000.00		Plant Funds (Non-Aux)	(A)
	0.00		1,650,000.00	1,650,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	**$1,158,000.00**						
Change in Funding:			**$1,650,000.00**				
Revised Project Budget:				**$2,808,000.00**			

Comment: This adds funding from a FY25/26 **line-item** in the capital budget (Phase Two) and increases the budget from $2,208,000.00 to $2,808,000.00 and fully funds the project.

Previous Action:	07/13/2023	SBC	Approved project and to select a designer
	07/25/2023	ESC	Approved designer selection (Henderson Engineers, Inc.)
	10/10/2024	SBC	Approved a revision in budget & funding to award bid
Minutes:	07/10/2025	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 revision in project budget and funding in order to award a contract**

Project Title: Hardin Valley Soccer Field Update

Project Description: Update Hardin Valley Soccer Field Complex to allow for college athletic competition. Project includes updated field surfaces, irrigation, parking, lighting, field house, and restrooms.

SBC Number: 166/032-03-2023

Total Project Budget: $3,625,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$2,555,000.00	$1,070,000.00	$3,625,000.00	Plant Funds (Non-Aux)	(A)
Original Project Budget:	**$2,555,000.00**				
Change in Funding:		**$1,070,000.00**			
Revised Project Budget:			**$3,625,000.00**		

Comment: One bid was received on April 16, 2025. This request increases the budget from $2,555,000 to $3,625,000 to award the base bid plus three alternates to Merit Construction. Three contractors committed to bidding, but only one contractor showed up for the bid. There will be no additional designer fees. The increase in cost is the result of earthwork contractor availability, lighting cost increases due to material volatility, freight and a tight labor market, and aluminum and steel cost increases due to the tariffs and production costs.

Previous Action:	11/09/2023	SBC	Approved project and to select a designer
	01/24/2024	SBC	Approved designer selection (Lose & Associates)
	08/08/2024	SBC	Approved a revision in budget & funding
Minutes:	07/10/2025	SBC	Approved a revision in project budget and funding in order to award a contract

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:	Magnolia Campus ADA Corrections
Project Description:	Update accessible parking, sidewalks, interior circulation spaces, interior courtyard, and all related work.
SBC Number:	166/032-01-2025
Total Project Budget:	$640,000.00
Source of Funding:	$640,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget.
Minutes:	07/10/2025 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:	HVAC Equipment Replacement
Project Description:	Replace the chiller and cooling tower at the Strawberry Plains Campus and replace cooling towers at the Hardin Valley Campus, and all related work.
SBC Number:	166/032-02-2025
Total Project Budget:	$850,000.00
Current Project Funding:	$850,000.00
Source of Funding:	$850,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget.
Minutes:	07/10/2025 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

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

Project Title: HVAC and Cooling Tower Repairs

Project Description: Repair HVAC system to include cooling tower repairs and replacement of rooftop and heat pump units, including all related work.

SBC Number: 166/034-02-2022

Total Project Budget: $4,800,000.00

Source of Funding:	**Original**	**Change**	**Revised**			
	$ 800,000.00	$ 0.00	$ 800,000.00	22/23	CurrFunds-CapMaint (MP)	(A)
	1,000,000.00	0.00	1,000,000.00	23/24	CurrFunds-CapMaint (MP)	(A)
	0.00	3,000,000.00	3,000,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
Original Project Budget:	**$1,800,000.00**					
Change in Funding:		**$3,000,000.00**				
Revised Project Budget:			**$4,800,000.00**			

Comment: This adds funding from a FY25/26 **line-item** in the capital (Phase Four) to fully fund the project.

Previous Action:	07/08/2022	SBC	Approved project and to select a designer
	07/13/2022	ESC	Approved designer selection (Gresham Smith)
	07/13/2023	SBC	Approved a revision in budget and funding
Minutes:	07/10/2025	SBC	Approved a revision in project funding

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Hamilton Hall HVAC Replacement
Project Description:	Replace the HVAC equipment, piping, ductwork, controls, and all related work.
SBC Number:	166/038-01-2025
Total Project Budget:	$1,800,000.00
Source of Funding:	$1,800,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Sparta Readiness Center, Sparta, White County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Sparta Readiness Center Re-Roof and Facility Update
Project Description:	Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; and all required related work.
SBC Number:	361/087-01-2025
Total Project Budget:	$1,670,000.00

Source of Funding:	$ 835,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
	835,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 25/26 **line-item** in the capital budget. The existing Thermoplastic Polyolefin (TPO) roof is 19 years old (2006) and has reached the end of its useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2025.

Minutes: 07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Greeneville Readiness Center, Greeneville, Greene County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**			
Project Title:	Greeneville Readiness Center HVAC and Energy Update			
Project Description:	Replace mechanical, electrical, and plumbing systems, doors, door hardware, windows, and all required related work.			
SBC Number:	361/032-01-2025			
Total Project Budget:	$2,050,000.00			
Source of Funding:	$1,025,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
	1,025,000.00		Federal Funds (NGB)	(F)
Comment:	This is a FY 25/26 **line-item** in the capital budget. The existing mechanical and supporting electrical systems are more than 20 years old and have reached the end of their useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2025.			
Minutes:	07/10/2025 SBC Approved project and to select a designer			

DEPARTMENT OF MILITARY

Dickson Readiness Center, Dickson, Dickson County, Tennessee

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

Project Title: Dickson Readiness Center Parking Improvements

Project Description: Construct expansion of the personnel and military parking areas, access road, sidewalks, fencing, lighting, site grading and drainage, Antiterrorism Force Protection (ATFP) improvements, and all required related work.

SBC Number: 361/021-01-2024

Total Project Budget: $1,280,131.00

Source of Funding:	**Original**	**Change**	**Revised**			
	$ 22,131.00	$ 0.00	$ 22,131.00		Military Reserves (Sale of Real Estate)	(R)
	66,392.00	893,608.00	960,000.00		Federal Funds (NGB)	(F)
	0.00	298,000.00	298,000.00	25/26	CurrFunds-CapImp	(A)
Original Project Funding:	**$ 88,523.00**					
Change in Funding:		**$1,191,608.00**				
Revised Project Funding:			**$1,280,131.00**			

Comment: This adds a portion of the FY 25/26 **line-item** in the capital budget (Dickson RC Parking and Vault Improvements)($1,192,000.00) to fully fund the project.

This request increases the budget from $1,280,000.00 to $1,280,131.00 in order to reflect the current estimated cost of construction.

Previous Action:	08/08/2024	SBC	Approved project and to select a designer
	08/19/2024	ESC	Approved designer selection (TLM Associates, Inc.)
Minutes:	07/10/2025	SBC	Approved a revision in project funding

DEPARTMENT OF MILITARY

Chattanooga Readiness Center, Chattanooga, Hamilton County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**			
Project Title:	Chattanooga Building Five Re-Roof, HVAC, and Facility Update			
Project Description:	Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; install new mechanical and electrical systems; and all required related work.			
SBC Number:	361/010-01-2025			
Total Project Budget:	$2,600,000.00			
Source of Funding:	$1,300,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
	1,300,000.00		Federal Funds (NGB)	(F)
Comment:	This is a FY 25/26 **line-item** in the capital budget. The existing shingle roof is 20 years old (2005) and has reached the end of its useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2025.			
Minutes:	07/10/2025 SBC Approved project and to select a designer			

DEPARTMENT OF MILITARY

Louisville Readiness Center, Louisville, Blount County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Louisville Readiness Center Re-Roof and Facility Update
Project Description:	Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; and all required related work.
SBC Number:	361/102-01-2025
Total Project Budget:	$1,980,000.00

Source of Funding:	$ 495,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
	1,485,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 25/26 **line-item** in the capital budget. The existing modified bitumen roof is 21 years old (2004) and has reached the end of its useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2025.

Minutes: 07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Millington Readiness Center, Millington, Shelby County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Millington Readiness Center Re-Roof and Facility Update
Project Description:	Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; and all required related work.
SBC Number:	361/055-01-2025
Total Project Budget:	$1,780,000.00

Source of Funding:	$ 445,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
	1,335,000.00		Federal Funds (NGB)	(F)

Comment:	This is a FY 25/26 **line-item** in the capital budget. The existing modified bitumen roof is 38 years old (1987) and has reached the end of its useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2025.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Volunteer Training Site - Fort Campbell, Fort Campbell, Christian County, Kentucky

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

Project Title: New Ft. Campbell National Guard Readiness Center

Project Description: Construction of a new Readiness Center and all required related work.

SBC Number: 368/014-01-2021

Total Project Budget: $23,090,000.00

Current Project Funding: $22,160,000.00

Source of Funding:	**Original**	**Change**	**Revised**		
	$ 1,224,025.00	$15,395,975.00	$16,620,000.00	Federal Funds (NGB)	(F)
	0.00	5,540,000.00	5,540,000.00	Military Reserves (Sale of Real Estate)	(R)
Original Project Funding:	**$ 1,224,025.00**				
Change in Funding:		**$20,935,975.00**			
Revised Project Funding:			**$22,160,000.00**		

Comment: This request increases the funding from 1,224,025.00 to $22,160,000.00 to allow for the construction contract to be executed. Additionally, Military Reserves funds are being added due to the National Guard Bureau (NGB) legal team re-interpreting the Military Construction (MILCON) regulation for new Readiness Centers to include a twenty five percent State funding match.

Previous Action:

09/09/2021	SBC	Approved project and to select a designer
01/24/2022	ESC	Approved designer selection (Coover-Clark & Associates, Inc.)
07/25/2022	ESC	Approved designer selection (Lyle-Cook Martin Architects, Inc.)
01/12/2023	SBC	Approved a revision in project budget and funding and utilizing CM/GC alternative delivery method
04/13/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction)
06/08/2023	SBC	Approved EDP as presented by Lyle Cook Martin Architects, Inc.
11/14/2024	SBC	Approved a revision in project budget and funding

Minutes:

07/10/2025	SBC	Approved a revision in project funding

DEPARTMENT OF MILITARY

Jackson Army Aviation Support Facility, Jackson, Madison County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Jackson AASF RC Re-Roof, HVAC, and Facility Update
Project Description:	Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; replace mechanical, electrical, and plumbing systems; and all required related work.
SBC Number:	361/042-01-2025
Total Project Budget:	$1,340,000.00

Source of Funding:				
	$ 670,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
	670,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 25/26 **line-item** in the capital budget. The existing shingle roof on the Readiness Center is 20 years old (2005). The existing mechanical and supporting electrical systems are more than 20 years old. These systems have reached the end of their useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2025.

Minutes: 07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Statewide, Tennessee

Requested Action:	**Approval of a project utilizing Agency Resources for design and utilizing a Central Procurement Office contract for construction**
Project Title:	Statewide Force Protection Improvements FY26
Project Description:	Install security measures including high security fencing and gates at Tennessee National Guard facilities and all required related work.
SBC Number:	361/000-01-2025
Total Project Budget:	$5,500,000.00
Source of Funding:	$5,500,000.00 25/26 CurrFunds-CapImp (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget. The use of Agency Resources for design is requested because the design effort is within the capabilities of the agency. The use of a Central Procurement Office contract is requested because of the multiple statewide locations and the single trade nature of the work. This is the final phase of the Statewide Force Protection Improvement program, and this funding will complete the program.
Minutes:	07/10/2025 SBC Approved project utilizing Agency Resources for design and utilizing a Central Procurement Office contract for construction

DEPARTMENT OF MILITARY

Statewide, Tennessee

Requested Action:	**Approval of a project utilizing Agency Resources for design and utilizing Central Procurement Office contracts for construction**
Project Title:	Statewide Paving FY26
Project Description:	Repair parking areas at readiness centers statewide including restriping, site drainage, and all required related work.
SBC Number:	361/000-02-2025
Total Project Budget:	$1,100,000.00

Source of Funding:				
	$ 550,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
	550,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 25/26 **line-item** in the capital budget. This is the third phase of a multi-phase Statewide Paving program and will address approximately six priority Readiness Center locations which include Elizabethton, Humboldt, Knoxville, Lebanon, Newport, and Springfield. Funding for additional phases will be requested in future capital budgets.

The use of Agency Resources for design is requested because the design effort is within the capabilities of the agency.

The use of Central Procurement Office contracts is requested because of the multiple statewide locations and the single trade nature of the work.

Minutes: 07/10/2025 SBC Approved project utilizing Agency Resources for design and utilizing Central Procurement Office contracts for construction

DEPARTMENT OF MILITARY

Lexington Readiness Center, Lexington, Henderson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Lexington Readiness Center Parking and Vault Improvements
Project Description:	Construct expansion personnel and military parking areas, access road, sidewalks, fencing, lighting, site grading and drainage, Antiterrorism Force Protection (ATFP) improvements, and all required related work.
SBC Number:	361/053-01-2025
Total Project Budget:	$1,540,000.00

Source of Funding:	$ 385,000.00	25/26	CurrFunds-CapImp	(A)
	1,155,000.00		Federal Funds (NGB)	(F)

Comment:	This is a FY 25/26 **line-item** in the capital budget. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2025.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Columbia Readiness Center, Columbia, Maury County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Columbia Readiness Center Re-Roof and Facility Update
Project Description:	Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; and all required related work.
SBC Number:	361/014-01-2025
Total Project Budget:	$1,980,000.00

Source of Funding:	$ 990,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
	990,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 25/26 **line-item** in the capital budget. The existing modified bitumen roof is 20 years old (2005) and has reached the end of its useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2025.

Minutes: 07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Crossville Readiness Center, Crossville, Cumberland County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Crossville Readiness Center Re-Roof and Facility Update
Project Description:	Replace roof system, doors, and door hardware; perform repairs to masonry; exterior and interior facility updates; site grading and drainage improvements; and all required related work.
SBC Number:	361/017-01-2025
Total Project Budget:	$1,480,000.00

Source of Funding:	$ 740,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
	740,000.00		Federal Funds (NGB)	(F)

Comment: This is a FY 25/26 **line-item** in the capital budget. The existing flat roof and asphalt shingle roof are 20 years old and have reached the end of their useful life. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2025.

Minutes: 07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Booker T. Washington State Park, Chattanooga, Hamilton County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**			
Project Title:	Booker T. Washington State Park Shoreline Stabilization			
Project Description:	Rehabilitate shoreline erosion at Booker T Washington State Park and all required related work.			
SBC Number:	126/010-01-2025			
Total Project Budget:	$10,760,000.00			
Source of Funding:	$ 537,606.30	15/16	CurrFunds-CapMaint	(A/R)
	8,360,287.74	16/17	CurrFunds-CapMaint	(A/R)
	1,862,105.96	17/18	CurrFunds-CapMaint	(A/R)
Comment:	This is a FY 25/26 **line-item** in the capital budget.			
Minutes:	07/10/2025 SBC Approved project and to select a designer			

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Harrison Bay State Park, Harrison, Hamilton County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Harrison Bay State Park Shoreline Stabilization
Project Description:	Rehabilitate shoreline erosion at Harrison Bay State Park and all required related work.
SBC Number:	126/048-01-2025
Total Project Budget:	$16,340,000.00

Source of Funding:

$ 7,372,772.95	13/14	CurrFunds-CapMaint	(A/R)
197,260.18	14/15	CurrFunds-CapMaint	(A/R)
2,965,994.55	15/16	CurrFunds-CapMaint	(A/R)
573,313.65	16/17	CurrFunds-CapMaint	(A/R)
3,625,750.51	17/18	CurrFunds-CapMaint	(A/R)
176,653.99	18/19	CurrFunds-CapMaint	(A/R)
1,428,254.17	19/20	CurrFunds-CapMaint	(A/R)

Comment: This is a FY 25/26 **line-item** in the capital budget.

Minutes: 07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Paris Landing State Park, Buchanan, Henry County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**			
Project Title:	Paris Landing State Park Shoreline Stabilization			
Project Description:	Rehabilitate shoreline erosion at Paris Landing State Park and all required related work.			
SBC Number:	126/075-01-2025			
Total Project Budget:	$9,760,000.00			
Source of Funding:	$1,718,803.04	15/16	CurrFunds-CapMaint	(A/R)
	2,298,741.06	18/19	CurrFunds-CapMaint (MP)	(A/R)
	2,947,838.29	19/20	CurrFunds-CapMaint (MP)	(A/R)
	2,794,617.61	20/21	CurrFunds-CapMaint (MP)	(A/R)
Comment:	This is a FY 25/26 **line-item** in the capital budget.			
Minutes:	07/10/2025 SBC Approved project and to select a designer			

DEPARTMENT OF ENVIRONMENT & CONSERVATION

South Cumberland State Park, Monteagle, Grundy County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**			
Project Title:	South Cumberland State Park Denny Cove Roadway Repairs			
Project Description:	Roadway and associated drainage repairs to the entrance drive and trailhead parking and all required related work.			
SBC Number:	126/116-01-2025			
Total Project Budget:	$3,600,000.00			
Source of Funding:	$2,600,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
	1,000,000.00	25/26	TDEC Op Funds	(A)
Comment:	This is a FY 25/26 **line-item** in the capital budget.			
Minutes:	07/10/2025 SBC Approved project and to select a designer			

DEPARTMENT OF CORRECTION

West TN State Penitentiary, Henning, Lauderdale County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	WTSP New Control Centers and Generators
Project Description:	Replace the motor control center and two generators and all required related work.
SBC Number:	142/022-01-2025
Total Project Budget:	$19,440,000.00

Source of Funding:

$ 1,156,652.48	13/14	CurrFunds-CapMaint (SA)	(A/R)
7,086,290.69	14/15	CurrFunds-CapMaint (SA)	(A/R)
2,515,745.00	15/16	CurrFunds-CapMaint (SA)	(A/R)
2,516,576.47	16/17	CurrFunds-CapMaint (SA)	(A/R)
1,535,302.62	17/18	CurrFunds-CapMaint (SA)	(A/R)
3,794,653.40	18/19	CurrFunds-CapMaint (SA)	(A/R)
834,779.34	19/20	CurrFunds-CapMaint (SA)	(A/R)

Comment: This is a FY 25/26 **line-item** in the capital budget (WTSP New Controls and Generators). The project title and description have been modified for clarity.

Minutes: 07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF CORRECTION

Turney Center Industrial Complex, Only, Hickman County, Tennessee

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

Project Title: TCIX Water Treatment Plants Renovations

Project Description: Upgrades to the water treatment facilities for Sites 1 and 2, and all required related work.

SBC Number: 142/005-02-2020

Total Project Budget: $2,910,000.00

Source of Funding:	**Original**	**Change**	**Revised**			
	$2,710,000.00	$ 0.00	$2,710,000.00	20/21	CurrFunds-CapMaint (SA)	(A)
	0.00	200,000.00	200,000.00	07/08	CurrFunds-CapMaint (SA)	(R)
Original Project Funding:	**$2,710,000.00**					
Change in Funding:		**$200,000.00**				
Revised Project Funding:			**$2,910,000.00**			

Comment: This request increases the project budget and funding from $2,710,000.00 to $2,910,000.00 and inceases construction to replace a failing motor control center associated with the water treatment system.

Previous Action:	08/13/2020	SBC	Approved project and to select a designer
	08/24/2020	ESC	Approved designer selection (CTI Engineers, Inc.)
	02/26/2024	ESC	Approved a revision in project funding in order to award a contract (Quinn Construction Corp)
Minutes:	07/10/2025	SBC	Approved a revision in project budget and funding

DEPARTMENT OF TRANSPORTATION

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

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Region 1 New Anderson County Maintenance Complex Support Buildings
Project Description:	Construct a wash bay, equipment building, salt bin, brine building, and all required related work.
SBC Number:	241/010-01-2025
Total Project Budget:	$5,850,000.00
Current Project Funding:	$ 873,800.00
Source of Funding:	$ 873,800.00 25/26 TDOT Op Funds (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget. Future funding for the construction phase will be requested in a future budget year.
Minutes:	07/10/2025 SBC Approved project and to select a designer

**Project is located in Anderson County

DEPARTMENT OF TRANSPORTATION

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

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Region 3 New Rutherford County Maintenance Complex Support Buildings
Project Description:	Construct a salt bin, brine building, equipment sheds, storage shed, and all required related work.
SBC Number:	243/020-02-2025
Total Project Budget:	$9,970,000.00
Current Project Funding:	$ 605,000.00
Source of Funding:	$ 605,000.00 25/26 TDOT Op Funds (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget. Future funding for the construction phase will come through the capital budget process.
Minutes:	07/10/2025 SBC Approved project and to select a designer

**Project is located in Rutherford County

DEPARTMENT OF TRANSPORTATION

Region 4 - West TN, Jackson, Madison County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Region 4 Madison County Administration Building Reroof
Project Description:	Reroof Administration Building including new roof membrane, insulation, copings, adjustments to roof curbs, and all required related work.
SBC Number:	244/010-02-2025
Total Project Budget:	$4,000,000.00
Source of Funding:	$4,000,000.00 25/26 TDOT Op Funds (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget. Roof is 32 years old (1993).
Minutes:	07/10/2025 SBC Approved project and to select a designer

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 1 - West, Jackson, Madison County, Tennessee**

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Region 1 New Herb Parsons Lake Office Building
Project Description:	Provide a new office building and all required related work.
SBC Number:	220/017-01-2025
Total Project Budget:	$1,510,000.00
Source of Funding:	$1,510,000.00 25/26 TWRA Op Funds (A)
Comment:	This new building is being constructed on a Bill Dance Signature Lake and will provide agency office space.
Minutes:	07/10/2025 SBC Approved project and to select a designer

**Project is located in Fayette County

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 3 – East TN, Crossville, Cumberland County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Region 3 New Catoosa Operations Building
Project Description:	Demolish current Forestry Office Building, provide a new Operations Building, and all required related work.
SBC Number:	220/005-01-2025
Total Project Budget:	$2,990,000.00
Source of Funding:	$2,990,000.00 25/26 TWRA Op Funds (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget. The structure is less than 50 years old and does not require review by the Tennessee Historical Commission.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF VETERANS SERVICES

Lyons View - East Tennessee State Veterans Cemetery, Knoxville, Knox County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	East Tennessee Veterans Cemetery Site Improvements
Project Description:	Improve site drainage including grading and installation of a drainage network, develop a new cremains field, pave cemetery roads, and all required related work.
SBC Number:	682/001-01-2025
Total Project Budget:	$1,040,000.00
Source of Funding:	$1,040,000.00 25/26 CurrFunds-CapImp (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF VETERANS SERVICES

Lyons View - East Tennessee State Veterans Cemetery, Knoxville, Knox County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	ETSVC Lyons View Building Repairs
Project Description:	Refurbish administrative building and committal service shelter with electrical, lighting, mechanical, and plumbing upgrades; replacement of roofing systems; exterior and interior repairs; and all required related work.
SBC Number:	682/001-02-2025
Total Project Budget:	$3,030,000.00
Source of Funding:	$3,030,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget. Roof is 33 years old (1992).
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF EDUCATION

Alvin C. York Institute, Jamestown, Fentress County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Alvin C. York Campus Roof Replacements
Project Description:	Replace the roofs of six campus buildings that include the Main Building, Science Building, Vocational/CTE Building, Maintenance Building, Old ROTC Building, and English Building and all required related work.
SBC Number:	168/001-01-2025
Total Project Budget:	$13,400,000.00
Source of Funding:	$13,400,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is an FY 25/26 **line-item** in the capital budget. The project description has been modified for clarity by adding the building names. The existing roofs are between 15 and 39-years-old, are outside of their warranties, and have reached the end of their useful life. The roofs include Main Building (2007), Science Building (1986), Vocational/CTE Building (1998), Maintenance Building (1998), and English Building (1986). The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF EDUCATION

Tennessee School for the Blind, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	TSB Lobby Security Upgrades
Project Description:	Renovate the lobby and administrative office area in Building One with access security upgrades, new finishes, and all required related work.
SBC Number:	168/005-01-2025
Total Project Budget:	$1,060,000.00
Source of Funding:	$1,060,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF EDUCATION

West Tennessee School for the Deaf, Jackson, Madison County, Tennessee

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

Project Title: WTSD Fire Alarm Upgrades

Project Description: Upgrade the fire alarm systems in all buildings; *upgrade the sprinkler system in the Main/Administration Building, Gym/Library Building, and Cottages 1 and 2*; install a back-up generator for the campus; and all required related work.

SBC Number: 168/009-01-2024

Total Project Budget: $3,220,000.00

Source of Funding:

Original	Change	Revised			
$1,230,000.00	$ 0.00	$1,230,000.00	24/25	CurrFunds-CapMaint (MP)	(A)
1,090,000.00	0.00	1,090,000.00	10/11	CurrFunds-CapMaint	(R)
0.00	900,000.00	900,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
$2,320,000.00					
	$900,000.00				
		$3,220,000.00			

Original Project Funding:
Change in Funding:
Revised Project Funding:

Comment: This adds a FY 25/26 **line-item** in the capital budget (WTSD Sprinkler System Upgrades) and increases the budget from $2,320,000.00 to $3,220,000.00. The scope is being modified to include the addition of fire sprinkler elements.

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

Previous Action:

08/08/2024	SBC	Approved project and to select a designer
08/19/2024	ESC	Approved designer selection (Smith Seckman Reid, Inc.)

Minutes:

07/10/2025	SBC	Approved a revision in project budget, scope, and funding

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES

Middle Tennessee Mental Health Institute, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Middle Tennessee Mental Health Institute Canopy Replacement
Project Description:	Replacement of exterior canopy and all required related work.
SBC Number:	344/001-01-2025
Total Project Budget:	$2,120,000.00
Source of Funding:	$2,120,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES

Moccasin Bend Mental Health Institute, Chattanooga, Hamilton County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Moccasin Bend Roofing Repairs
Project Description:	Replace gym building roof system and repair warehouse building roof and all required related work.
SBC Number:	344/009-01-2025
Total Project Budget:	$1,240,000.00
Source of Funding:	$1,240,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget. Gym roof is 16 years old (2009).
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF MENTAL HEALTH & SUBSTANCE ABUSE SERVICES

Middle Tennessee Mental Health Institute, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Middle TN Mental Health Institute Main Hospital Parking Renovation
Project Description:	Mill, pave, and restripe the main hospital parking lot and all required related work.
SBC Number:	344/001-02-2025
Total Project Budget:	$1,090,000.00
Source of Funding:	$1,090,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF DISABILITY AND AGING

East TN Regional Office, Greeneville, Greene County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	East Tennessee Intermediate Care Facility Renovation
Project Description:	Interior and exterior renovation to include atrium repairs, finish updates, window and roof replacement; mechanical system upgrades; and all required related work.
SBC Number:	346/007-01-2025
Total Project Budget:	$1,920,000.00
Source of Funding:	$1,920,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This project is a FY 25/26 **line-item** in the capital budget. Roof is 15 years old (2010).
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

Ellington Agricultural Center, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Moss Building and Associated Structures Exterior and Interior Renovations
Project Description:	Exterior and interior renovations to include water intrusion repairs, mechanical system replacement, and all required related work.
SBC Number:	100/000-02-2025
Total Project Budget:	$5,200,000.00
Source of Funding:	$5,200,000.00 FRF Reserves (A/R)
Comment:	This is a FY 25/26 **line-item** in the capital budget. The Tennessee Historical Commission requests to look at the design drawings of this alteration, prior to issuing for construction, to ensure that it is being done in accordance with the provisions of the Secretary of the Interior's Standards for Treatment of Historic Properties.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

Clover Bottom Mansion, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Clover Bottom Mansion Site, Exterior, and Interior Upgrades
Project Description:	Interior and exterior restoration work to the historic Clover Bottom Mansion, repairs and demolition of ancillary site buildings, cemetery and overall site restoration, and all required related work.
SBC Number:	529/019-01-2025
Total Project Budget:	$4,720,000.00
Source of Funding:	$4,720,000.00 FRF Reserves (A/R)
Comment:	This is a FY 25/26 **line-item** in the capital budget. The project description has been modified from the budget for clarity. The Tennessee Historical Commission has determined that the demolition or disposal of this property does adversely affect this State-owned resource. Through consultation with THC the agency will provide all necessary documentation to mitigate the adverse effect prior to demolition or disposal.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

Ellington Agricultural Center, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Ellington Ag Bruer Building Mechanical Upgrades
Project Description:	Mechanical system replacement and all required related work.
SBC Number:	100/000-01-2025
Total Project Budget:	$3,340,000.00
Source of Funding:	$3,340,000.00 FRF Reserves (A/R)
Comment:	This is a FY 25/26 **line-item** in the capital budget. The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

Statewide, Tennessee

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

Project Title: Environmental Consultant

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

SBC Number: 529/000-03-2022

Total Project Budget: $16,000,000.00

Current Project Funding: $15,000,000.00

Source of Funding:

	Original	Change	Revised			
	$ 2,500,000.00	$ 0.00	$ 2,500,000.00	21/22	CurrFunds-CapMaint	(A)
	6,750,000.00	0.00	6,750,000.00		Various Project Funds	(O)
	3,750,000.00	0.00	3,750,000.00		Various Agency Funds	(O)
	1,000,000.00	0.00	1,000,000.00	20/21	CurrFunds-CapMaint (MP)	(A)
	0.00	1,000,000.00	1,000,000.00	25/26	CurrFunds-CapMaint (MP)	(A)
Original Project Funding:	**$14,000,000.00**					
Change in Funding:		**$1,000,000.00**				
Revised Project Funding:			**$15,000,000.00**			

Comment: This is a FY 25/26 **line-item** in the capital budget. The maximum liability of the contract will be increased from $14,000,000.00 to $15,000,000.00. The contract term ends October 31, 2027.

Previous Action:

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

Minutes: 07/10/2025 SBC Approved a revision in project funding and amending a contract

DEPARTMENT OF GENERAL SERVICES

Rachel Jackson State Office Bldg, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Rachel Jackson Building Roof Replacement
Project Description:	Roof replacement and all required related work.
SBC Number:	529/013-01-2025
Total Project Budget:	$1,780,000.00
Source of Funding:	$1,780,000.00 FRF Reserves (A/R)
Comment:	This is a FY 25/26 **line-item** in the capital budget. Roof is 21 years old (2004), out of warranty, and at the end of its useful life.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

State Capitol, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	State Steam Tunnel Waterproofing and Repairs
Project Description:	Waterproofing, concrete repairs, and all required related work.
SBC Number:	529/005-01-2025
Total Project Budget:	$3,140,000.00
Source of Funding:	$3,140,000.00 25/26 FRFCurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

Green McAdoo Cultural Center, Clinton, Anderson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Green McAdoo Gym Floor Replacement
Project Description:	Replacement of floor in gymnasium and all required related work.
SBC Number:	529/051-01-2025
Total Project Budget:	$1,280,000.00
Source of Funding:	$1,280,000.00 25/26 FRFCurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** in the capital budget. The Tennessee Historical Commission has determined that this project will not adversely affect this State-owned resource and no further action is necessary.
Minutes:	07/10/2025 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

Davy Crockett Tower, Nashville, Davidson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Davy Crockett Tower - Elevator Replacement
Project Description:	Replacement of elevators and all required related work.
SBC Number:	529/077-01-2025
Total Project Budget:	$9,650,000.00
Source of Funding:	$9,650,000.00 FRF Reserves (A/R)
Comment:	This is a FY 25/26 **line-item** in the capital budget.
Minutes:	07/10/2025 SBC Approved project and to select a designer

MIDDLE TENNESSEE STATE UNIVERSITY

Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Multiple Buildings Envelope & Structural Repairs
Project Description:	Replacement of building envelope components, structural repairs on multiple buildings, and all related work.
SBC Number:	366/009-03-2025
Total Project Budget:	$10,500,000.00
Current Project Funding:	$ 3,500,000.00
Source of Funding:	$ 3,500,000.00 25/26 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 25/26 **line-item** project (Phase 1) in the capital budget and funds the first phase of a multiphase project. Priority buildings include Peck Hall, College Heights, Cason-Kennedy Nursing Building, Storage Warehouse, Greenhouse, ROTC Annex, Tennessee Livestock Center, and 1403 E. Main Street
Minutes:	07/10/2025 SBC Approved project and to select a designer

Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State