



# **Middle Tennessee State University Finance and Personnel Committee**

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12:00 pm CDT  
Tuesday  
August 15, 2017

President's Conference Room  
Cope Administration Building  
1301 East Main St.  
Murfreesboro, Tennessee 37132





**Middle Tennessee State University  
Finance and Personnel Committee**

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Monday, August 15, 2017 – 12:00pm

**ORDER OF BUSINESS**

- I. Call to Order
- II. Roll Call
- III. Remarks by Board Chairperson / President
- IV. MTSU Foundation and Fundraising
- V. Submittal Process for Capital Outlay/Maintenance Funding (Information).....Tab 1
- VI. Capital Outlay Project Submittal (Action) .....Tab 2
- VII. Capital Maintenance Projects Submittal (Action) .....Tab 3
- VIII. Severance of Capital Project Management Services from TBR (Action) .....Tab 4





**Middle Tennessee State University  
Finance and Personnel Committee**

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Monday, August 15, 2017 – 12:00 pm

**Tab 1**

**Submittal Process for Capital  
Outlay/Maintenance Funding**





**Middle Tennessee State University  
Board of Trustees**

MEETING: Finance and Personnel Committee

SUBJECT: [Submittal Process for Capital Outlay/Maintenance Funding](#)

DATE: August 15, 2017

PRESENTER: Patti Miller

ACTION REQUIRED: None

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**BACKGROUND INFORMATION:**

Tennessee Higher Education Commission (THEC) Policy F4.0 Capital Projects:

4.0.10 As the coordinating body for higher education in Tennessee, the Commission engages with institutions and governing boards on capital investment and real estate transactions through its role to develop and approve recommendations for capital outlay and maintenance funding.

4.0.30A The Commission shall identify capital investment needs and determine priorities for those investments for consideration by the Governor and the General Assembly as part of the annual appropriations act.

Categories of projects submitted to THEC in the annual Capital Budget Request are:

**Capital Outlay:** In accordance with funding request guidelines annually disseminated by Commission staff, the Commission shall receive a prioritized list of capital outlay projects from each governing board. Commission staff shall make a recommendation to the Commission consisting of one prioritized list of projects. The Commission shall review and approve a recommendation for the funding of capital outlay projects. The Commissions actions and a prioritized list

of capital projects shall be transmitted to the Department of Finance and Administration for review and consideration in the annual appropriation request. The Commission reserves the right to rank, not rank, alter a recommended ranking, or take any other action(s) it deems fit to advance state goals.

**Capital Maintenance:** In accordance with funding request guidelines annually disseminated by Commission staff, the Commission shall receive a prioritized list of capital maintenance projects from each governing board. Commission staff shall make project recommendations to the Commission in accordance with a capital maintenance formula. The formula may include, but not be limited to, the age, gross Education & General (E&G) square footage, usage, and conditions of institutions' facilities. The commission shall review and approve a recommendation for the funding of capital maintenance projects. The Commission's actions shall be transmitted to the Department of Finance and Administration for review and consideration in the annual appropriation request.

**Disclosed Projects:** Institutions may choose to construct, demolish, maintain, renovate, or otherwise engage with capital projects funded in part by the Tennessee State School Bond Authority (TSSBA) or sources other than state appropriations. The commission authorizes the Executive Director to receive, compile, and report a list of disclosed projects to the Department of Finance and Administration, the Office of Legislative Budget Analysis, the State Building Commission, the Tennessee State School Bond Authority, and any other relevant party with the Executive Director's recommendation appended. The reporting of disclosed capital projects by the Executive Director should be performed at least quarterly and shall include all projects to be initiated in the following quarter with total expenditures on capital improvements exceeding \$100,000 and capital maintenance exceeding \$500,000. The report shall include all projects that concern the use of TSSBA funds.

# Capital Submittal Process

## 1) Capital Outlay – Annual Funding Requests

- State outlay funding for major construction projects, new space, renovation and/or utility and infrastructure
- Provided for Education and General, “E&G” space (no auxiliary)
- Annual submittal process a year in advance of Fiscal Year
- Appropriated outlay funding by State varies from year to year

### **Previous Process:**

- 6 TBR Universities previously submitted outlay and maintenance requests to TBR for consideration
  - Outlay projects were placed on single “priority list” along with CC and TCAT projects, and if accepted rose in priority as outlay funding was approved; projects were not resubmitted by institutions each year if on priority list
  - Maintenance projects were either funded, or would be resubmitted in subsequent years, i.e. no priority list maintained from year to year

# Capital Submittal Process

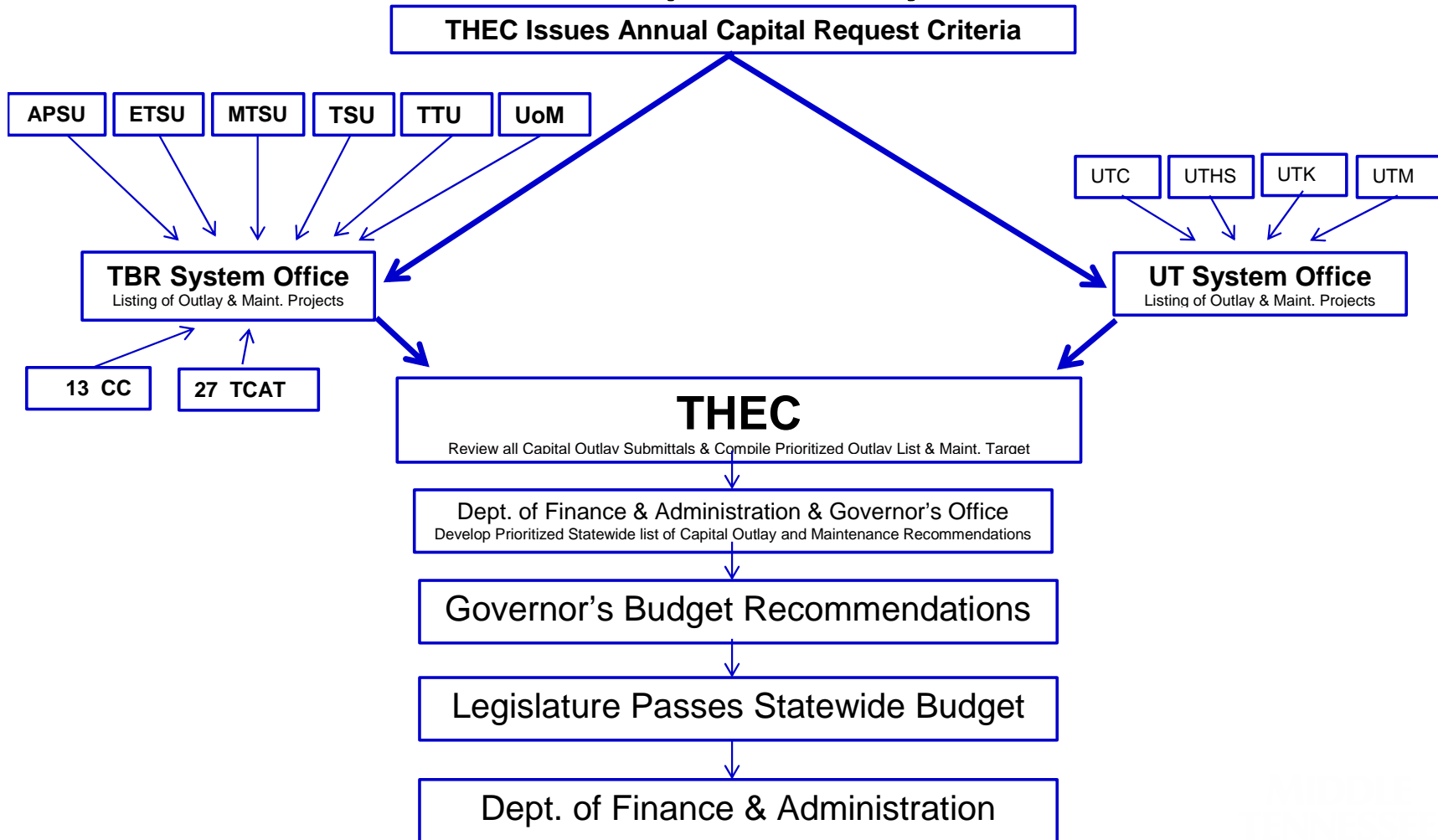
## 1) Capital Outlay – Annual Funding Requests

### **New Process:**

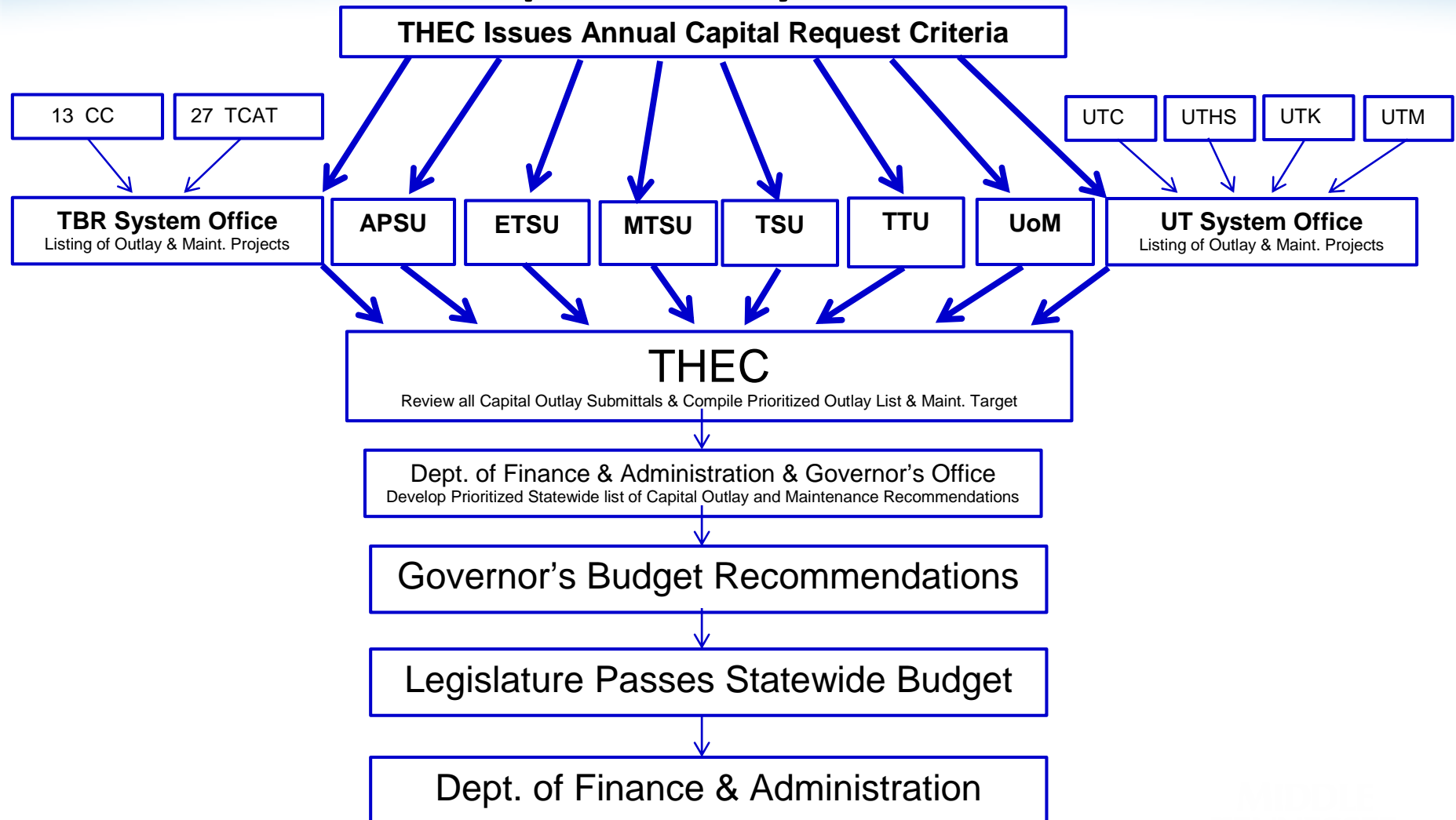
- Under FOCUS – defined project outlay funding requests, from 6 LGI Boards, TBR and UT, go to THEC and will be prioritized, then sent to Governor, and Legislature for consideration and approval
- “Priority” list will not be maintained by THEC; if not funded, institution’s Board may resubmit the following year or reprioritize projects
- First outlay submittals under FOCUS are due September 15, 2017. Projects will be reviewed and prioritized by THEC evaluation team (which may include site visit), and submitted to the Commission for action at meeting on November 16, 2017
- Subsequent requests will be due July 1 of each year

07.2017

## Previous Capital Outlay Process



# Capital Outlay Process



# Capital Submittal Process

THEC Capital Outlay project evaluation incorporates five criteria:

1. State Goals and Drive to 55
2. Campus Master Plan and Strategic Plan
3. THEC Space Guideline & Facility Assessment
4. Program and Business Plan
5. External Funding

# Capital Outlay History

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
APSU		\$ 1,000,000		\$ 15,980,000		
		<i>Fine Arts Planning</i>		<i>Fine Arts Construction</i>		
		\$ 800,000				
		<i>Animal Science Center</i>				
ETSU		\$ 1,500,000		\$ 28,000,000		\$ 17,250,000
		<i>Fine Arts Classroom Planning</i>		<i>Fine Arts Classroom Construction</i>		<i>Lamb Hall Renovation</i>
MTSU	\$ 126,650,000					
	<i>Science Building</i>					
TSU		\$ 1,000,000			\$ 38,800,000	
		<i>Library Addition and Renovation</i>			<i>Health Science Facility</i>	
TTU		\$ 4,000,000			\$ 85,500,000	
		<i>Laboratory Science Bldg. &amp; Infrastructure</i>			<i>Laboratory Science Bldg. &amp; Infrastructure</i>	
UoM	\$ 1,200,000	\$ 56,750,000				\$ 29,000,000
	<i>BioChem &amp; Biology Planning</i>	<i>Community Health Facility</i>				<i>Music Center</i>

# Capital Submittal Process

## 2) Capital Maintenance

- Keeps facility or asset in efficient operating condition, or is needed to restore to acceptable condition
- Major interior and exterior utility and infrastructure maintenance, central utility physical plant maintenance, building envelope and reroofs, code and safety maintenance/upgrades, site and storm water, serving E&G spaces only
- Does not include programmatic renovations, demolitions, or new construction
- State maintenance funding varies from year to year

# Capital Submittal Process

## 2) Capital Maintenance

- Previously submitted to TBR (then to THEC, Governor, and Legislature) and approved on project to project basis from one annual TBR priority list
- Under FOCUS – 6 LGI's, TBR and UT governing boards will send project submittals to THEC
- Capital Maintenance Out-Years - project submittals will include projection of defined maintenance project needs for additional four planning years
- New process developed by THEC will recommend maintenance projects for funding according to total target allocation for each institution; lump sum allocation based on formula-generated percentage of allocated State higher ed maintenance funding for that year

# Capital Submittal Process

## 3) Disclosure Projects

- Funded from sources other than state appropriations, such as institutional funds, auxiliary funds, Tennessee State School Bond Authority (TSSBA) funds, grants, federal, and gift funds
- Disclosure is required prior to submitting a project to the State Building Commission for approval and designer selection
- Disclosure defines a project name, scope, source and amount of funds, and total project cost
- Previously submitted to TBR annually and in spring, for implementation within the following 2 fiscal years; after 2 years if not implemented a disclosed project is void
- Disclosed projects can be submitted with annual capital project submittal
- Under new THEC submittal process, disclosed projects may also be submitted quarterly to THEC in June, September, December, and March for projects to begin within the following 3 months, or within the next fiscal quarter

# State Building Commission Projects

- State Building Commission Projects
  - *SBC must approve all projects defined as a “Capital Project”*
    - All capital outlay and capital maintenance funded projects
    - Major maintenance over \$500,000, or combination of projects over \$500,000 within 6 month period, or property improvements over 500,000 by a foundation
    - New space
    - Projects over \$100,000 in total project value regardless of source of funds
    - Projects that represent a change in use
    - Demolitions
    - Property acquisitions and disposals
    - Leases over \$75,000 annual, and/or longer than 5 years
    - Project requiring the appointment of a designer



**Middle Tennessee State University  
Finance and Personnel Committee**

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Monday, August 15, 2017 – 12:00 pm

**Tab 2**

**Capital Outlay Project Submittal  
Academic Classroom Building**





**Middle Tennessee State University  
Board of Trustees**

MEETING:	Finance and Personnel Committee
SUBJECT:	Capital Outlay Project Submittal Academic Classroom Building
DATE:	August 15, 2017
PRESENTER:	Patti Miller
ACTION REQUIRED:	Voice Vote
STAFF RECOMMENDATION:	Approval

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**BACKGROUND INFORMATION:**

The MTSU 2008 and 2016 Master Plans envisioned the Academic Classroom Building as a priority project; the State Building Commission approved the master plans in February 2008 and August 2016, respectively.

The project was accepted as a TBR priority outlay project in June 2012, was designated a #3 TBR priority on the 2016 capital list and placed in line to receive full project funding FY2017-18. As a result, MTSU received SBC approval in June 2016 for full planning, and use of local match funding to complete the project design.

Bauer Askew, PLLC was appointed by the State Building Commission (SBC) as the designer for the project, and Turner Construction Company was approved as the Construction Manager/General Contractor (CM/GC) for the project. The designers have completed Schematic Design Phase.

The following project DB70 and support materials are submitted for your review and approval.



# Capital Outlay Project Submittal FY 2018-19

## Academic Classroom Building

***SBC # 166/009-05-2016***

- MTSU Academic Classroom Building identified as high priority project in 2008 Master Plan, and identified as top priority in 2016 Master Plan
- Occupants are College of Behavioral and Health Sciences, including Psychology, Criminal Justice, and Social Work Departments
- Submitted and approved on TBR's capital outlay priority list in 2012; remained on TBR priority list until implementation of FOCUS
- SBC approved 6/2016 for "full planning", through completion of contract document phase
- SBC approved Designer: Bauer Askew, PLLC
- SBC approved CM/GC: Turner Construction
- Schematic Design Phase is complete
- Planning funds will be part of required match funds
- Recommend submission as top priority outlay project to THEC Sept. 15, 2017

# Capital Outlay Project Submittal FY 2018-19

## Academic Classroom Building

- Program:

6 Master Classrooms (Capacities 150, 100, 72, 48, 30, 20)

2 Computer Labs

Student study areas and informal gathering, GTA offices

6 Discipline Specific Testing and Research Labs

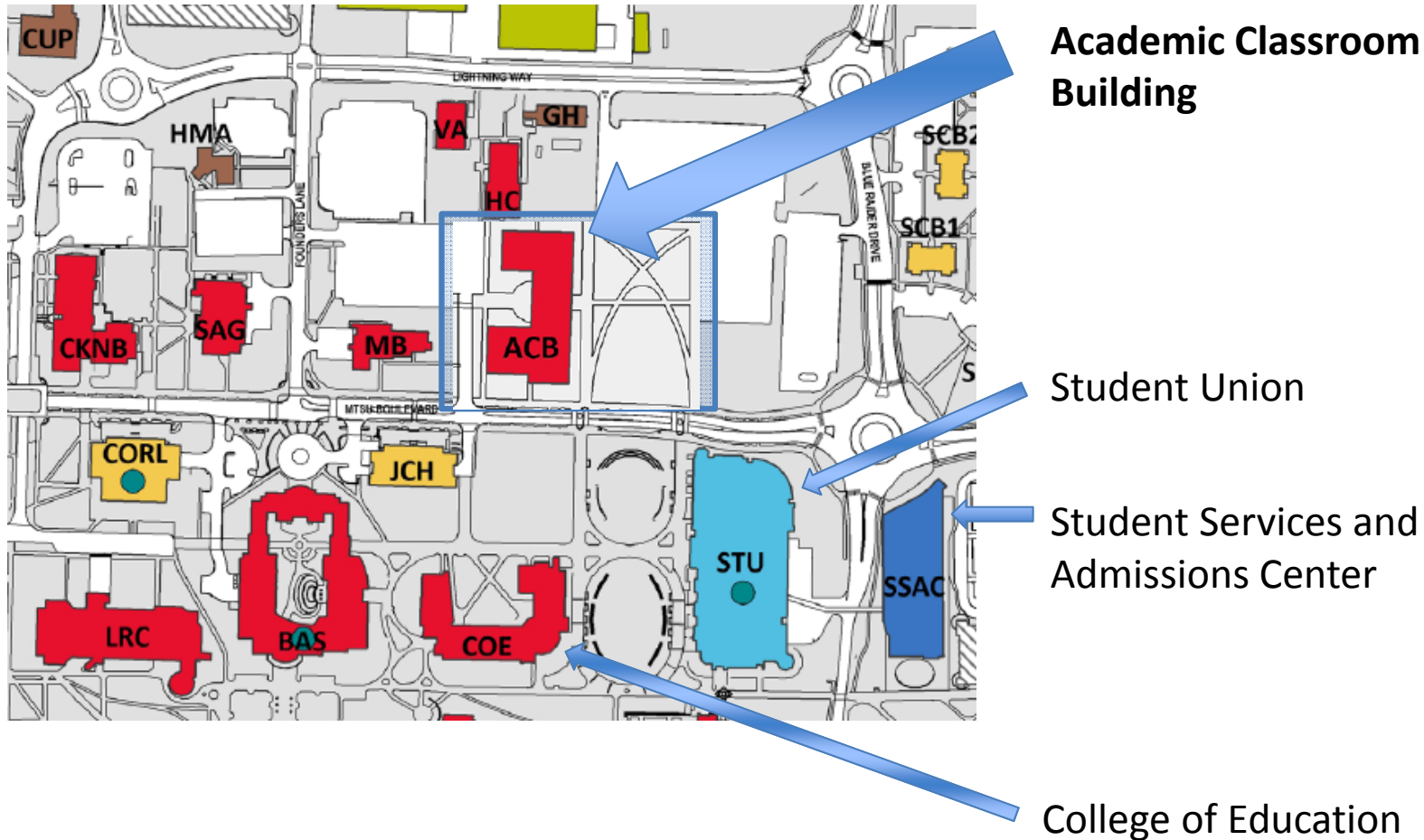
65 Faculty Offices

3 Department Suites and meeting/work spaces

1 Dean's Suite and meeting/work spaces

# Capital Outlay Project Submittal FY 2018-19

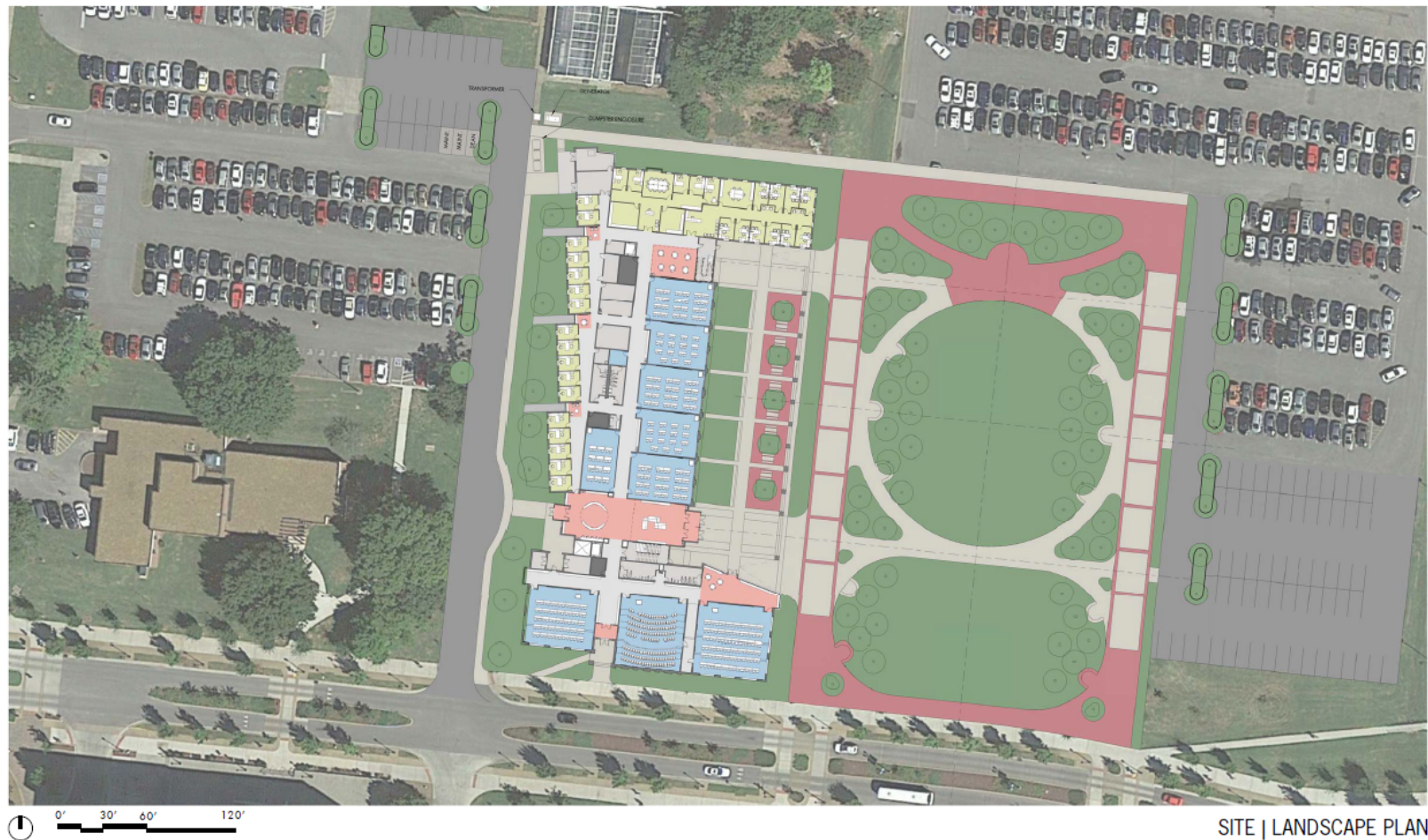
## Academic Classroom Building



# Capital Outlay Project Submittal FY 2018-19

## Academic Classroom Building

- Site



# Capital Outlay Project Submittal FY 2018-19

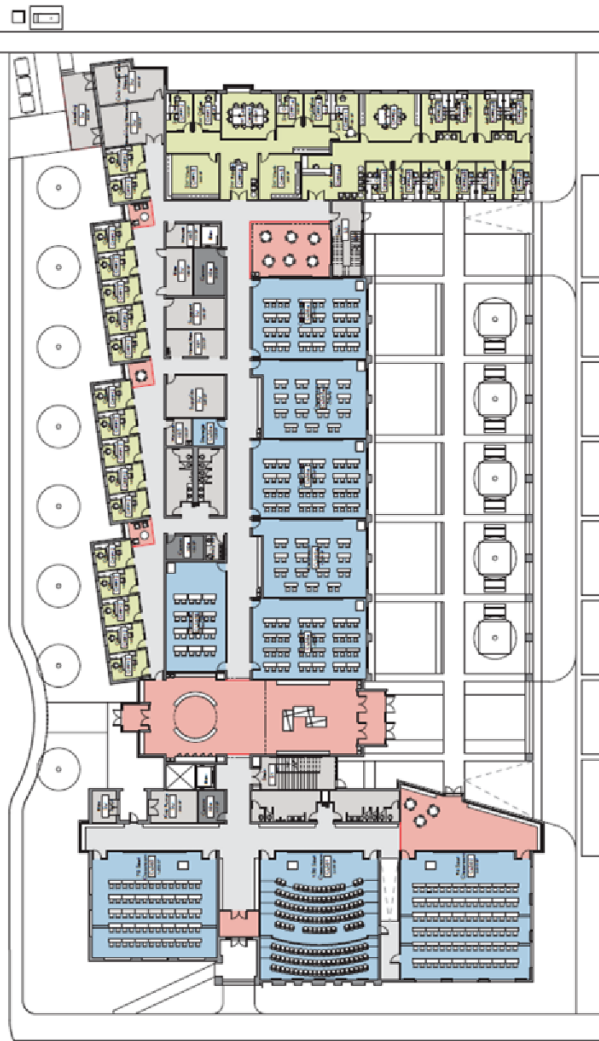
## Academic Classroom Building



BUILDING FORECOURT

# Capital Outlay Project Submittal FY 2018-19

## Academic Classroom Building



First Floor



Second Floor



Third Floor

# DB70 form - Project Request

**1 Department:** Tennessee Board of Regents 332.60  
**Institution:** Middle Tennessee State University  
**Project:** Academic Classroom Building  
**City/County:** Murfreesboro/Rutherford

**2 Fiscal Year:** 2018/ 2019

<b>3</b>	<input checked="" type="checkbox"/> Capital Outlay	<b>New</b>	<b>Reno/Maint</b>
	<input type="checkbox"/> Capital Maintenance	91,200	Gross Sq.Ft. 0
	<input type="checkbox"/> Disclosure	56,000	Net Sq.Ft. 0
	<input type="checkbox"/> Designer Required	0.00	Cost/Sq.Ft. 0.00

## 4 Project Description:

Construct a new collaborative academic classroom building for the College of Behavioral and Health Sciences and the Departments of Criminal Justice, Psychology, and Social Work.

<b>5</b>	<b>Total Project</b>	<b>Allocation</b>	Estimated Construction Cost:	0.00
	32,500,000.00	32,500,000.00	Building Construction	
	0.00	0.00	Site & Utilities	
	0.00	0.00	Built-in Equipment	
	32,500,000.00	32,500,000.00	<b>Bid Target</b>	
	1,000,000.00	1,000,000.00	Contingency:	3.08 3.08 percent
	33,500,000.00	33,500,000.00	<b>M.A.C.C.</b>	
	1,839,202.00	1,839,202.00	Fee:	35/LogP-1.15 = 5.49015749 new
	1,830,000.00	1,830,000.00	Movable Equipment	
	1,625,600.00	1,625,600.00	IT and AV	
	312,210.00	312,210.00	Commissioning and CM Fee	
	492,988.00	492,988.00	Administration & Miscellaneous	
	39,600,000.00	39,600,000.00	<b>Total Cost</b>	

**6 Funding Request:** THIS REQUEST

37,620,000.00	37,620,000.00	STATE funds
0.00	0.00	FEDERAL funds
1,980,000.00	1,980,000.00	Local and Institutional Funds Plant Funds non-aux

## 7 Sources of Available Funding:

	fund year	description
already approved for existing SBC project		
0.00	0.00	
plus This Request	0.00	
39,600,000.00	0.00	

**8 SBC Action:** If an existing project, SBC Project No.: 166/009-05-2016

**9 Designer:** Bauer Askew Architecture, PLLC

# Capital Outlay Project Submittal FY 2018-19

- Out-Year Priority
  - 2018-19: Academic Classroom Building
  - 2019-20: Planning in progress through Master Plan
    - Math/Computer Science
    - Engineering Technology
    - Concrete and Construction Management
    - Chiller Addition
    - Voorhies ET Demolition and Abernathy/Ezell Demolition



**Middle Tennessee State University  
Finance and Personnel Committee**

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Monday, August 15, 2017 – 12:00 pm

**Tab 3**

**FY 2018-19 Capital Maintenance Projects  
Submittal**





**Middle Tennessee State University  
Board of Trustees**

MEETING: Finance and Personnel Committee

SUBJECT: [FY 2018-19 Capital Maintenance Projects Submittal](#)

DATE: August 15, 2017

PRESENTER: Joe Whitefield

ACTION REQUIRED: Voice Vote

STAFF RECOMMENDATION: Approval

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**BACKGROUND INFORMATION:**

The Board of Trustees is charged with approving the Capital Maintenance project requests for Middle Tennessee State University for FY 2018-19 in conjunction with instructions received from the Tennessee Higher Education Commission (THEC).

This section provides a brief overview of the Capital Maintenance process, the MTSU strategy for developing qualifying projects, and highlights of the FY 2018-19 project requests.

Documentation to be submitted to THEC has also been provided and includes:

- Summary of Capital Maintenance potential project requests for five years, FY 2018-19 thru FY 2022-23
- Documentation for seven (7) capital maintenance projects for FY 2018-19 totaling \$8,170,000



## Capital Maintenance

**Definition:** *Major non-routine repairs and replacements for E&G space unrelated to new construction*, for

- **Repair** to restore a facility or infrastructure to its former, better state without a change in use
- **Replacement** of exhausted or damaged utility systems, roofs, exterior fencing and lighting, infrastructure, and paving
- **Removal** of hazards such as asbestos encapsulation or abatement
- **Alteration** of safety or accessibility features, to rectify code deficiencies
- **Modernization** or **Update** of obsolete building systems, for continuation of educational program
- **Corrections** to bring buildings or systems into compliance with newer codes or standards

Out-year portions of partially funded projects will not be requested unless the institution submits a request.

*Because maintenance needs can change much in a year, a complete new list is produced each year.*

## **Annual Capital Maintenance Target Funding**

Annual Capital Maintenance (ACM) Target Funding based on Sherman-Dergis Formula applied to the campus building inventory:

$$\text{ACM} = 2/3 * (\text{Current Replacement Value}) * (\text{Building Age} / 1275)$$

MTSU E&G Data for FY 2018-19 from THEC Calculation:

- 106 Buildings
- 3,215,930 Gross Square Feet (gsf)
- Total E&G Replacement Value \$826,609,640
- **ACM \$13,318,429**

## THEC FY 2018-19 Annual Capital Maintenance Allocation (Based on Sherman-Dergis Formula)

Institution	Annual Capital Maintenance Funding Target (\$)	% of Higher Ed Allocation
<b>MTSU</b>	<b>\$13,318,429</b>	<b>6.8%</b>
APSU	\$5,988,267	3.1%
ETSU	\$15,559,482	8.0%
TSU	\$10,111,903	5.2%
TTU	\$10,252,477	5.2%
UoM	\$24,472,727	12.5%
<b>LGI's Subtotal</b>	<b>\$79,703,285</b>	<b>40.7%</b>
UT Knoxville	\$39,571,435	20.2%
UT Ag	\$4,405,011	2.3%
UT Chattanooga	\$9,812,468	5.0%
UT Martin	\$6,861,468	3.5%
UT HSC	\$13,848,065	7.1%
UT Space Inst.	\$1,238,725	0.6%
UT Vet Med	\$1,676,585	0.9%
<b>UT System Subtotal</b>	<b>\$77,413,766</b>	<b>39.6%</b>
<b>TBR System Subtotal</b>	<b>\$38,546,267</b>	<b>19.7%</b>
<b>Grand total</b>	<b>\$195,663,319</b>	<b>100%</b>

## THEC FY 2018-19 Governing Board Maintenance Pools and Allocation

**(Total Recommendation \$120,000,000)**

Governing Board	Maintenance Pool (%)	Maintenance Allocation (\$)
<b>MTSU</b>	<b>6.8%</b>	<b>\$8,170,000</b>
APSU	3.1%	\$3,670,000
ETSU	8.0%	\$9,540,000
TSU	5.2%	\$6,200,000
TTU	5.2%	\$6,290,000
UoM	12.5%	\$15,010,000
<b>LGI's Subtotal</b>	<b>40.7%</b>	<b>\$48,880,000</b>
<b>UT System Subtotal</b>	<b>39.6%</b>	<b>\$47,480,000</b>
<b>TBR System Subtotal</b>	<b>19.7%</b>	<b>\$23,640,000</b>
<b>Grand total</b>	<b>100%</b>	<b>\$120,000,000</b>

Note: Recent MTSU Capital Maintenance Allocation by FY:

- FY 2017-18: \$8.9million (5 projects)
- FY 2016-17: \$6.7million (5 projects)
- FY 2015-16: \$2.6million (1 project)
- FY 2014-15: \$1.3million (1 project)

### Capital Maintenance Request: FY2018-19

Governing Board: MTSU Board of Trustees  
 2018-19 Maintenance Allocation: \$ 8,170,000

Fiscal Year	Priority*	Institution	Project	Project Cost	Project Description
2018-19	1	MTSU	Mechanical and Electrical Updates for Data and Communication Centers	\$ 1,212,000	Replacement of aging/deficient mechanical, HVAC and electrical systems to improve function and reliability.
2018-19	2	MTSU	KUC & Miller Ed Center Roof Replacements	\$ 1,500,000	Replacement of roofs for the KUC and Miller Ed Center buildings that are out of warranty and in need of major repairs.
2018-19	3	MTSU	Steam/Condensate & Manhole Repair/Replacement Phase II	\$ 2,350,000	Replacement of aged steam/condensate lines and rebuild manholes.
2018-19	4	MTSU	Domestic Water & Sewer Systems Updates Phase I	\$ 1,010,000	Repairs/replacement of existing sewer and domestic water system sections across campus.
2018-19	5	MTSU	Maintenance Complex Roofs Replacement	\$ 1,048,000	Replacement of roofs in the Maintenance Complex buildings and the Greenhouse.
2018-19	6	MTSU	Several Bldgs. Smoke Evacuation Repair and Retro-commissioning	\$ 500,000	Repair and retro-commission the smoke evacuation systems in various buildings.
2018-19	7	MTSU	Elevator Modernization Phase II	\$ 550,000	Modernization of elevators in several buildings to improve reliability and address current codes.
<b>Total Project Cost</b>				<b>\$ 8,170,000</b>	

\* Requests are not limited to 20. Insert more rows if there are more projects to recommend. Total costs must fall within allocation.

### Capital Maintenance Out-Year: FY 2019-2020

Fiscal Year	Priority	Institution	Project	Project Cost	Project Description
2019-20	1	MTSU	Several Buildings Roof Replacements	\$ 1,200,000	Replace roofs, for various buildings, that are out of warranty and in need of major repairs.
2019-20	2	MTSU	Several Buildings Plumbing & Restroom Upgrades	\$ 2,950,000	Plumbing & restroom upgrades, in several buildings, to improve functionality and meet current codes.
2019-20	3	MTSU	Stark Ag/Police Station Mechanical & HVAC Upgrades	\$ 1,950,000	Mechanical & HVAC upgrades in the Stark Ag Building and Police Station.
2019-20	4	MTSU	Life Safety Fire Alarm System Upgrades Phase II	\$ 800,000	Fire alarm system upgrades and testing.
2019-20	5	MTSU	Chilled Water Valve Replacements Phase I	\$ 650,000	Replacement of chilled water valves in major chilled water lines .
2019-20	6	MTSU	Miller Education Center Boiler Replacement	\$ 650,000	Replacement of boilers within the building.

**Capital Maintenance Out-Years: FY 2020-21 through 2022-23**

<b>Fiscal Year</b>	<b>Priority</b>	<b>Institution</b>	<b>Project</b>	<b>Project Cost</b>	<b>Project Description</b>
2020-21	1	MTSU	Elevator Modernization Phase III	\$ 1,000,000	Modernization of elevators in several buildings to improve reliability and address current codes.
2020-21	2	MTSU	Several Buildings Roof Replacements	\$ 1,400,000	Replace roofs, for various buildings, that are out of warranty and in need of major repairs.
2020-21	3	MTSU	Several Buildings Mechanical & HVAC Upgrades	\$ 1,750,000	Mechanical & HVAC upgrades in several buildings to improve reliability and meet codes.
2020-21	4	MTSU	Steam/Condensate & Manhole Repair/Replacement Phase III	\$ 3,000,000	Replacement of aged steam/condensate lines and rebuild manholes.
2020-21	5	MTSU	Campus Stormwater BMP Phase I	\$ 650,000	Stormwater improvements to meet best management practices.
2020-21	6	MTSU	Peck Hall Stairwell & Flooring Restoration	\$ 450,000	Stairwell & flooring repairs.
2021-22	1	MTSU	Domestic Water & Sewer System's Updates Phase II	\$ 1,000,000	Repairs/replacement of existing sewer and domestic water system sections across campus.
2021-22	2	MTSU	Several Buildings Roof Replacements	\$ 750,000	Replace roofs, for various buildings, that are out of warranty and in need of major repairs.
2021-22	3	MTSU	Elevator Modernization Phase IV	\$ 750,000	Modernization of elevators in several buildings to improve reliability and address current codes.
2021-22	4	MTSU	Campus Stormwater BMP Phase II	\$ 650,000	Stormwater improvements to meet best management practices.
2021-22	5	MTSU	Life Safety Fire Alarm System Upgrades Phase III	\$ 650,000	Fire alarm system upgrades and testing.
2021-22	6	MTSU	Pump and VFD Replacement	\$ 1,200,000	Replacement of pump & VFD systems for utility systems.
2021-22	7	MTSU	Chilled Water Valve Replacements Phase II	\$ 650,000	Replacement of chilled water valves in major chilled water lines .
2021-22	8	MTSU	Sidewalk Repair/Replacement Phase I	\$ 500,000	Repairs & replacement of sidewalks to improve safety and address codes.
2021-22	9	MTSU	Womack Lane Switchgear Replacement	\$ 615,000	Replace primary electrical switchgear.
2021-22	10	MTSU	PMH Gear Replacement	\$ 738,000	Replace pad mounted electrical switchgear.
2022-23	1	MTSU	Several Buildings Roof Replacements	\$ 950,000	Replace roofs, for various buildings, that are out of warranty and in need of major repairs.
2022-23	2	MTSU	Steam/Condensate & Manhole Repair/Replacement Phase IV	\$ 2,400,000	Replacement of aged steam/condensate lines and rebuild manholes.
2022-23	3	MTSU	Several Buildings Mechanical and HVAC Upgrades	\$ 2,750,000	Mechanical & HVAC upgrades in several buildings to improve reliability and meet codes.
2022-23	4	MTSU	Several Buildings Plumbing Upgrades	\$ 1,250,000	Plumbing upgrades, in several buildings, to improve functionality and meet current codes.
2022-23	5	MTSU	Sidewalk Repair/Replacement Phase II	\$ 650,000	Repairs & replacement of sidewalks to improve safety and address codes.

## DB70 form - Project Request

**1 Department:** MTSU Board of Trustees  
**Institution:** Middle Tennessee State University  
**Project:** Mechanical And Electrical Updates For Data And Communication Centers  
**City/County:** Murfreesboro/Rutherford

**2 Fiscal Year:** 2018/ 2019

<b>3</b>	<input type="checkbox"/> Capital Outlay <input checked="" type="checkbox"/> Capital Maintenance <input type="checkbox"/> Disclosure <input checked="" type="checkbox"/> Designer Required	<b>New</b>  0 0 0.00	<b>Reno/Maint</b>  Gross Sq.Ft. 253,776 Net Sq.Ft. 0 Cost/Sq.Ft. 3.94
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**4 Project Description:**

Replace aging electrical and mechanical systems that support critical data and communications systems in various buildings across campus and the WMOT Tower. This project includes HVAC and electrical systems for the Business & Aerospace, Cope Administration, Telecommunications and Dyslexia Buildings to maintain sufficient power and temperature controls for the increased load of added IT equipment in data centers.

<b>5</b>	<b>Total Project</b>	<b>Allocation</b>	<b>Estimated Construction Cost:</b>
	1,000,000.00	1,000,000.00	999,877.44
	0.00	0.00	
	0.00	0.00	
	1,000,000.00	1,000,000.00	
	100,000.00	100,000.00	
	1,100,000.00	1,100,000.00	
	98,387.00	98,387.00	
	0.00	0.00	
	0.00	0.00	
	0.00	0.00	
	13,613.00	13,613.00	
	1,212,000.00	1,212,000.00	

Building Construction  
 Site & Utilities  
 Built-in Equipment  
**Bid Target**  
 Contingency: 10.00 10.00 percent  
**M.A.C.C.**  
 Fee: 35/LogP-1.15 = 7.15542633 Renovation  
 Movable Equipment  
*first other*  
*second other*  
 Administration & Miscellaneous  
**Total Cost**

**6 Funding Request:**

THIS REQUEST

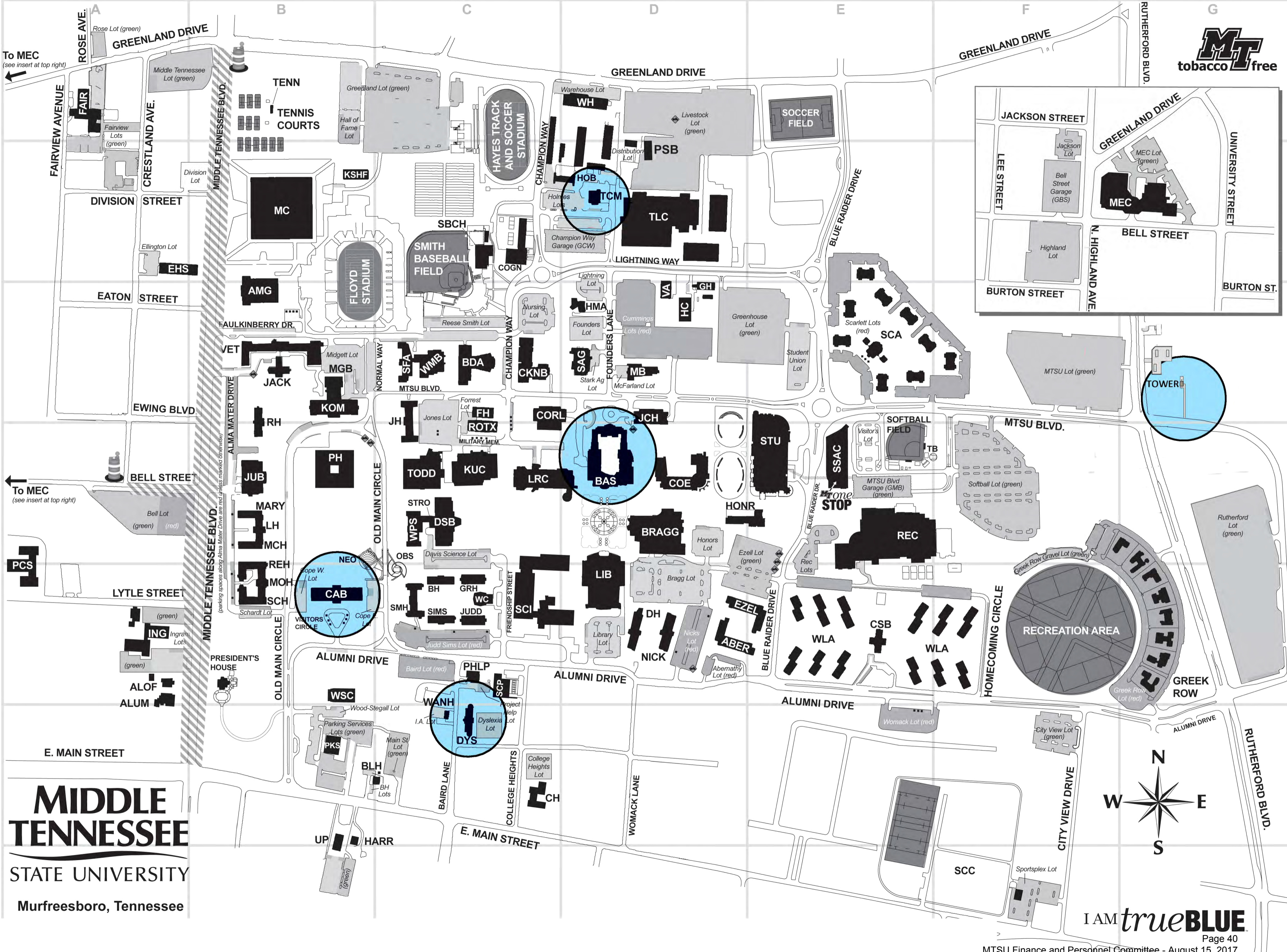
1,212,000.00	1,212,000.00	STATE funds
0.00	0.00	FEDERAL funds
0.00	0.00	Local and Institutional Funds

**7 Sources of Available Funding:**

	fund year	description
already approved for existing SBC project	0.00	
0.00	0.00	
plus This Request	0.00	
1,212,000.00	0.00	

**8 SBC Action:** If an existing project, SBC Project No.: n/a

**9 Designer:** t b a

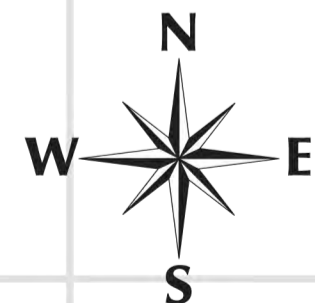


To MEC  
(see insert at top right)

To MEC  
(see insert at top right)

**MIDDLE  
TENNESSEE**  
STATE UNIVERSITY  
Murfreesboro, Tennessee

**MT**  
tobacco free



I AM *true* **BLUE**

## DB70 form - Project Request

**1 Department:** MTSU Board of Trustees  
**Institution:** Middle Tennessee State University  
**Project:** KUC & Miller Ed Center Roof Replacements  
**City/County:** Murfreesboro/Rutherford

**2 Fiscal Year:** 2018/2019

<b>3</b>	<input type="checkbox"/> Capital Outlay <input checked="" type="checkbox"/> Capital Maintenance <input type="checkbox"/> Disclosure <input checked="" type="checkbox"/> Designer Required	<b>New</b>  0 0 0.00	Gross Sq.Ft. Net Sq.Ft. Cost/Sq.Ft.	<b>Reno/Maint</b>  64,279 0 19.10
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**4 Project Description:**

Replace the existing roofs on the Miller Education Center including the skylight and the Keathley University Center loading dock & east/west end roofs.

<b>5</b>	<b>Total Project</b>	<b>Allocation</b>		Estimated Construction Cost:	<b>1,227,728.90</b>
	1,230,000.00	1,230,000.00	Building Construction		
	0.00	0.00	Site & Utilities		
	0.00	0.00	Built-in Equipment		
	<b>1,230,000.00</b>	<b>1,230,000.00</b>	<b>Bid Target</b>		
	135,000.00	135,000.00	Contingency:	10.98	10.98 percent
	1,365,000.00	1,365,000.00	M.A.C.C.		
	119,793.00	119,793.00	Fee:	35/LogP-1.15 =	7.02087636
	0.00	0.00	Movable Equipment		Renovation
	0.00	0.00	first other		
	0.00	0.00	second other		
	15,207.00	15,207.00	Administration & Miscellaneous		
	<b>1,500,000.00</b>	<b>1,500,000.00</b>	<b>Total Cost</b>		

<b>6 Funding Request:</b>	<b>THIS REQUEST</b>	
1,500,000.00	1,500,000.00	STATE funds
0.00	0.00	FEDERAL funds
0.00	0.00	Local and Institutional Funds

**7 Sources of Available Funding:**

	fund year	description
already approved for existing SBC project	0.00	
<b>0.00</b>	0.00	
plus This Request	0.00	
<b>1,500,000.00</b>	0.00	

**8 SBC Action:** If an existing project, SBC Project No.: n/a

**9 Designer:** t b a



MILLER  
EDUCATION  
CENTER



KEATHLEY  
UNIVERSITY  
CENTER



## DB70 form - Project Request

**1 Department:** MTSU Board of Trustees  
**Institution:** Middle Tennessee State University  
**Project:** Steam/Condensate & Manhole Repair/Replacement Phase II  
**City/County:** Murfreesboro/Rutherford

**2 Fiscal Year:** 2018/ 2019

<b>3</b>	<input type="checkbox"/> Capital Outlay	<b>New</b>		<b>Reno/Maint</b>
	<input checked="" type="checkbox"/> Capital Maintenance	0	Gross Sq.Ft.	3,503,610
	<input type="checkbox"/> Disclosure	0	Net Sq.Ft.	0
	<input checked="" type="checkbox"/> Designer Required	0.00	Cost/Sq.Ft.	2.54

**4 Project Description:**

Phase II of a multiple phase project to replace steam & condensate lines which are showing signs of leaking underground and to repair manholes associated with lines.

<b>5</b>	<b>Total Project</b>	<b>Allocation</b>		Estimated Construction Cost:	<b>8,899,169.40</b>
	8,100,000.00	1,970,000.00	Building Construction		
			Site & Utilities		
	0.00	0.00	Built-in Equipment		
	8,100,000.00	1,970,000.00	<b>Bid Target</b>		
	820,000.00	204,000.00	Contingency:	10.12	10.36 percent
	8,920,000.00	2,174,000.00	<b>M.A.C.C.</b>		
	672,802.00	163,976.00	Fee:	35/LogP-1.15 =	6.03410318
	0.00	0.00	Movable Equipment		Renovation
	0.00	0.00	<i>first other</i>		
	0.00	0.00	<i>second other</i>		
	57,198.00	12,024.00	Administration & Miscellaneous		
	9,650,000.00	2,350,000.00	<b>Total Cost</b>		

**6 Funding Request:**

9,650,000.00	THIS REQUEST	
	2,350,000.00	STATE funds
		FEDERAL funds
0.00	0.00	Local and Institutional Funds

**7 Sources of Available Funding:**

	fund year	description
already approved for existing SBC project	0.00	
0.00	0.00	
plus This Request	0.00	
2,350,000.00	0.00	

**8 SBC Action:** If an existing project, SBC Project No.: 166/009-09-2017

**9 Designer:** t b a



## DB70 form - Project Request

**1 Department:** MTSU Board of Trustees  
**Institution:** Middle Tennessee State University  
**Project:** Domestic Water/Sewer Systems Updates Phase I  
**City/County:** Murfreesboro/Rutherford

**2 Fiscal Year:** 2018/2019

<b>3</b>	<input type="checkbox"/> Capital Outlay <input checked="" type="checkbox"/> Capital Maintenance <input type="checkbox"/> Disclosure <input checked="" type="checkbox"/> Designer Required	<b>New</b>  0 0 0.00	Gross Sq.Ft. Net Sq.Ft. Cost/Sq.Ft.	<b>Renovation</b>  5,775,550 0 0.31
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**4 Project Description:**

This project is phase I of a multi-phased project to repair or replace aging sewer and domestic water systems across campus and correct deficiencies to meet codes.

<b>5</b>	<b>Total Project</b>	<b>Allocation</b>		Estimated Construction Cost:	<b>1,790,420.50</b>
	0.00	0.00	Building Construction		
	1,655,000.00	833,000.00	Site & Utilities		
	0.00	0.00	Built-in Equipment		
	<b>1,655,000.00</b>	<b>833,000.00</b>	<b>Bid Target</b>		
	167,000.00	84,000.00	Contingency:	10.09	10.08 percent
	1,822,000.00	917,000.00	M.A.C.C.		
	155,976.00	78,501.00	Fee:	35/LogP-1.15 =	6.84858012      Renovation
	0.00	0.00	Movable Equipment		
	0.00	0.00	first other		
	0.00	0.00	second other		
	<b>32,024.00</b>	<b>14,499.00</b>	Administration & Miscellaneous		
	<b>2,010,000.00</b>	<b>1,010,000.00</b>	<b>Total Cost</b>		

<b>6 Funding Request:</b>	THIS REQUEST
2,010,000.00	1,010,000.00 STATE funds
0.00	0.00 FEDERAL funds
0.00	0.00 Local and Institutional Funds

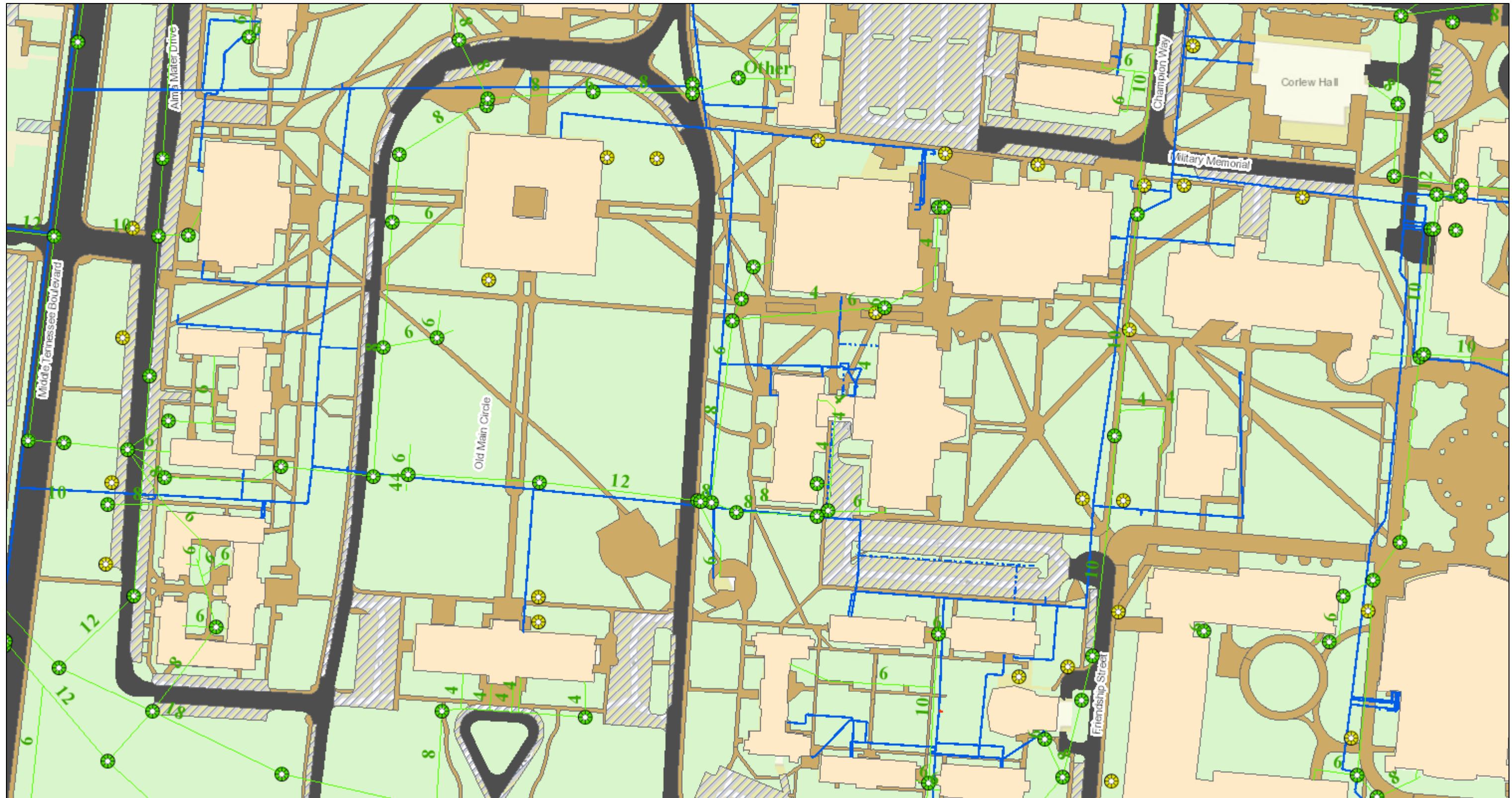
**7 Sources of Available Funding:**

	fund year	description
already approved for	0.00	
existing SBC project	0.00	
<b>0.00</b>	0.00	
plus This Request	0.00	
<b>1,010,000.00</b>	0.00	

**8 SBC Action:** If an existing project, SBC Project No.:

**9 Designer:** t b a

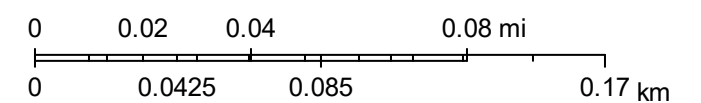
# ArcGIS Web Map



August 2, 2017

- |                 |                      |              |
|-----------------|----------------------|--------------|
| sManHole        | Service              | Parking Lots |
| <b>sMain</b>    | wManHole             | Roads        |
| In Use          | <b>wDomesticMain</b> | Facility     |
| Abandond        | In Use               | Grass        |
| <b>wLateral</b> | Abandoned            |              |
| Hydrant         | Sidewalks            |              |

1:2,257



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

## DB70 form - Project Request

**1 Department:** MTSU Board of Trustees  
**Institution:** Middle Tennessee State University  
**Project:** Maintenance Complex Roofs Replacement  
**City/County:** Murfreesboro/Rutherford

**2 Fiscal Year:** 2018/2019

<b>3</b>	<input type="checkbox"/>	Capital Outlay	<b>New</b>		<b>Reno/Maint</b>
	<input checked="" type="checkbox"/>	Capital Maintenance		0	Gross Sq.Ft. 60,069
	<input type="checkbox"/>	Disclosure		0	Net Sq.Ft. 0
	<input checked="" type="checkbox"/>	Designer Required		0.00	Cost/Sq.Ft. 14.30

**4 Project Description:**

Replacement of the greenhouse roof and six roofs considered the Maintenance Complex. The Maintenance Complex buildings are the Bayer Travis, Haynes Turner, Will Hastings, Open Shed, Warehouse, Holmes Building.

<b>5</b>	<b>Total Project</b>	<b>Allocation</b>	<b>Estimated Construction Cost:</b> <span style="color: red;">858,986.70</span>
	860,000.00	860,000.00	Building Construction
	0.00	0.00	Site & Utilities
	0.00	0.00	Built-in Equipment
	860,000.00	860,000.00	<b>Bid Target</b>
	90,000.00	90,000.00	Contingency: <span style="float: right;">10.47      10.47 percent</span>
	950,000.00	950,000.00	<b>M.A.C.C.</b>
	86,091.00	86,091.00	Fee: <span style="float: right;">35/LogP-1.15 = 7.24979366      Renovation</span>
	0.00	0.00	Movable Equipment
	0.00	0.00	<i>first other</i>
	0.00	0.00	<i>second other</i>
	11,909.00	11,909.00	Administration & Miscellaneous
	1,048,000.00	1,048,000.00	<b>Total Cost</b>

**6 Funding Request:** THIS REQUEST

<span style="color: red;">1,048,000.00</span>	<span style="color: red;">1,048,000.00</span>	STATE funds
0.00	0.00	FEDERAL funds
0.00	0.00	Local and Institutional Funds

**7 Sources of Available Funding:**

	fund year	description
already approved for existing SBC project	0.00	
	0.00	
<span style="color: red;">0.00</span>	0.00	
plus This Request	0.00	
<span style="color: red;">1,048,000.00</span>	0.00	

**8 SBC Action:** If an existing project, SBC Project No.: n/a

**9 Designer:** t b a



MAINTENANCE COMPLEX



GREENHOUSE



## DB70 form - Project Request

**1 Department:** MTSU Board of Trustees  
**Institution:** Middle Tennessee State University  
**Project:** Several Bldgs. Smoke Evacuation Repair and Retro-commissioning  
**City/County:** Murfreesboro/Rutherford

**2 Fiscal Year:** 2018/ 2019

<b>3</b>	<input type="checkbox"/> Capital Outlay	<b>New</b>		<b>Reno/Maint</b>
	<input checked="" type="checkbox"/> Capital Maintenance	0	Gross Sq.Ft.	1,038,271
	<input type="checkbox"/> Disclosure	0	Net Sq.Ft.	0
	<input checked="" type="checkbox"/> Designer Required	0.00	Cost/Sq.Ft.	0.00

**4 Project Description:**

The project scope will involve replacing and repairing HVAC systems and their BAS controls associated with the smoke evacuation systems in the following buildings: Science Building, Student Union, College of Education, Walker Library, Bragg Media and Entertainment, and Miller Education Center buildings.

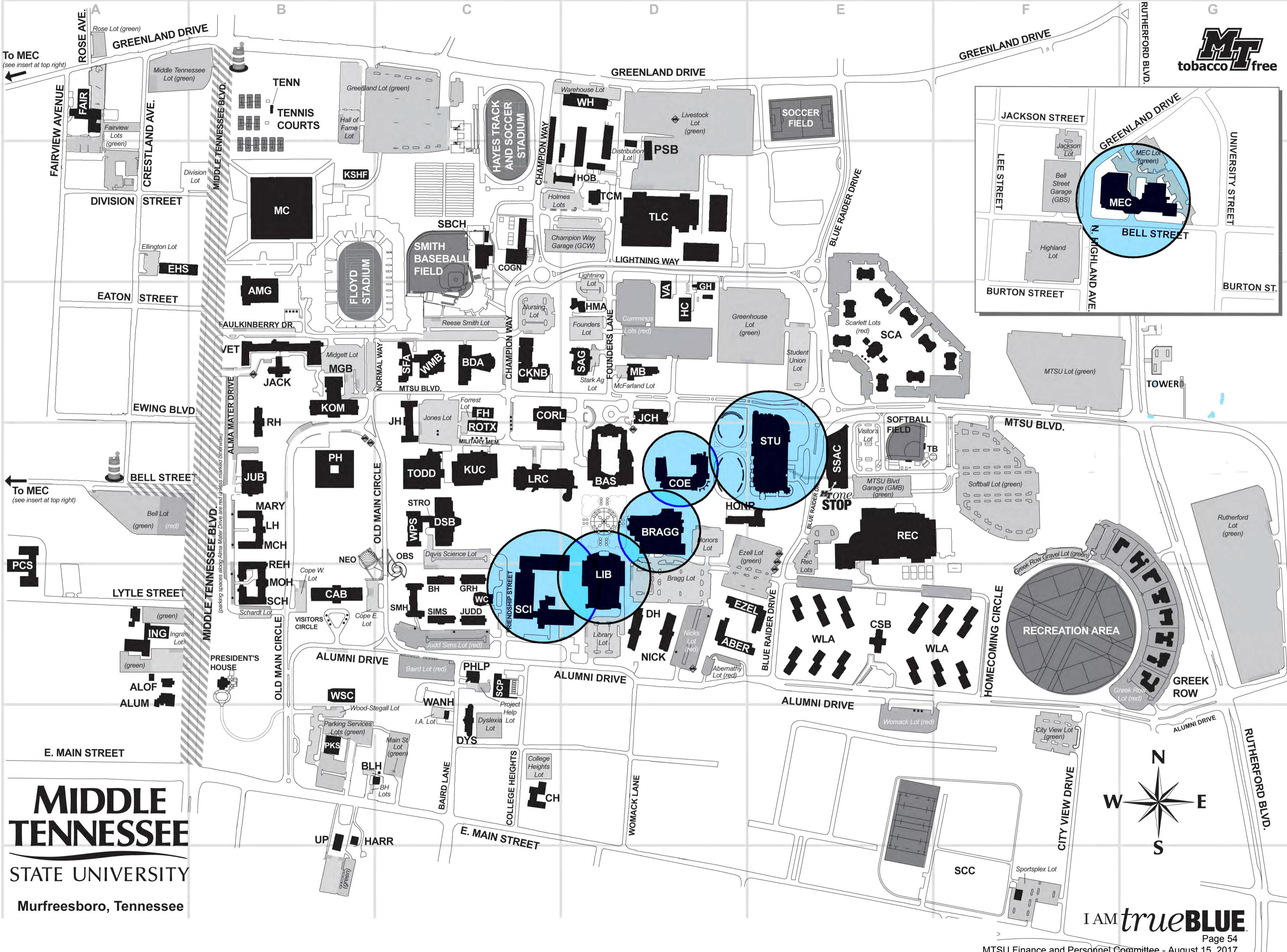
<b>5</b>	<b>Total Project</b>	<b>Allocation</b>	<b>Estimated Construction Cost:</b>	<b>0.00</b>
	403,000.00	403,000.00	Building Construction	
	0.00	0.00	Site & Utilities	
	0.00	0.00	Built-in Equipment	
	<u>403,000.00</u>	<u>403,000.00</u>	<b>Bid Target</b>	
	41,000.00	41,000.00	Contingency:	10.17      10.17 percent
	<u>444,000.00</u>	<u>444,000.00</u>	<b>M.A.C.C.</b>	
	43,191.00	43,191.00	Fee:	35/LogP-1.15 = 7.78230367      Renovation
	0.00	0.00	Movable Equipment	
	0.00	0.00	first other	
	0.00	0.00	second other	
	<u>12,809.00</u>	<u>12,809.00</u>	Administration & Miscellaneous	
	<u>500,000.00</u>	<u>500,000.00</u>	<b>Total Cost</b>	

<b>6 Funding Request:</b>	THIS REQUEST
500,000.00	500,000.00 STATE funds
0.00	0.00 FEDERAL funds
0.00	0.00 Local and Institutional Funds

<b>7 Sources of Available Funding:</b>	fund year	description
already approved for existing SBC project	0.00	
0.00	0.00	
plus This Request	0.00	
500,000.00	0.00	

**8 SBC Action:** If an existing project, SBC Project No.: n/a

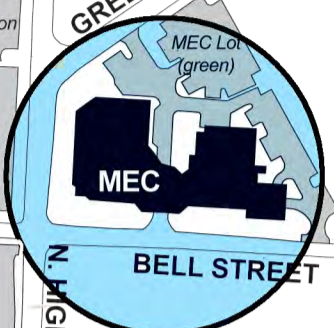
**9 Designer:** t b a



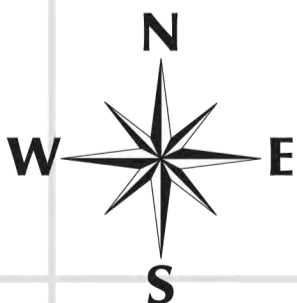
To MEC  
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To MEC  
(see insert at top right)

**MT**  
tobacco free



**MIDDLE  
TENNESSEE**  
STATE UNIVERSITY  
Murfreesboro, Tennessee



I AM *true* **BLUE**

# DB70 form - Project Request

**1 Department:** MTSU Board of Trustees  
**Institution:** Middle Tennessee State University  
**Project:** Elevator Modernization Phase II  
**City/County:** Murfreesboro/Rutherford

**2 Fiscal Year:** 2018/ 2019

<b>3</b>	<input type="checkbox"/> Capital Outlay	<b>New</b>	<b>Reno/Maint</b>
	<input checked="" type="checkbox"/> Capital Maintenance	0 Gross Sq.Ft.	368,836
	<input type="checkbox"/> Disclosure	0 Net Sq.Ft.	0
	<input checked="" type="checkbox"/> Designer Required	0.00 Cost/Sq.Ft.	0.00

## 4 Project Description:

Phase II of a multi-phased project to modernize and repair the elevators and lifts in several building's across campus. This project includes the Cason Kennedy Nursing, Bragg Media and Entertainment, Jones Hall, James Union, EW Midgett, and Miller Education Center (west side) buildings.

<b>5</b>	<b>Total Project</b>	<b>Allocation</b>	<b>Estimated Construction Cost:</b>	<b>0.00</b>
	1,850,000.00	450,000.00 Building Construction		
	0.00	0.00 Site & Utilities		
	0.00	0.00 Built-in Equipment		
	<b>1,850,000.00</b>	<b>450,000.00 Bid Target</b>		
	<b>188,000.00</b>	<b>45,000.00 Contingency:</b>	<b>10.16</b>	<b>10.00 percent</b>
	<b>2,038,000.00</b>	<b>495,000.00 M.A.C.C.</b>		
	<b>172,822.00</b>	<b>41,975.00 Fee:</b>	<b>35/LogP-1.15 =</b>	<b>6.78399202 Renovation</b>
	0.00	0.00 Movable Equipment		
	0.00	0.00 <i>first other</i>		
	0.00	0.00 <i>second other</i>		
	<b>39,178.00</b>	<b>13,025.00 Administration &amp; Miscellaneous</b>		
	<b>2,250,000.00</b>	<b>550,000.00 Total Cost</b>		

**6 Funding Request:** THIS REQUEST  
**2,250,000.00** **550,000.00** STATE funds  
 0.00 0.00 FEDERAL funds  
 0.00 0.00 Local and Institutional Funds

**7 Sources of Available Funding:**

	fund year	description
already approved for existing SBC project	0.00	
	0.00	
<b>0.00</b>	0.00	
plus This Request	0.00	
<b>550,000.00</b>	0.00	

**8 SBC Action:** If an existing project, SBC Project No.: 166/009-07-2017

**9 Designer:** t b a

## MTSU Master Elevator List

Equipment	Manufacturer	Equip. ID	Site Name	Type	Modernization Schedule
20228220	DOVER	#2 PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV KUC	E&G	Phase I
20228177	DOVER	PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV KIRKSEY	E&G	Phase I
20228212	OTIS	PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV SAUNDER	E&G	Phase I
20228213	UNKNOWN	PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV DRAMA	E&G	Phase I
20228199	AUTOMATIC	PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV NURSING	E&G	Phase II
20228218	DOVER	PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV BRAGG MEDIA	E&G	Phase II
20228219	DOVER	PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV JONES	E&G	Phase II
20228192	DOVER	JAMES UNION #2 PASSENGER	MIDDLE TENN STATE UNIV JAMES UNION	E&G	Phase II
20228196	OTHER	LIFT	MIDDLE TENN STATE UNIV KOM/EW MIDGETT LIFT	E&G	Phase II
20370389	OTIS	#3 PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV MILLER EDUC CTR	E&G	Phase II
20370390	OTIS	#4 PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV MILLER EDUC CTR	E&G	Phase II
20228178	AUTOMATIC	COPE ADM #1 PASSENGER	MIDDLE TENN STATE UNIV COPE	E&G	
20228200	(OLD) DOVER	#3 PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV PECK	E&G	
20243710	UNKNOWN	PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV HONORS	E&G	
20228184	AUTOMATIC	LIB 1ST ELEV ON LEFT	MIDDLE TENN STATE UNIV WALKER	E&G	
20228185	AUTOMATIC	LIB 2ND ELEV ON LEFT	MIDDLE TENN STATE UNIV WALKER	E&G	
20228186	AUTOMATIC	LIB 1ST ELEV ON RIGHT	MIDDLE TENN STATE UNIV WALKER	E&G	
20228187	AUTOMATIC	LIB 2ND ELEV ON RIGHT	MIDDLE TENN STATE UNIV WALKER	E&G	
20228215	AUTOMATIC	SOUTH ELEVATOR	MIDDLE TENN STATE UNIV BUSINESS	E&G	
20228214	AUTOMATIC	NORTH ELEVATOR	MIDDLE TENN STATE UNIV BUSINESS	E&G	
20228216	AUTOMATIC	EAST PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV BUSINESS	E&G	
20228193	OTIS	TELECOMMUNICATIONS PASS	MIDDLE TENN STATE UNIV TELECOMM	E&G	
20228194	AUTOMATIC	PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV MILLER	E&G	
20243872	AUTOMATIC	#2 PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV MILLER	E&G	
20228188	AUTOMATIC	LIB #5 LARGE STAFF	MIDDLE TENN STATE UNIV WALKER	E&G	
20228189	AUTOMATIC	LIB #6 SMALL ELEV	MIDDLE TENN STATE UNIV WALKER	E&G	
20275436	Thyssenkrupp	PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV INGRAM	E&G	
20228210	DOVER/AUTOMATIC	#2 PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV TODD	E&G	
20370386	OTHER	#1 PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV MILLER EDUC CTR	E&G	
20370387	OTHER	#2 PASSENGER ELEVATOR	MIDDLE TENN STATE UNIV MILLER EDUC CTR	E&G	

# Excerpt from 2016 Campus Masterplan

Table A.1.1 Facility Assessment - Education and General Use Facilities

Legend:

- (1) Current Condition score (0 - 100) is determined by the Physical Facilities Survey Score as of the August 2015 (PFIS).
- (2) Site Suitability score (High, Medium, Low) is determined by factors including various land uses, code issues, and original campus structure.
- (3) Physical Building Rating (A - D) is determined by combining the Current Condition and Site Suitability scores as shown in the matrix below.
- (4) Existing Program Suitability (A - D) is determined by factors including quantity and quality of space and the fit of programs to the design.

<sup>1</sup> Original campus structure

Current Condition				
		>90	80 - 90	< 80
Site Suitability	High	A	B	C
	Medium	A	B	C
	Low	C	D	D
	Physical Building Rating			

Abbreviation	Building Name	Building ID	Year Built	Function	Gross SF	Assignable SF	Current Condition (1)	Site Suitability (2)	Physical Building Rating (3)	Existing Program Suitability (4)
ALOF	Alumni Office (2263 Middle Tennessee Boulevard)	24-172	1948	Education & General	2,796	1,814	94.3	M	A	A
ALUM	Alumni Relations House (2259 Middle Tennessee Blvd.)	24-174	2008	Education & General	10,105	5,435	94.7	M	A	A
BAS	Business & Aerospace Building	24-091	1997	Education & General	184,931	102,233	90.1	M	A	A
BDA	Boutwell Dramatic Arts	24-031	1964	Education & General	56,164	36,757	79.6	M	C	D
BLH	1417 East Main Street (Center for Historic Preservation)	24-097	1958	Education & General	3,041	2,191	71.5	L	D	D
BRAGG	Bragg Media and Entertainment Building	24-083	1990	Education & General	91,114	52,325	89.3	M	B	C
CAB	Cope Administration Building	24-034	1965	Education & General	50,976	29,325	85.3	M	B	A
CH	College Heights Chapel	24-197	1959	Education & General	9,362	7,828	75.4	M	C	C
CKNB	Cason-Kennedy Nursing Building	24-084	1994	Education & General	31,494	18,259	96.5	M	A	A
COE	College of Education Building	24-229	2010	Education & General	91,206	50,989	100.0	M	A	A
DSB	Davis Science Building	24-041	1967	Education & General	75,258	40,966	81.2	H	B	A
DYS	Tennessee Center for the Study & Treatment of Dyslexia	24-155	2000	Education & General	7,169	4,146	96.0	H	A	A
EHS	Ellington Human Sciences	24-025	1962	Education & General	15,509	10,619	85.5	M	B	D
EZEL	Ezell Hall	24-072	1973	Education & General	52,452	32,775	66.4	L	D	D
FAIR	Fairview Building	24-149	1962	Education & General	38,250	22,960	89.4	M	B	A/C
FH	Forrest Hall	24-017	1954	Education & General	14,177	8,807	84.0	L	D	A

Excerpt from 2016 Campus Masterplan

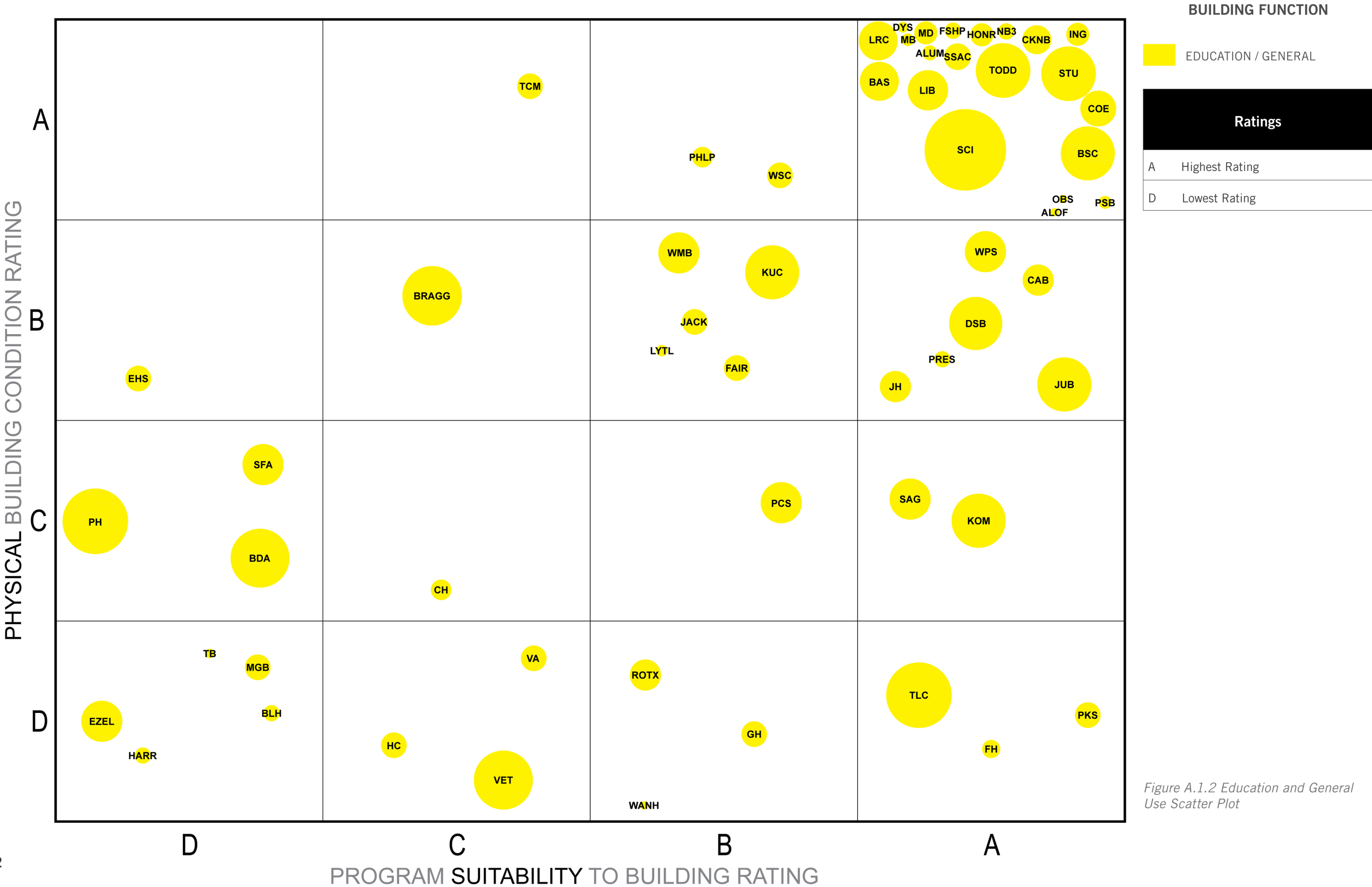


Figure A.1.2 Education and General Use Scatter Plot



**Middle Tennessee State University  
Finance and Personnel Committee**

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Monday, August 15, 2017 – 12:00 pm

**Tab 4**

**Severance of Capital Project Management  
Services from TBR**





**Middle Tennessee State University  
Board of Trustees**

MEETING: Finance and Personnel Committee

SUBJECT: Severance of Capital Project  
Management Services from TBR

DATE: August 15, 2017

PRESENTER: Patti Miller

ACTION REQUIRED: Voice Vote

STAFF RECOMMENDATION: Approval

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**BACKGROUND INFORMATION:**

The FOCUS Act directs THEC to approve or deny a Locally Governed Institution's (LGI) request to assume the capital project management function beginning December 1, 2017. An LGI may desire to assume those duties on that date or a future one. December 1 simply represents the first opportunity to assume those duties. Regardless of the timing, two facets are important:

1. The LGI Board itself, per the FOCUS Act, must officially request to sever from the Tennessee Board of Regents (TBR).
2. The timeframe to assess readiness and capacity, and to allow TBR management sufficient time to plan accordingly, will be approximately four to eight months.

This section highlights the requirements set forth by THEC for obtaining approval for severance. The University is recommending a severance date of July 1, 2018 for your consideration. This date would provide the necessary time required for assessing readiness and capacity, as well as provide the new process to being with the start of a new fiscal year.



# Capital Project Management

THEC criteria to assume capital project management:

1) Organizational structure:

SBC representative

Land and Lease Coordinator

Budget Coordinator

Fiscal approval and paying invoices, and

Physical Facilities Inventory and Survey

2) Single source of information related to capital project management for the University

# Capital Project Management

THEC criteria to assume capital project management:

3) Information regarding University's facilities website to provide access to:

Capital Budget

Designer's Manual

Project Tracking Information

Project Designer Solicitation – Letter of Interest and RFQ processes

Project Bid List for Contractors, and  
Lease RFIs and RFPs

# Capital Project Management

THEC criteria to assume capital project management:

4) Plan for access to architects, engineers and specialty consultants

5) Data management software in place that replicates TBR's PITS, Physical Facilities Inventory and Survey (PFIS), and lease tracking

