MINUTES

State Building Commission

July 9, 2026

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 10.58 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
Jason Mumpower, Comptroller of the Treasury
Jim Bryson, Commissioner, Department of Finance and Administration

MEMBERS ABSENT

Chairman Bill Lee, Governor
Cameron Sexton, Speaker of the House of Representatives

ORGANIZATION	PRESENTER
• University of Tennessee	President Randy Boyd
• Department of Environment & Conservation	Commissioner David Salyers
• Austin Peay State University	VP Finance & Administration Dr. Shahrooz Roohparvar
• Tennessee Board of Regents	Executive Director Dick Tracy
• Department of Military	Brigadier General Mark Tyndall
• Tennessee Wildlife Resources Agency	Deputy Director Frank Fiss
• State Building Commission	State Architect Ann McGauran

State Architect McGauran stated that there were no requests for public comment.

CONSENT AGENDA

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

1. **Agency:** **University of Memphis**
   Project Title: Multiple Buildings Roof Replacements (26/27)
   SBC Project No: 367/007-02-2026
   Requested Action: Approval of a project and proceeding with the process to select a designer

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

3. **Agency:** **East Tennessee State University**
   Project Title: Main Campus Utility Infrastructure Replacement
   SBC Project No: 369/005-06-2026
   Requested Action: Approval of a project and proceeding with the process to select a designer

4. **Agency:** **East Tennessee State University**
   Project Title: Multiple Buildings Roof Replacements
   SBC Project No: 369/005-07-2026
   Requested Action: Approval of a project and proceeding with the process to select a designer

5. **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 revision in project budget and funding

6. **Agency:** **Austin Peay State University**
   Project Title: Event Center Renovation
   SBC Project No: 373/003-03-2025
   Requested Action: Approval of a revision in project budget and funding

7. **Agency:** **Tennessee Board of Regents/Tennessee State University**
   Project Title: Multiple Building Roof Replacements
   SBC Project No: 166/001-01-2026
   Requested Action: Approval of a project and proceeding with the process to select a designer

8. **Agency:** **Tennessee Board of Regents/Tennessee State University**
   Project Title: Agriculture Poultry Layer House
   SBC Project No: 166/001-03-2026
   Requested Action: Approval of a project and proceeding with the process to select a designer

9. **Agency:** **Tennessee Board of Regents/Chattanooga State Community College**
   Project Title: Central Plant Modernization
   SBC Project No: 166/012-01-2023
   Requested Action: Approval of a revision in project budget and funding

10. **Agency:** **Tennessee Board of Regents/Cleveland State Community College**
Project Title: Multiple Building Roof Replacements
SBC Project No: 166/013-01-2024
Requested Action: Approval of a revision in project budget and funding

11. **Agency:** **Tennessee Board of Regents/Columbia State Community College**
Project Title: Campus Infrastructure Upgrades
SBC Project No: 166/015-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

12. **Agency:** **Tennessee Board of Regents/Dyersburg State Community College**
Project Title: Jimmy Naifeh Building Roof Replacement
SBC Project No: 166/017-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

13. **Agency:** **Tennessee Board of Regents/Roane State Community College**
Project Title: Multiple Building Roof Replacements and Repairs
SBC Project No: 166/027-02-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

14. **Agency:** **Tennessee Board of Regents/Southwest Tennessee State Community College**
Project Title: Multiple Building Roof Replacements and Envelope Repairs
SBC Project No: 166/033-01-2024
Requested Action: Approval of a revision in project scope and funding

15. **Agency:** **Tennessee Board of Regents/Walters State Community College**
Project Title: Humanities MEP Improvements and Energy Upgrades
SBC Project No: 166/023-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

16. **Agency:** **Tennessee Board of Regents**
Project Title: TCAT Roof Replacements and Envelope Repairs
SBC Project No: 166/000-02-2026
Requested Action: Approval of a project and proceeding with the process to select multiple designers

17. **Agency:** **University of Tennessee- Chattanooga**
Project Title: UTC Electrical Distribution and Chiller Plant Upgrades (26/27)
SBC Project No: 540/005-02-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

18. **Agency:** **University of Tennessee Health Science Center**
Project Title: UTHSC Multiple Buildings Control Systems Upgrade (26/27)
SBC Project No: 540/013-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

19. **Agency:** **University of Tennessee Institute of Agriculture**
Project Title: UTIA CVM Equipment Replacement (26/27)
SBC Project No: 540/001-04-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

20. **Agency:** **University of Tennessee- Knoxville**
Project Title: UTK Campus Infrastructure Upgrades PH I (26/27)
SBC Project No: 540/009-03-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

21. **Agency:** **University of Tennessee- Knoxville**
Project Title: UTK Elevator Upgrades (26/27)
SBC Project No: 540/009-04-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

22. **Agency:** **University of Tennessee- Martin**
Project Title: UTM Cattle Outreach and Workforce (COW) Facility (26/27)
SBC Project No: 540/011-02-2026
Requested Action: Approval of a project and proceeding with the process to select a designer and utilizing Best Value alternative delivery method

23. **Agency:** **University of Tennessee- Martin**
Project Title: Elam Center Exterior Wall Repairs
SBC Project No: 540/011-04-2023
Requested Action: Approval of a revision in project budget, funding, and scope

24. **Agency:** **University of Tennessee- Southern**
Project Title: UTS Multiple Building Envelope Repairs (26/27)
SBC Project No: 540/006-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

25. **Agency:** **Department of Military**
Project Title: VTS Tullahoma Barracks HVAC Updates
SBC Project No: 361/093-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

26. **Agency:** **Department of Military**
Project Title: VTS Tullahoma Officer and Senior Enlisted Barrack
SBC Project No: 361/093-02-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

27. **Agency:** **Department of Military**
Project Title: VTS Tullahoma Barracks Latrines Upgrades
SBC Project No: 361/093-03-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

28. **Agency:** **Department of Military**
Project Title: VTS Milan Building I-9 Renovation
SBC Project No: 368/031-03-2024
Requested Action: Approval of a revision in project budget and funding to award a contract

29. **Agency:** **Department of Military**
Project Title: VTS Milan Automated Record Fire Range
SBC Project No: 368/031-01-2026
Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

30. **Agency:** **Department of Military**
Project Title: VTS Smyrna Building 686 HVAC and Energy Update
SBC Project No: 361/079-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

31. **Agency:** **Department of Military**
Project Title: VTS Smyrna Rotary Wing Hangars Renovation
SBC Project No: 361/079-02-2026
Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

32. **Agency:** **Department of Military**
Project Title: Nashville JFHQ Building 108 HVAC and Energy Update
SBC Project No: 361/067-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

33. **Agency:** **Department of Military**
Project Title: Lebanon Readiness Center Addition and Renovation
SBC Project No: 361/050-01-2026
Requested Action: Approval of a project, proceeding with the process to select a designer, and utilizing Construction Manager/General Contractor alternative delivery method

34. **Agency:** **Department of Military**
Project Title: Memphis Readiness Center HVAC and Energy Update
SBC Project No: 361/065-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

35. **Agency:** **Department of Military**
Project Title: Chattanooga Readiness Center Storm Drainage Repairs
SBC Project No: 361/010-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

36. **Agency:** **Department of Environment & Conservation**
Project Title: Statewide State Parks Infrastructure Reduction
SBC Project No: 126/000-01-2026
Requested Action: Approval of a project and utilizing Agency Resources for design and utilizing a Central Procurement Office contract for demolition

37. **Agency:** **Department of Environment & Conservation**
Project Title: Pickwick Landing State Park Water Line Replacement
SBC Project No: 126/079-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

38. **Agency:** **Department of Environment & Conservation**
Project Title: Norris Dam State Park Wastewater Treatment Plant Replacement
SBC Project No: 126/063-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

39. **Agency:** **Department of Agriculture**
Project Title: Pinson Seedling Cooler Replacement
SBC Project No: 100/010-02-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

40. **Agency:** **Department of Children's Services**
Project Title: Mountain View Roof Replacements
SBC Project No: 144/013-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

41. **Agency:** **Department of Education**
Project Title: Tennessee School for the Blind Fire Alarm Upgrades
SBC Project No: 168/005-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

42. **Agency:** **Department of Education**
Project Title: Alvin C. York ISM Slaughter Facility
SBC Project No: 168/001-02-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

43. **Agency:** **Department of Veterans Services**
Project Title: West Tennessee State Veterans Cemetery Drainage Improvements
SBC Project No: 682/007-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

44. **Agency:** **Department of Veterans Services**
Project Title: West Tennessee State Veterans Cemetery Committal Service Shelter
SBC Project No: 682/007-02-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

45. **Agency:** **Department of Veterans Services**
Project Title: Middle Tennessee State Veterans Cemetery Site Improvements
SBC Project No: 682/004-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

46. **Agency:** **Department of General Services**
Project Title: Driver Service Center Renovations - Columbia
SBC Project No: 502/080-01-2026
Requested Action: Approval of a project and proceeding with the process to select a designer

47. **Agency:** **Andrew Jackson Foundation**
Project Title: Demolition of Various Facilities
SBC Project No: 900/001-01-2026
Requested Action: Approval of a project

48. **Agency:** **Andrew Jackson Foundation**
Project Title: New Visitor Comfort Building
SBC Project No: 900/001-02-2026
Requested Action: Approval of a project

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox 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: UTIA CVM Renovation and Addition (26/27)

Project Description: Renovation of the College of Veterinary Medicine (CVM) and expansion of the Emergency and Critical Care Unit and Feline Healthcare Center. The project includes all related work.

SBC Number: 540/001-05-2026

Total Project Budget: $72,000,000.00

Current Project Funding: $47,000,000.00

Source of Funding:

Original Amount	Source
$35,000,000.00	Plant Funds (Non-Aux) (A)
$12,000,000.00	Gifts (O)

Comment: This request brings forward a portion of a FY 26/27 **disclosed** project. UT disclosed this project as being fully self-funded but now anticipates pursuing TSSBA funds for the remaining project amount. This approval will enable early design, preconstruction services, and potentially some early release renovation packages to proceed.

The CM/GC procurement method is requested due to the need for assistance in project budgeting, planning for potential multiple construction phases, and assisting in planning while the building remains operational. Desired team attributes should include site protection in the middle of an active hospital and research environment, experience in sound cost estimating, ability to coordinate multiple early release packages, and the ability to deliver the project on schedule and within 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: 07/09/2026 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

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

Project Title: P3 Development

Project Description: Development of *multiple* ~~*three*~~ sites on the UT Knoxville campus to build multi-use student housing facilities *with classroom space and raze older housing facilities* through a Public Private Partnership.

SBC Number: 540/009-44-2022

Project Expenditures:
$1,848,826.78 Plant Funds (Aux-Housing) (A)
$1,500,000.00 Plant Funds (Aux-Dining) (A)

Comment: This request adds the FY 26/27 **disclosed** project (UTK Housing Redevelopment) to the P3 Development project. Since the initial transaction achieved financial close, the above reflects only those funds expended by UT. When the predevelopment agreement for this next and final phase is brought forward, the potential liability will be included to reflect the proposed liability for the new project. UT may choose to fund portions of the project scope.

The previously selected development team, Rise Real Estate (Provident Resources Group, Inc.), delivered 1,968 beds in 2025 with 1,056 anticipated online in August 2026. UTK continues to outpace enrollment goals and would like to proceed with three additional residence halls (1,569 beds) to replace Reese, North, and South Carrick Halls as projected in the 2023 Master Plan while utilizing the previously selected team so quality, consistency, and desired schedules can be maintained.

This request will allow the Development Team to continue working with the University on a Pre-Development agreement on this secondary phase of work.

The Tennessee Historical Commission (THC) has determined that the demolition or disposal of Reese Hall, Carrick Hall North, and Carrick Hall South does adversely affect these State-owned resources, and consultation with THC is encouraged to explore alternatives that would avoid, minimize or mitigate the adverse effect.

Previous Action:

Date	Meeting	Action
12/12/2022	SBC	Approved issuing an RFP for Public Private Partnership
05/11/2023	SBC	Approved contract award to Rise Real Estate as a result of the RFP process
06/08/2023	SBC	Approved Predevelopment Agreement for Public Private Partnership
11/09/2023	SBC	Approved an amendment to the Predevelopment Agreement for Public Private Partnership
12/14/2023	SBC	Approved disposal by ground lease with waiver of advertisement and appraisal
05/09/2024	SBC	Approved an amendment to a ground lease

Minutes:

07/09/2026 SBC Secretary Hargett stated that while he had faith in UT and their rationale for doing this. He asked State Architect McGauran when she thought it might be a good idea to go back out for bid for this type of project. Ms. McGauran stated that if UT had planned additional new housing construction beyond this request within the next 10 years, there would have been a push for this to be a new procurement. Since UT was the first state institution of higher education to bring forward a P3, they were leading the way in this delivery method. It is clear UT would have included this work in the original procurement if they had fully considered their long term masterplan for housing, much like they did for the Neyland Entertainment district P3 procurement.

The Commission approved a revision in project scope.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee

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

Project Title: Statewide Swimming Pool Conversion

Project Description: Demolish swimming pools and construct replacement amenities which may include pavilions, playgrounds, parking facilities, *trails*, restrooms, and similar park amenities at up to nine state parks and all required related work.

SBC Number: 126/000-01-2023

Total Project Budget: $10,624,000.00

Source of Funding:

Original	Change	Revised	Source
$9,000,000.00	$ 0.00	$ 9,000,000.00	23/24 TDEC Op Funds (A)
0.00	1,624,000.00	1,624,000.00	Federal Grant (LWCF) (F)
$9,000,000.00	**$1,624,000.00**	**$10,624,000.00**	

Comment: This request increases the total project budget from $9,000,000.00 to $10,624,000.00 due to the addition of Land and Water Conservation Fund grant funding. This additional funding will help to address the scope and scale of amenities being added to the parks, including paved trails. The playgrounds will now have architecturally designed, themed playscapes and funds are being reallocated to increase the construction budget to support this. The designer's services are being expanded to include design of all of the new amenities and the designer fee will be adjusted accordingly.

Impacted parks include Cove Lake State Park, David Crockett State Park, Harrison Bay State Park, Norris Dam State Park, Paris Landing State Park, Roan Mountain State Park, Tims Ford State Park, and Warriors Path State Park.

Previous Action:

Date	Meeting	Action
02/09/2023	SBC	TDEC requested to refer to a future meeting
08/10/2023	SBC	Approved project and utilizing Central Procurement Office contracts to perform the work
03/14/2024	SBC	Approved to select a designer for a portion of the work

Minutes: 07/09/2026 SBC Approved a revision in project budget, funding, and scope

AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery, Tennessee

Requested Action: **Approval of a Master Plan Amendment**

Project Title: Campus Master Plan

Project Description: This project will provide a new Campus Master Plan for Austin Peay State University.

SBC Number: 373/003-09-2022

Total Project Budget: $500,000.00

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

Comment: The proposed amendment to the Master Plan is necessary to address increasing student enrollment and the resulting demand for on-campus housing. The master planner has determined that the continued increase in university enrollment justifies an additional residence hall at one of two locations identified in the original master plan.

Previous Action:

Date	Meeting	Action
10/13/2022	SBC	Approved project and issued a Request for Qualification for master planning services
02/09/2023	SBC	Approved awarding a contract to the best evaluated proposer (Dober Lidsky Mathey)
09/12/2024	SBC	Approved a Master Plan as presented by Dober Lidsky Mathey

Minutes: 07/09/2026 SBC Approved a Master Plan Amendment

TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, Davidson County, Tennessee

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

Project Title: Strategic Initiative – Davis and Boswell Halls

Project Description: Project will address building envelope systems including masonry restoration, roofing, windows, doors, and waterproofing. Project will also include upgrades to MEP, fire alarms, security systems, repair/replacement of damaged and/or deteriorated interior finishes and all related work limited to Davis Hall. Project will also include a study of Boswell Hall.

SBC Number: 166/001-04-2022

Total Project Budget: $31,719,326.64

Source of Funding:

Original	Change	Revised	Source
$29,700,000.00	$ 0.00	$29,700,000.00	22/23 CurrFunds-CapImp (A)
0.00	17,855.05	17,855.05	19/20 CurrFunds-CapMaint (R)
0.00	293,344.24	293,344.24	21/22 CurrFunds-CapMaint (R)
0.00	1,708,127.35	1,708,127.35	22/23 CurrFunds-CapImp (R)
$29,700,000.00	**$2,019,326.64**	**$31,719,326.64**	

Comment: This request increases the total project budget from $29,700,000.00 to $31,719,326.64. The additional funding will be used to support furniture and IT/AV infrastructure associated with the project, which was originally anticipated to be funded through a Title III grant. The project is in its later stages, with rough-in work complete and interior finishes currently underway.

Previous Action:

Date	Meeting	Action
07/13/2022	SBC	Approved project and to select a designer
08/19/2022	ESC	Approved utilizing CM/GC alternative delivery method
10/24/2022	ESC	Approved designer selection (Bauer Askew Architecture, PLLC)
06/08/2023	SBC	Approved awarding a contract to the best evaluated proposer for CM/GC (Hoar Construction, LLC)
12/14/2023	SBC	Approved a revision in scope

Minutes: 07/09/2026 SBC Comptroller Mumpower asked Mr. Tracy to clarify that this additional funding is coming from residual Strategic Initiative funds from previous work. Mr. Tracy confirmed.

The Commission approved a revision in project budget and funding.

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

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

Project Title: New Health Sciences Building

Project Description: Construct a new Health Sciences facility to replace Gallatin's East Campus. The building will be located on the existing footprint of the E lot. A new parking area to support the building will be constructed west of the Loop Road & across from the Fox Building.

SBC Number: 166/025-02-2026

Total Project Budget: $43,200,000.00

Current Project Funding: $ 1,500,000.00

Source of Funding: $ 1,500,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a FY26/27 **disclosed** project ($25,000,000.00) in the capital budget and is in the **2017 VSCC Master Plan**. The CM/GC delivery method is requested because the project requires construction team involvement in providing guidance regarding budget and schedule implications of various design solutions. Current project funding will be used for design though the design development phase and preconstruction services, in accordance with SBC Policy 3.04, allowing for further refinement of the project scope and development of a reliable estimate of the total project budget prior to seeking authorization for construction.

Minutes: 07/09/2026 SBC Secretary Hargett pointed out that this project budget went from $25,000,000.00 to over $43,000,000.00. He asked what drove this change. Mr. Tracy stated that the project was initially submitted as a disclosed project by the campus. He stated that when TBR received the project request, they assigned a regional designer to review the project scope and help create a program and budget. The current project budget reflects that additional design consultation. Secretary Hargett stated that he is concerned with disclosed projects which have a lower budget than is realistic with the expectation that an campus may come back later with a higher project budget.

Mr. Tracy stated that this is why TBR is only requesting to proceed through design as the campus may need to redisclose the project at the correct total budget after design work is completed to validate the program and scope.

Mr. Tracy also stated that TBR is taking this approach with Locally Governed Institutions projects funded with TSSBA funds since they often do not see those projects prior to disclosure. TBR has begun to question all campuses to ensure that their project budgets are properly estimated.

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

DEPARTMENT OF MILITARY

Volunteer Training Site - Smyrna, Smyrna, Rutherford County, Tennessee

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

Project Title: New Army Aviation Support Facility

Project Description: Construction of a new Army Aviation Support Facility and all required related work.

SBC Number: 361/079-01-2024

Total Project Budget: $85,500,000.00

Source of Funding:

Original	Change	Revised	Source
$2,500,000.00	$ 3,000,000.00	$ 5,500,000.00	Federal Funds (NGB) (F)
0.00	80,000,000.00	80,000,000.00	26/27 CurrFunds-CapImp (A)
$2,500,000.00	**$83,000,000.00**	**$85,500,000.00**	

Comment: This adds funds from a FY 26/27 **line-item** project in the capital budget and increases the budget from $34,500,000.00 to $85,500,000.00 to add additional square footage and funding for the entirety of the larger, originally envisioned project. The project funding has changed from 100% federally funded to include only those federal funds that have been provided as this new facility is a state priority, and additional federal funds have not been made available.

The State has provided funds to complete the construction of this facility eliminating the need for associated future projects as indicated in the initial approval.

Previous Action:

Date	Meeting	Action
03/14/2024	SBC	Approved project, to select a designer, and utilizing CM/GC alternative delivery method
04/22/2024	ESC	Approved designer selection (Mead and Hunt, Inc.)
04/21/2025	ESC	Approved awarding a contract to the best evaluated proposer for CM/GC (T.W. Frierson)

Minutes: 07/09/2026 SBC Approved a revision in project budget and funding

TENNESSEE WILDLIFE RESOURCES AGENCY

Region 1 West – Hurricane Mills, Humphreys County, Tennessee

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

Project Title: Region 1 - Buffalo Ridge Hunter Education Facility

Project Description: Construct a hunter education campus that will include a training building, a shooting sports complex, support and maintenance facilities, and all required related work.

SBC Number: 220/017-01-2019

Total Project Budget: $6,185,000.00

Source of Funding:

Original	Change	Revised	Source
$5,570,000.00	$ 0.00	$5,570,000.00	19/20 TWRA Op Funds (A)
215,000.00	0.00	215,000.00	24/25 TWRA Op Funds (A)
0.00	400,000.00	400,000.00	26/27 TWRA Op Funds (A)
$5,785,000.00	**$400,000.00**	**$6,185,000.00**	

Comment: This request increases the budget from $5,785,000.00 to $6,185,000.00 to allow for the execution of change orders including portions of work originally planned for Agency Resources that will now be performed by the contractor. This request will complete the project.

Previous Action:

Date	Meeting	Action
09/12/2019	SBC	Approved project, to select a designer, and utilizing Agency Resources for a portion of construction
10/31/2019	ESC	Approved designer selection (Kline Swinney Associates)
03/11/2021	SBC	Approved EDP as presented by Kline Swinney Assocites
11/14/2024	SBC	Approved a revision in project budget and funding
06/22/2026	ESC	Approved a revision in funding

Minutes: 07/09/2026 SBC Commissioner Bryson asked Mr. Fiss to clarify where the additional TWRA operating funds were coming from. Mr. Fiss stated it was in the agency wildlife fund which includes operating and capital funds. He also stated that this has a 90% federal match to the funds which has already been received. Commissioner Bryson further clarified that this is coming from a fund that can be used for operating funds. Mr. Fiss confirmed this was the case.

Lt. Governor McNally asked about the wildlife education center that former representative Biddle had supported in Cumberland County. Mr. Fiss stated that he was not aware of that project but would check and respond back to the Lt. Governor.

The Commission approved a revision in project budget and funding.

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on June 11, 2026.

Standard Terms and Conditions for Agreements between Owner and Designer (SBC-6a)

1) Approved a revision to Section 5.5 of the Agreement effective July 9, 2026.

Report of Items Approved by Office of the State Architect

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

1. **State Procurement Agency:** University of Tennessee – Chattanooga
   User Agency, Location: Chattanooga, Tennessee
   Project Title: Hunter Hall Improvements (ADA Ramp)
   SBC Project No: 540/005-10-2018
   Designer: Derthick, Henley & Wilkerson Architects
   Contractor: Robert Roberts, LLC
   Construction Completion Percentage: 90%
   Targeted Substantial Completion: 04/23/2026
   Change Order No: 2
   Approval Date: 06/18/2026
   Change Order Amount: $112,988.00
   Change Order Percentage: **34.96**%
   Cumulative Percentage: 39.51%
   Comment: This change order addresses the need add retaining walls to the new ADA ramp which is identified as owner-requested added scope.
   Approved Project Funding:
   Original Bid Target: $363,182.00
   Base Contract Amount: $323,182.00
   Contingency: $163,524.00
   After This Change Order:
   Revised Contract Amount: $450,877.47
   Remaining Undedicated Funds: $294,000.00

2. **State Procurement Agency:** Tennessee Board of Regents
User Agency, Location: TN College of Applied Technology, Morristown, Tennessee
Project Title: Buildings 102 and 103 Updates
SBC Project No: 166/072-01-2023
Designer: The Architecture Collaborative, LLC
Contractor: Mavin Construction, LLC
Construction Completion Percentage: 78.25%
Targeted Substantial Completion: 05/01/2026
Change Order No: 7
Approval Date: 06/18/2026
Change Order Amount: $3,652.41
Change Order Percentage: **0.24**%
Cumulative Percentage: 25.14%
Comment: This change order addresses the need to relocate a new gas heater which is identified as an owner requested change.
Approved Project Funding:
Original Bid Target: $1,875,000.00
Base Contract Amount: $1,500,000.00
Contingency: $187,501.00
After This Change Order:
Revised Contract Amount: $1,877,151.73
Remaining Undedicated Funds: $64,000.68

3. **State Procurement Agency:** Tennessee Technological University
User Agency, Location: Cookeville, Tennessee
Project Title: Agricultural Technology Innovation Center
SBC Project No: 364/021-01-2022
Designer: Upland Design Group, Inc.
Contractor: HD Commercial, LLC
Construction Completion Percentage: 100%
Targeted Substantial Completion: 12/08/225
Change Order No: **4**
Approval Date: 06/12/2026
Change Order Amount: $1,097.78
Change Order Percentage: **0.12**%
Cumulative Percentage: 17.12%
Comment: This change order addresses the need to provide an inspection of a sewer line which is identified as a hidden condition.
Approved Project Funding:
Original Bid Target: $1,061,920.00
Base Contract Amount: $953,000.00
Contingency: $56,500.00
After This Change Order:
Revised Contract Amount: $1,116,167.87
Remaining Undedicated Funds: $13,336.00

4. **State Procurement Agency:** Tennessee Technological University
User Agency, Location: Cookeville, Tennessee
Project Title: Teaching Headhouse Renovation
SBC Project No: 364/021-01-2024
Designer: Upland Design Group
Contractor: HD Commercial
Construction Completion Percentage: 98.00%
Targeted Substantial Completion: 05/26/2026
Change Order No: **4**
Approval Date: 06/05/2026
Change Order Amount: $9,092.84
Change Order Percentage: **1.98**%
Cumulative Percentage: 10.50%
Comment: This change order addresses the need to provide 3-phase power to the building due to a designer omission.
Approved Project Funding:
Original Bid Target: $590,000.00
Base Contract Amount: $459,000.00
Contingency: $59,000.00
After This Change Order:
Revised Contract Amount: $507,200.24
Remaining Undedicated Funds: $128,726.80

5. **State Procurement Agency:** STREAM
User Agency, Location: Department of Environment & Conservation, Burns, TN
Project Title: Montgomery Bell State Park Four Mile Campground Renovation
SBC Project No: 126/054-01-2022
Designer: Hurst-Rosche
Contractor: FTM
Construction Completion Percentage: 57.48%
Targeted Substantial Completion: 12/18/2026
Change Order No: **10**
Approval Date: 06/01/2026
Change Order Amount: $56,878.72
Change Order Percentage: **0.80**%
Cumulative Percentage: 16.59%
Comment: This change order addresses the need to provide an electrical panel and a storage tank as required by codes, additional lighting and additional plumbing components due to a design omission and a credit for fixtures and an appliance identified as a cost efficiency.
Approved Project Funding:
Original Bid Target: $8,800,100.00
Base Contract Amount: $7,091,000.00
Contingency: $480,000.00
After This Change Order:
Revised Contract Amount: $8,267,658.29
Remaining Undedicated Funds: $1,124,568.42

6. **State Procurement Agency:** STREAM
User Agency, Location: Tennessee Historical Commission, Hendersonville, Tennessee
Project Title: Rock Castle New Event Center and Site Improvements
SBC Project No: 160/001-01-2021
Designer: Anecdote, PLC
Contractor: Boger Construction, LLC
Construction Completion Percentage: 97.70%
Targeted Substantial Completion: 05/26/2026
Change Order No: **13**
Approval Date: 05/27/2026
Change Order Amount: $65,002.48
Change Order Percentage: **0.76**%
Cumulative Percentage: 10.05%
Comment: This change order addresses the need to provide for electrical work and parking lot work due to hidden conditions. This change order adds 13 days to the project schedule.
Approved Project Funding:
Original Bid Target: $9,500,000.00
Base Contract Amount: $8,532,900.00
Contingency: $712,500.00
After This Change Order:
Revised Contract Amount: $9,390,074.11
Remaining Undedicated Funds: $1,006,401.10

7. **State Procurement Agency:** STREAM
User Agency, Location: Department of Education, Knoxville, Tennessee
Project Title: TN School for the Deaf Akin Gym Floor and HVAC Repairs
SBC Project No: 168/007-01-2020
Designer: Sparkman Associates Architects
Contractor: King Construction Group, Inc.
Construction Completion Percentage: 99%
Targeted Substantial Completion: 11/28/2025
Change Order No: **4**
Approval Date: 06/11/2026
Change Order Amount: $11,333.44
Change Order Percentage: **1.1**%
Cumulative Percentage: 11.03%
Comment: This change order addresses the need to provide for the testing and balancing of equipment which is identified as added scope.
Approved Project Funding:
Original Bid Target: $1,500,000.00
Base Contract Amount: $1,124,900.00
Contingency: $150,000.00
After This Change Order:
Revised Contract Amount: $1,249,012.29
Remaining Undedicated Funds: $849,200.00

8. **State Procurement Agency:** STREAM
User Agency, Location: Department of Military, Dickson, Tennessee
Project Title: Dickson Readiness Center Re-Roof and Facility Update
SBC Project No: 361/021-01-2023
Designer: Design House 1411
Contractor: Porter Roofing Contractors, Inc.
Construction Completion Percentage: 88.00%
Targeted Substantial Completion: 06/11/2025
Change Order No: **2**
Approval Date: 05/27/2026
Change Order Amount: $166,320.38
Change Order Percentage: **22.29**%
Cumulative Percentage: 38.07%
Comment: This change order addresses the need to replace HVAC equipment, fans, ceiling tiles, light fixtures and to add interior paint identified as an-owner requested, value added change.
Approved Project Funding:
Original Bid Target: $980,000.00
Base Contract Amount: $746,155.00
Contingency: $98,000.00
After This Change Order:
Revised Contract Amount: $1,030,229.29
Remaining Undedicated Funds: $47,770.71

9. **State Procurement Agency:** STREAM
User Agency, Location: Department of Military, Smyrna, Tennessee
Project Title: VTS Smyrna Civil Supports Team Latrine Upgrades
SBC Project No: 361/079-03-2024
Designer: I.C. Thomasson Associates, Inc.
Contractor: Tandem Construction, LLC
Construction Completion Percentage: 87.00%
Targeted Substantial Completion: 08/21/2026
Change Order No: **4**
Approval Date: 06/09/2026
Change Order Amount: $0.00
Change Order Percentage: **0.00**%
Cumulative Percentage: 17.80%
Comment: This change order addresses the need to add days to the project schedule which is identified as schedule modification. This change order adds 90 days to the project schedule.
Approved Project Funding:
Original Bid Target: $520,000.00
Base Contract Amount: $408,240.00
Contingency: $52,000.00
After This Change Order:
Revised Contract Amount: $480,890.92
Remaining Undedicated Funds: $91,109.08

10. **State Procurement Agency:** STREAM
User Agency, Location: Department of General Services, Jackson, Tennessee
Project Title: Jackson Supreme Court Exterior Cleaning & Repairs and Interior Renovation
SBC Project No: 523/073-01-2022
Designer: TLM Associates, LLC
Contractor: Allison Contracting, LLC
Construction Completion Percentage: 33.00%
Targeted Substantial Completion: 11/16/2026
Change Order No: **4, 5, 6, 7, 8**
Approval Date: 06/17/2026
Change Order Amount: $47,871.25
Change Order Percentage: **2.68%**
Cumulative Percentage: 29.52%
Comment: These change orders address the need to: relocate an electrical panel due to a hidden condition; to modify signage identified as an owner-requested change; to add bullet resistant panels; to provide additional audio visual/data cabling and to modify wall framing which are identified as added scope.
Approved Project Funding:
Original Bid Target: $2,700,000.00
Base Contract Amount: $1,784,999.00
Contingency: $270,000.00
After This Change Order:
Revised Contract Amount: $2,312,009.08
Remaining Undedicated Funds: $816,088.52

Approvals of Acquisitions and Disposals of State Property

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

1. **State Procurement Agency**: East Tennessee State University
Transaction Description: Transaction No. 25-08-001
Location: East Tennessee State University
Washington County – 0.10 +/- acres – Intersection of University Parkway and State of Franklin Road, Johnson City, TN
Grantee: City of Johnson City
Estimated Sale Price: No Cost/Mutual Benefit
Source of Funding: City of Johnson City (REM FEE) (O)
Approval: Approved disposal by easement with waiver of appraisal
Approval Date: 06/11/2026

Report of Items Submitted to the SBC

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

1. **State Procurement Agency**: STREAM / Department of Environment & Conservation
   Location: Buchanan, Tennessee
   Project Title: Paris Landing State Park Shoreline Stabilization
   SBC Project No: 126/075-01-2025
   Designer: L.I. Smith & Associates, Inc.
   Amount: $130,000.00
   Explanation: This ASR is for is for surveying services which are considered inherent to the successful execution of the project.
   Approval Date: 06/09/2026
   OSA Receipt Date: 06/09/2026

2. **State Procurement Agency**: STREAM / Department of Environment & Conservation
   Location: Jamestown, Tennessee
   Project Title: Pickett CCC Memorial State Park ADA Upgrades
   SBC Project No: 126/078-01-2022
   Designer: Sparkman & Associates Architects, Inc.
   Amount: $18,660.00
   Explanation: This ASR is for is for additional design work per a programmatic request by the owner.
   Approval Date: 05/26/2026
   OSA Receipt Date: 05/28/2026

3. **State Procurement Agency**: STREAM / Department of Environment & Conservation
   Location: Hermitage, Tennessee
   Project Title: Long Hunter State Park Maint. Facility and Site Upgrades
   SBC Project No: 126/115-01-2023
   Designer: ProjX, LLC
   Amount: $21,545.92
   Explanation: This ASR is for is for services provided by a historical consultant which is considered to be above basic services.
   Approval Date: 06/16/2026
   OSA Receipt Date: 06/17/2026

4. **State Procurement Agency**: STREAM / Department of Veterans Services
   Location: Sparta, Tennessee
   Project Title: Upper Cumberland Veterans Cemetery
   SBC Project No: 682/008-01-2026
   Designer: Cannon & Cannon
   Amount: $80,000.00
   Explanation: This ASR is for is for programmatic services relating to the design of additional scope at the request of the owner.
   Approval Date: 06/09/2026
   OSA Receipt Date: 06/09/2026

- **Quarterly Report of the Advisory Board for the Metro Nashville District Energy System** (in accordance with Item 13.01 of the *SBC By-Laws, Policy & Procedures*)
- **Revisions to the By-laws of the Andrew Jackson Foundation** (in accordance with TCA §4-13-104)

Other Business

Comptroller Mumpower introduced a University of Tennessee student, Lucy (Moana) Mancuso specifically to President Randy Boyd as she is a student at the University of Tennessee. She is also the daughter of a comptroller employee, Elizabeth Mancuso, and is spending time with State Architect McGauran. President Boyd shared that he had met Ms. Mancuso and offered to show her projects around Knoxville upon her return to school.

There being no further business, the meeting adjourned at 11:16 a.m.

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CONSENT AGENDA ITEMS

1.

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:	Multiple Buildings Roof Replacements (26/27)
Project Description:	Replacement of roofs for multiple buildings and all related work.
SBC Number:	367/007-02-2026
Total Project Budget:	$5,740,000.00
Source of Funding:	$5,740,000.00 26/27 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 26/27 line-item project in the capital budget. Roofs to be replaced include Administration Building (20 years old), Ray Herzog Building (20 years old), Ellington Hall (22 Years old), Patterson Hall (20 Years old), and Billy Mac Jones Building (39 Years old).
Minutes:	07/09/2026 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 revision in funding**

Project Title: Multiple Buildings Envelope & Structural Repairs

Project Description: Repair or replacement of building envelope components, including roofs, and structural repairs on multiple buildings, and all related work.

SBC Number: 366/009-03-2025

Total Project Budget: $10,500,000.00

Current Project Funding: $ 7,500,000.00

Source of Funding:

Original	Change	Revised	Source
$ 3,500,000.00	$ 0.00	$ 3,500,000.00	25/26 CurrFunds-CapMaint (MP) (A)
$ 0.00	$ 4,000,000.00	$ 4,000,000.00	26/27 CurrFunds-CapMaint (MP) (A)
$ 3,500,000.00	**$ 4,000,000.00**	**$ 7,500,000.00**	

Comment: This adds funds from a **line-item** in the capital budget (Phase 2). Priority buildings for Phase 2 scope include Blue Warehouse, Telecom Building (1996), James Union Building (2002), College Heights, Bragg, Miller Education Center, ROTC Annex, Campus School (2002), Science Building, and Cason Kennedy.

Previous Action:

Date	Meeting	Action
07/10/2025	SBC	Approved project and to select a designer
07/21/2025	ESC	Approved Designer selection (American Structurepoint, Inc.)
11/13/2025	SBC	Approved an addition in scope

Minutes: 07/09/2026 SBC Approved revision in funding

EAST TENNESSEE STATE UNIVERSITY

East Tennessee State University, Johnson City, Washington, Tennessee

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

Project Title: Main Campus Utility Infrastructure Replacement

Project Description: Replace steam lines, boilers, pumps, chilled water piping, domestic water lines, sewer systems, and all related work.

SBC Number: 369/005-06-2026

Total Project Budget: $19,220,000.00

Source of Funding:

Amount	**Source**
$18,048,000.00	26/27 CurrFunds-CapImp (A)
$ 1,172,000.00	Plant Funds (Non-Aux) (A)

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

Minutes: 07/09/2026 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 project and proceeding with the process to select a designer**

Project Title: Multiple Buildings Roof Replacements

Project Description: Repair and replacement of roofs and drainage systems for multiple buildings and all related work.

SBC Number: 369/005-07-2026

Total Project Budget: $7,000,000.00

Current Project Funding: $3,500,000.00

Source of Funding: $3,500,000.00 26/27 CurrFunds-CapMaint (A)

Comment: This is a FY 26/27 **line-item** project in the capital budget (Phase 1). This is anticipated to be the first phase of a two phased project. The priority buildings include Lamb Hall and Veterans Administration Buildings 119, 2, and 178.

Minutes: 07/09/2026 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 budget and funding**

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: $7,000,000.00

Source of Funding:

Original	Change	Revised	Source	
$3,500,000.00	$0.00	$3,500,000.00	25/26 CurrFunds-CapMaint (MP)	(A)
0.00	3,500,000.00	3,500,000.00	26/27 CurrFunds-CapMaint (MP)	(A)
$3,500,000.00	**$3,500,000.00**	**$7,000,000.00**		

Comment: This adds funding from a FY 26/27 **line-item** project in the capital budget (Phase 2) and reduces the total project budget from $8,500,000.00 to $7,000,000.00. It is anticipated that this additional funding will complete the project.

Previous Action:

Date	Meeting	Action
07/10/2025	SBC	Approved project and to select a designer
07/21/2025	ESC	Approved designer selection (Facility Systems Consultants, Inc.)

Minutes: 07/09/2026 SBC Approved a revision in project budget and funding

AUSTIN PEAY STATE UNIVERSITY

Austin Peay State University, Clarksville, Montgomery County, Tennessee

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

Project Title: Event Center Renovation

Project Description: Interior renovation and exterior improvements for a conference center in 416 College St. and all related work.

SBC Number: 373/003-03-2025

Total Project Budget: $3,375,000.00

Current Project Funding: $3,375,000.00

Source of Funding:

Original	Change	Revised	Source
$2,000,000.00	$275,000.00	$2,275,000.00	Gift (O)
$1,100,000,00	0.00	1,100,000.00	Plant Funds (Non-Aux) (A)
$3,100,000.00	**$275,000.00**	**$3,375,000.00**	

Comment: This request increases the budget from $3,100,000 to $3,375,000 and adds gift funding to meet the designer's estimate for completing the renovation work; cover sitework changes; increases in construction costs; and increases in electronic equipment costs due to inflation.

Previous Action:

Date	Meeting	Action
04/10/2025	SBC	Approved project and to select designer
04/21/2025	ESC	Approved designer selection (LCMA, LLC dba Lyle Cook Martin Architects)

Minutes: 07/09/2026 SBC Approved a revision in project budget and funding

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: Multiple Building Roof Replacements

Project Description: Repair and replacement of roof systems, roof-top mounted equipment, drainage on multiple buildings, and all related work.

SBC Number: 166/001-01-2026

Total Project Budget: $14,400,000.00

Current Project Funding: $ 2,400,000.00

Source of Funding: $ 2,400,000.00 26/27 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY26/27 **line-item** in the capital budget (Phase 1). This is the first phase of a multi-phase project and includes roof replacements for Farrell-Westbrook (1991) and the Alexander Murray Power Plant Building (2006).

Minutes: 07/09/2026 SBC Approved project and to select a designer

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:	Agriculture Poultry Layer House
Project Description:	Construct poultry house unit for Agriculture research. Project includes demolition of existing poultry facility and all related work
SBC Number:	166/001-03-2026
Total Project Budget:	$2,000,000.00
Source of Funding:	$2,000,000.00 Federal Funds (USDA) (F)
Comment:	This is a June 15, 2026 **disclosed** project reported by TBR. This building is **less than 50 years old** and does not require THC review.
Minutes:	07/09/2026 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

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

Project Title: Central Plant Modernization

Project Description: Modernize the central plant, including replacement of boilers, chillers, pumps, and piping; lighting, electrical, and controls updates; and all related work.

SBC Number: 166/012-01-2023

Total Project Budget: $5,680,000.00

Current Project Funding: $3,155,000.00

Source of Funding:

Original	Change	Revised	Source
$1,075,000.00	$ 0.00	$1,075,000.00	23/24 CurrFunds-CapMaint (MP) (A)
0.00	2,080,000.00	2,080,000.00	26/27 CurrFunds-CapMaint (A)
$1,075,000.00	**$2,080,000.00**	**$3,155,000.00**	

Comment: This adds funding from a FY26/27 **line-item** in the capital budget (Phase 2), and increases the budget from $1,075,000.00 to $5,680,000.00 to reflect the estimated total cost of all anticipated phases. This will be the second phase of a multi-phase project.

Previous Action:

Date	Meeting	Action
07/13/2023	SBC	Approved project and to select a designer
07/25/2023	ESC	Approved designer selection (March Adams & Associates, Inc.)
11/14/2024	SBC	Approved a revision in funding

Minutes: 07/09/2026 SBC Approved a revision in project budget and funding

TENNESSEE BOARD OF REGENTS

Cleveland State Community College, Cleveland, Bradley County, Tennessee

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

Project Title: Multiple Building Roof Replacements

Project Description: Replacement of seven roofs throughout the main campus and all related work.

SBC Number: 166/013-01-2024

Total Project Budget: $5,720,000.00

Current Project Funding: $3,110,000.00

Source of Funding:

Original	Change	Revised	Source
$1,360,000.00	$ 0.00	$1,360,000.00	24/25 CurrFunds-CapMaint (MP) (A)
0.00	1,750,000.00	1,750,000.00	26/27 CurrFunds-CapMaint (MP) (A)
$1,360,000.00	**$1,750,000.00**	**$3,110,000.00**	

Comment: This adds funding from a FY26/27 **line-item** in the capital budget (Phase 2). This will be the second phase of a multi-phase project toward the work on the original priority buildings.

Previous Action:

Date	Meeting	Action
07/11/2024	SBC	Approved project and to select a designer
08/19/2024	ESC	Approved designer selection (Hefferlin + Kronenberg Architects, PLLC)

Minutes: 07/09/2026 SBC Approved a revision in project funding

TENNESSEE BOARD OF REGENTS

Columbia State Community College, Columbia, Maury County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Campus Infrastructure Upgrades
Project Description:	Upgrades of campus infrastructure, including electrical switchgear, transformers, and electrical components; chiller, cooling tower, piping, and central plant equipment; HVAC controls; and all related work.
SBC Number:	166/015-01-2026
Total Project Budget:	$2,460,000.00
Source of Funding:	$2,460,000.00 26/27 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY26/27 **line-item** in the capital budget.
Minutes:	07/09/2026 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

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

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

Project Title: Jimmy Naifeh Building Roof Replacement

Project Description: Replacement of metal roofing system and all related work.

SBC Number: 166/017-01-2026

Total Project Budget: $1,100,000.00

Source of Funding: $1,100,000.00 26/27 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY26/27 **line-item** in the capital budget. The roof, installed in phases in 1996 and 1998 with a 20-year warranty, is nearing the end of its useful life and showing signs of deterioration. The facility has experienced multiple leaks in recent years.

Minutes: 07/09/2026 SBC Approved project and to select a designer

**Work will be done in Tipton County

TENNESSEE BOARD OF REGENTS

Roane State Community College, Harriman, Roane County, Tennessee**

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Multiple Building Roof Replacements and Repairs
Project Description:	Replace the existing roof on the Campbell County campus building (original construction area) and the Physical Plant building on the Roane County campus. Repair leaks on the existing roof and replace the existing gutters on the Scott County campus building. Includes all related work.
SBC Number:	166/027-02-2026
Total Project Budget:	$1,500,000.00
Source of Funding:	$1,500,000.00 26/27 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY26/27 **line-item** in the capital budget. The Campbell County roof was installed in 2006 with a 10-year warranty, the Physical Plant roof was installed in 1992, and the Scott County roof dates to the original 1994 construction of the building. The project description has been modified for clarity.
Minutes:	07/09/2026 SBC Approved project and to select a designer

** Work will be done in Campbell, Scott and Roane Counties

TENNESSEE BOARD OF REGENTS

Southwest Tennessee Community College, Memphis, Shelby County, Tennessee

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

Project Title: Multiple Building Roof Replacements and Envelope Repairs

Project Description: *Replacement of roofing systems and envelope repairs, including windows, doors, caulking for multiple buildings, and* ~~Replace roof systems on the EMS Simulation Lab Building and the east and center wings on the M Building. Replace windows and doors on the Parrish and Farris buildings. Project includes~~ all related work.

SBC Number: 166/033-01-2024

Total Project Budget: $9,000,000.00

Current Project Funding: $5,600,000.00

Source of Funding:

Original	Change	Revised	Source
$2,600,000.00	$ 0.00	$2,600,000.00	24/25 CurrFunds-CapMaint (MP) (A)
0.00	3,000,000.00	3,000,000.00	26/27 CurrFunds-CapMaint (MP) (A)
$2,600,000.00	**$3,000,000.00**	**$5,600,000.00**	

Comment: This adds funding from a FY26/27 **line-item** in the capital budget. The scope has been revised to include the full intended scope of the phased project. The priority buildings for Phase 2 include roofs for Freeman, Sulcer, and Thornton, which were all installed in 2005.

Previous Action:

Date	Meeting	Action
07/11/2024	SBC	Approved project and to select a designer
08/19/2024	ESC	Approved designer selection (LRK, Inc.)

Minutes: 07/09/2026 SBC Approved a revision in project scope and funding

TENNESSEE BOARD OF REGENTS

Walters State Community College, Morristown, Hamblen County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Humanities MEP Improvements and Energy Upgrades
Project Description:	MEP improvements and energy upgrades, including new water source heat pump units, removal of rooftop HVAC package units, replacement of hydronic lines, pipe repairs, window replacements, and all related work.
SBC Number:	166/023-01-2026
Total Project Budget:	$1,520,000.00
Source of Funding:	$1,520,000.00 26/27 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY26/27 **line-item** in the capital budget.
Minutes:	07/09/2026 SBC Approved project and to select a designer

TENNESSEE BOARD OF REGENTS

Statewide, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select multiple designers**
Project Title:	TCAT Roof Replacements and Envelope Repairs
Project Description:	Replacement or repair of roofing systems, envelope and drainage repairs, and all related work.
SBC Number:	166/000-02-2026
Total Project Budget:	$4,910,000.00
Source of Funding:	$4,910,000.00 26/27 CurrFunds-CapMaint (A)
Comment:	This is a FY26/27 **line-item** in the capital budget (Phase 1). Request to select designers for the West, Middle, and East Regions. The priority locations include TCAT Jackson (1995), Murfreesboro (2005), Crump (2002), Oneida (pre-2000), McKenzie (2003), and Elizabethton (1997).
Minutes:	07/09/2026 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	UTC Electrical Distribution and Chiller Plant Upgrades (26/27)
Project Description:	Upgrade the primary campus electrical distribution service system across the campus and at the central chilled water plant. The project also includes the replacement of high temperature heating water generators. Includes all related work to complete the project.
SBC Number:	540/005-02-2026
Total Project Budget:	$8,750,000.00
Source of Funding:	$8,750,000.00 26/27 CurrFunds-CapMaint (A)
Comment:	This is a FY 26/27 **line-item** project in the capital budget.
Minutes:	07/09/2026 SBC Approved project and to select a designer

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 Multiple Buildings Control Systems Upgrade (26/27)
Project Description:	Upgrades to mechanical control systems in multiple buildings. Includes all related work to complete the project.
SBC Number:	540/013-01-2026
Total Project Budget:	$2,500,000.00
Source of Funding:	$2,500,000.00 26/27 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 26/27 **line-item** project in the capital budget. The project includes work at the Wittenborg Building (1926) and 930 Madison Building (1990). The Tennessee Historical Commission has determined that this project will not adversely affect these State-owned resources and no further action is necessary.
Minutes:	07/09/2026 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

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

Project Title: UTIA CVM Equipment Replacement (26/27)

Project Description: Renovation at the College of Veterinary Medicine (CVM) to accommodate the installation of specialized equipment. The work will reconfigure existing space and all related work to meet requirements for the installation.

SBC Number: 540/001-04-2026

Total Project Budget: $3,000,000.00

Source of Funding: $3,000,000.00 Plant Funds (Non-Aux) (A)

Comment: This is a June 16, 2026, **disclosed** project by UT.

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

Minutes: 07/09/2026 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	UTK Campus Infrastructure Upgrades PH I (26/27)
Project Description:	Repair and replace existing infrastructure components related to underground utilities for water and steam from Middle to Circle Drive. Includes all related work to complete the project.
SBC Number:	540/009-03-2026
Total Project Budget:	$9,500,000.00
Source of Funding:	$9,500,000.00 26/27 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 26/27 **line-item** project in the capital budget. The project description has been modified for clarity.
Minutes:	07/09/2026 SBC Approved project and to select a designer

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	UTK Elevator Upgrades (26/27)
Project Description:	Replacement and modernization of elevators in multiple campus buildings. Includes all related work to complete the project.
SBC Number:	540/009-04-2026
Total Project Budget:	$1,000,000.00
Source of Funding:	$1,000,000.00 Plant Funds (Non-Aux) (A)
Comment:	This is a June 15, 2026, **disclosed** project by UT. The project includes work at the Bailey Education Complex (1983) and Student Services Building (1968). The Tennessee Historical Commission has determined that this project will not adversely affect these State-owned resources and no further action is necessary.
Minutes:	07/09/2026 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 and utilizing Best Value alternative delivery method**

Project Title: UTM Cattle Outreach and Workforce (COW) Facility (26/27)

Project Description: Construction of a new beef cattle teaching and workforce facility that will include site improvements and equipment. Includes all related work to complete the project.

SBC Number: 540/011-02-2026

Total Project Budget: $4,500,000.00

Source of Funding:

Original Amount	Source
$4,230,000.00	26/27 CurrFunds-CapImp (A)
$ 270,000.00	Plant Funds (Non-Aux) (A)

Comment: This is a FY 26/27 **line-item** project in the capital budget. The Best Value alternative procurement method is requested due to the need to shorten the construction schedule to the greatest extent feasible and a desire for a high-level quality for the work. Plant Funds will be reimbursed with Gift Funds as received.

Minutes: 07/09/2026 SBC Approved project and to select a designer and utilizing Best Value alternative delivery method

UNIVERSITY OF TENNESSEE

University of Tennessee, Martin, Weakley County, Tennessee

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

Project Title: Elam Center Exterior Wall Repairs

Project Description: Repairs to the masonry and structural components at the south and north walls and *replacement of the brick veneer system at the east wall* of the Elam Center, replacement of overhead and service doors, repair of exposed structural components and related finishes in natatorium area, and all related work.

SBC Number: 540/011-04-2023

Total Project Budget: $5,750,000.00

Source of Funding:

Original	Change	Revised	Source
$4,000,000.00	$ 0.00	$4,000,000.00	23/24 CurrFunds-CapMaint (MP) (A)
0.00	1,750,000.00	1,750,000.00	26/27 CurrFunds-CapMaint (MP) (A)
$4,000,000.00	$1,750,000.00	$5,750,000.00	

Comment: This request adds funding from FY 26/27 **line-item** in the capital budget, increasing the budget from $4,000,000.00 to $5,750,000.00, and completes the wall repairs on the exterior facades. The project description has been revised to reflect the addition of the UTM Elam Center Brick Replacement request.

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:

Date	Meeting	Action
07/13/2023	SBC	Approved project and to select a designer
07/24/2023	SBC	Approved designer selection (TLM Associates, Inc.)

Minutes:

07/09/2026	SBC	Approved a revision in project budget, funding, and scope

UNIVERSITY OF TENNESSEE

University of Tennessee, Pulaski, Giles County, Tennessee

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

Project Title: UTS Multiple Building Envelope Repairs (26/27)

Project Description: Repair and replacement of several exterior building system components including roofs, foundations, doors, and windows. Includes all related work to complete the project.

SBC Number: 540/006-01-2026

Total Project Budget: $4,570,000.00

Source of Funding: $4,570,000.00 26/27 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 26/27 **line-item** project in the capital budget. The project includes work at the Martin Hall (1957) and Andrews Science Building (1959).

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

Minutes: 07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Tullahoma Readiness Center, Tullahoma, Coffee County, Tennessee

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

Project Title: VTS Tullahoma Barracks HVAC Updates

Project Description: Update barracks HVAC systems, including equipment, system controls, mechanical, electrical, and plumbing; and all required related work.

SBC Number: 361/093-01-2026

Total Project Budget: $1,760,000.00

Current Project Funding: $ 122,337.00

Source of Funding: $ 122,337.00 Federal Funds (NGB) (F)

Comment: This project is 100% federally funded. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2026. Additional funds will be added when made available by the National Guard Bureau.

Minutes: 07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Tullahoma Readiness Center, Tullahoma, Coffee County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	VTS Tullahoma Officer and Senior Enlisted Barrack
Project Description:	Construction of an officer and senior enlisted barrack and all required related work.
SBC Number:	361/093-02-2026
Total Project Budget:	$3,140,000.00
Current Project Funding:	$ 190,191.00
Source of Funding:	$ 190,191.00 Federal Funds (NGB) (F)
Comment:	This project is 100% federally funded. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2026. Additional funds will be added when made available by the National Guard Bureau.
Minutes:	07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Tullahoma Readiness Center, Tullahoma, Coffee County, Tennessee

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

Project Title: VTS Tullahoma Barracks Latrines Upgrades

Project Description: Renovation of barracks latrines from open shower bays to individual shower stalls with a drying area, including mechanical, electrical, and plumbing work; installation of fixtures, equipment, and system controls; and all required related work.

SBC Number: 361/093-03-2026

Total Project Budget: $2,000,000.00

Current Project Funding: $ 135,056.00

Source of Funding: $ 135,056.00 Federal Funds (NGB) (F)

Comment: This project is 100% federally funded. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2026. Additional funds will be added when made available by the National Guard Bureau.

Minutes: 07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Volunteer Training Site - Milan, Milan, Gibson County, Tennessee

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

Project Title: VTS Milan Building I-9 Renovation

Project Description: Complete mechanical, electrical, plumbing and architectural renovation of building into fire house living quarters, and all required related work.

SBC Number: 368/031-03-2024

Total Project Budget: $2,800,040.00

Source of Funding:

Original	Change	Revised	Source
$2,400,000.00	$400,040.00	$2,800,040.00	Federal Funds (NGB) (F)

Comment: This request increases the budget from $2,400,000.00 to $2,800,040.00 in order to award a construction contract to Barger Construction Company for the base bid only. One bid was received on June 4, 2026. The increase in construction cost is due to federal wage rates, inflation, and market conditions. A contract needs to be executed by September 30, 2026 to utilize the federal funding. For these reasons, this action is in the best interest of the State. There will be no additional designer fees.

Previous Action:

Date	Meeting	Action
11/14/2024	SBC	Approved project and to select a designer
11/25/2024	ESC	Approved designer selection (Evans Taylor Foster Childress Architects, P.C)
04/09/2026	SBC	Approved a revision in project budget and funding

Minutes: 07/09/2026 SBC Approved a revision in project budget and funding to award a contract (Barger Construction Company)

DEPARTMENT OF MILITARY

Volunteer Training Site Milan, Milan, Carroll 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: VTS Milan Automated Record Fire Range

Project Description: Construction of an automated record fire range, range tower, bleachers, and multiple structures to support storage, latrines, classroom, and mess, and all required related work.

SBC Number: 368/031-01-2026

Total Project Budget: $15,300,000.00

Current Project Funding: $ 1,300,000.00

Source of Funding: $ 1,300,000.00 Federal Funds (NGB) (F)

Comment: This project is 100% federally funded and was congressionally selected to receive design funds in FY26. Additional funds will be added when made available by the National Guard Bureau.

The use of CM/GC delivery method is requested because the project requires construction team involvement for design alternatives, advice regarding budget, and schedule implications of various design solutions. Contractors experienced with the construction of Army qualification weapons firing ranges, preconstruction services, budgeting, and scheduling will be pursued.

Minutes: 07/09/2026 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method

DEPARTMENT OF MILITARY

Volunteer Training Site - Smyrna, Smyrna, Rutherford County, Tennessee

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

Project Title: VTS Smyrna Building 686 HVAC and Energy Update

Project Description: Replace mechanical, electrical, and plumbing systems and all required related work.

SBC Number: 361/079-01-2026

Total Project Budget: $3,910,000.00

Source of Funding:

Original Amount	**Source**
$2,932,500.00	Federal Funds (NGB) (F)
977,500.00	26/27 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 26/27 **line-item** project in the capital budget. The existing mechanical, electrical, and plumbing 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, 2026.

Minutes: 07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Volunteer Training Site Smyrna, Smyrna, Rutherford 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: VTS Smyrna Rotary Wing Hangars Renovation

Project Description: Complete renovation of existing rotary wing aircraft hangars and all required related work.

SBC Number: 361/079-02-2026

Total Project Budget: $8,800,000.00

Current Project Funding: $ 700,000.00

Source of Funding: $ 700,000.00 Federal Funds (NGB) (F)

Comment: This project is 100% federally funded and was congressionally selected to receive design funds in FY26. Additional funds will be added when made available by the National Guard Bureau.

The use of CM/GC delivery method is requested because the project requires construction team involvement for design alternatives, advice regarding budget, and schedule implications of various design solutions. Contractors experienced with renovation of aviation hangars, preconstruction services, budgeting, and scheduling will be pursued.

Minutes: 07/09/2026 SBC Approved project, to select a designer, and 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**

Project Title: Nashville JFHQ Building 108 HVAC and Energy Update

Project Description: Replace mechanical, electrical, and plumbing systems, and all required related work.

SBC Number: 361/067-01-2026

Total Project Budget: $4,010,000.00

Source of Funding:

Original Amount	**Source**
$2,005,000.00	26/27 CurrFunds-CapMaint (MP) (A)
2,005,000.00	Federal Funds (NGB) (F)

Comment: This is a FY 26/27 **line-item** project in the capital budget. The existing mechanical, electrical, and plumbing 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, 2026.

Minutes: 07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF MILITARY

Lebanon Readiness Center, Lebanon, Wilson 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: Lebanon Readiness Center Addition and Renovation

Project Description: Construct an addition to the Readiness Center; renovate existing spaces; and all required related work.

SBC Number: 361/050-01-2026

Total Project Budget: $ 21,800,000.00

Current Project Funding: $ 1,720,000.00

Source of Funding:

Original Amount	Source
$ 1,290,000.00	Federal Funds (NGB) (F)
430,000.00	Military Reserves (Sale of Real Estate) (R)

Comment: This request will provide federal and Military Reserves design funds for this project and a future budget request will be made for the state share of construction funding. The project must make sufficient progress to satisfy National Guard Bureau's (NGB) timeline, as NGB programmed it for construction funds in Federal Year 2030.

The use of CM/GC delivery method is requested because the project requires construction team involvement for design alternatives, advice regarding budget, and schedule implications of various design solutions. Contractors experienced with the addition and renovation of Army National Guard Readiness Centers, preconstruction services, budgeting, and scheduling will be pursued.

Minutes: 07/09/2026 SBC Approved project, to select a designer, and utilizing CM/GC alternative delivery method

DEPARTMENT OF MILITARY

Memphis Readiness Center, Memphis, Shelby County, Tennessee

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

Project Title: Memphis Readiness Center HVAC and Energy Update

Project Description: Replace mechanical, electrical, and plumbing systems; doors and door hardware; and all required related work.

SBC Number: 361/065-01-2026

Total Project Budget: $2,970,000.00

Source of Funding:

Original Amount	Source
$1,485,000.00	26/27 CurrFunds-CapMaint (MP) (A)
1,485,000.00	Federal Funds (NGB) (F)

Comment: This is a FY 26/27 **line-item** project in the capital budget. The existing mechanical, electrical, and plumbing 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, 2026.

Minutes: 07/09/2026 SBC Approved project and to select a designer

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 Readiness Center Storm Drainage Repairs

Project Description: Repair site and storm water drainage and all required related work.

SBC Number: 361/010-01-2026

Total Project Budget: $3,300,000.00

Source of Funding:

Original Amount	**Source**
$1,650,000.00	26/27 CurrFunds-CapMaint (MP) (A)
1,650,000.00	Federal Funds (NGB) (F)

Comment: This is a FY 26/27 **line-item** project in the capital budget. In order to utilize federal funding for this project, a design contract must be awarded before September 30, 2026.

Minutes: 07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Statewide, Tennessee*

Requested Action: **Approval of a project and utilizing Agency Resources for design and utilizing a Central Procurement Office contract for demolition**

Project Title: Statewide State Parks Infrastructure Reduction

Project Description: Demolish unwanted, unused structures at five State Parks and all required related work

SBC Number: 126/000-01-2026

Total Project Budget: $2,000,000.00

Source of Funding: $2,000,000.00 26/27 TDEC Op Funds (A)

Comment: This project will remove a total of six derelict structures at David Crockett State Park, Harrison Bay State Park, Paris Landing State Park, Pickett CCC Memorial State Park, and Warriors' Path State Park.

The use of Agency Resources is requested to utilize Regional Managers for the design work, as the scope is within their capabilities The use of a Central Procurement Office contract is requested because of the single trade nature of the work.

The Tennessee Historical Commission (THC) has determined that the demolition or disposal of these properties does not adversely affect these State-owned resources, and no further action is necessary.

Minutes: 07/09/2026 SBC Approved project and utilizing Agency Resources for design and utilizing a Central Procurement Office contract for demolition

* Work will be performed in Lawrence, Hamilton, Henry, Pickett, and Sullivan counties.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Pickwick Landing State Park, Counce, Hardin County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Pickwick Landing State Park Water Line Replacement
Project Description:	Replace main water distribution system and all required related work.
SBC Number:	126/079-01-2026
Total Project Budget:	$8,140,000.00
Source of Funding:	$8,140,000.00 26/27 CurrFunds-CapMaint (MP) (A)
Comment:	This project is a FY 26/27 **line-item** project in the capital budget.
Minutes:	07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF ENVIRONMENT & CONSERVATION

Norris Dam State Park, Rocky Top, Campbell County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Norris Dam State Park Wastewater Treatment Plant Replacement
Project Description:	Replace the wastewater treatment plant and all required related work.
SBC Number:	126/063-01-2026
Total Project Budget:	$4,900,000.00
Source of Funding:	$4,900,000.00 26/27 CurrFunds-CapMaint (MP) (A)
Comment:	This project is a FY 26/27 **line-item** project in the capital budget.
Minutes:	07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF AGRICULTURE

Division of Forestry, Statewide, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Pinson Seedling Cooler Replacement
Project Description:	Demolish the existing cold storage facility, construct a new cold storage facility, repair and repave exterior apron, and all related work.
SBC Number:	100/010-02-2026
Total Project Budget:	$1,100,000.00
Source of Funding:	$1,100,000.00 26/27 CurrFunds-CapImp (A)
Comment:	This is a FY 26/27 **line-item** project in the capital budget. The Tennessee Historical Commission has determined that the demolition or disposal of this property does adversely affect this State-owned resource, and the THC encourages consultation with their office to explore alternatives that would avoid, minimize or mitigate the adverse effect.
Minutes:	07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF CHILDREN'S SERVICES

Mountain View Youth Dev Center, Dandridge, Jefferson County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Mountain View Roof Replacements
Project Description:	Replace all roofing, damaged sheeting, roof drainage, and all related work.
SBC Number:	144/013-01-2026
Total Project Budget:	$6,840,000.00
Source of Funding:	$6,840,000.00 26/27 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 26/27 **line-item** project in the capital budget. The scope includes the administrative, dormitory, and gymnasium buildings which were constructed with both metal and membrane roofing. The existing metal roofs are 42 years old (1984), the existing membrane roofs are 23 years old (2003) and they have reached the end of their useful life.
Minutes:	07/09/2026 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: Tennessee School for the Blind Fire Alarm Upgrades

Project Description: Replace the existing fire alarm system with a campus-wide single addressable fire alarm system and all related work.

SBC Number: 168/005-01-2026

Total Project Budget: $4,560,000.00

Source of Funding: $4,560,000.00 26/27 CurrFunds-CapMaint (MP) (A)

Comment: This is a FY 26/27 **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.

Minutes: 07/09/2026 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 ISM Slaughter Facility

Project Description: Demolish existing building, construct a new slaughter facility, site improvements, and all related work.

SBC Number: 168/001-02-2026

Total Project Budget: $3,740,000.00

Source of Funding:

Original Amount	Source
$1,000,000.00	26/27 TDOE Op Funds (ISM Grant) (A)
2,740,000.00	26/27 CurrFunds-CapImp (A)

Comment: This is a FY 26/27 **line-item** project in the capital budget. This is an Innovative School Model (ISM) program.

The existing structure to be demolished is less than 50 years old and does not require review by the Tennessee Historical Commission.

Minutes: 07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF VETERANS SERVICES

West Tennessee State Veterans Cemetery, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	West Tennessee State Veterans Cemetery Drainage Improvements
Project Description:	Upgrade undersized culverts, install scour protection and stabilization measures, and all required related work.
SBC Number:	682/007-01-2026
Total Project Budget:	$1,140,000.00
Source of Funding:	$1,140,000.00 26/27 CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 26/27 **line-item** project in the capital budget.
Minutes:	07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF VETERANS SERVICES

West Tennessee State Veterans Cemetery, Memphis, Shelby County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	West Tennessee State Veterans Cemetery Committal Service Shelter
Project Description:	Construct a new committal service shelter, driveway and parking, and all required related work.
SBC Number:	682/007-02-2026
Total Project Budget:	$4,440,000.00
Source of Funding:	$4,440,000.00 26/27 CurrFunds-CapImp (A)
Comment:	This is a FY 26/27 **line-item** project in the capital budget.
Minutes:	07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF VETERANS SERVICES

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

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Middle Tennessee State Veterans Cemetery Site Improvements
Project Description:	Repair the committal service shelter building and exterior site features and expand visitor parking, demolish an existing shed and construct additional sheds and vehicle wash station; and all related work.
SBC Number:	682/004-01-2026
Total Project Budget:	$2,970,000.00
Source of Funding:	$2,970,000.00 26/27 CurrFunds-CapImp (A)
Comment:	This is a FY 26/27 **line-item** project in the capital budget. The project description has been modified from the capital budget for clarity. The existing shed to be demolished is less than 50 years old and does not require review by the Tennessee Historical Commission**.**
Minutes:	07/09/2026 SBC Approved project and to select a designer

DEPARTMENT OF GENERAL SERVICES

Columbia - DLT Station, Columbia, Maury County, Tennessee

Requested Action:	**Approval of a project and proceeding with the process to select a designer**
Project Title:	Driver Service Center Renovations - Columbia
Project Description:	Interior and exterior renovations, including finishes, roofing, paving, signage, window repair, and all required related work.
SBC Number:	502/080-01-2026
Total Project Budget:	$6,270,000.00
Source of Funding:	$6,270,000.00 26/27 FRF CurrFunds-CapMaint (MP) (A)
Comment:	This is a FY 26/27 **line-item** project in the capital budget.
Minutes:	07/09/2026 SBC Approved project and to select a designer

ANDREW JACKSON FOUNDATION

The Hermitage, Hermitage, Davidson County, Tennessee

Requested Action: **Approval of a project**

Project Title: Demolition of Various Facilities

Project Description: Full demolition of three buildings, the partial demolition and adaptive reuse of a building, plus the dismantling and donation or sale of a log building.

SBC Number: 900/001-01-2026

Total Project Budget: $140,000.00

Source of Funding: $140,000.00 AJF Operating Funds

Comment: The buildings included in this request are the Hunter's Hill log carriage house, maintenance building, storage barn, pumphouse, and east field barn. The buildings to be demolished, dismantled, or adapted for new use were all built between 1930 and 1941 as part of the Ladies' Hermitage Association's (LHA) efforts to improve site infrastructure and operations. All these buildings are functionally obsolete and detract from the historic core landscape. Only one, the Storage Barn has a foreseeable future use in the Foundation's masterplan.

The Hermitage Board of Trustees unanimously approved these actions and empowered AJF staff to proceed with the disposal of these buildings.

The Tennessee Historical Commission (THC) has determined that the demolition or disposal of the Hunter's Hill log carriage house will not adversely affect this State-owned resource. The THC has determined that the demolition or disposal of the maintenance building, storage barn, pumphouse, and east field barn does adversely affect these State-owned resources, and the THC encourages consultation with their office to explore alternatives that would avoid, minimize or mitigate the adverse effect. The THC has approved the AJF's plans for mitigation.

Minutes: 07/09/2026 SBC Approved project

ANDREW JACKSON FOUNDATION

The Hermitage, Hermitage, Davidson County, Tennessee

Requested Action: **Approval of a project**

Project Title: New Visitor Comfort Building

Project Description: Construct a new visitor comfort building to provide centrally located accessible restrooms, food and drink service, shelter, and additional exhibit space

SBC Number: 900/001-02-2026

Total Project Budget: $ 5,300,000.00

Source of Funding: $ 5,300,000.00 AJF Operating Funds

Comment: This building is envisioned to be built with materials and massing sympathetic to the historic core but readily identifiable as modern. Landscaping would be used to screen the visitor comfort building.

The building would be located northwest of the Hermitage Mansion and would be out of direct line-of-site from the Hermitage Mansion back porch. From this building the distances to the Field Quarter, Enslaved Cemetery, and First Hermitage versus the Visitor Center would be cut in nearly in half.

Minutes: 07/09/2026 SBC Approved project

Approved:

Tre Hargett
Secretary, State Building Commission
Secretary of State