

Vice President Business and Finance
Cynthia Brooks

Facilities Management
February 22, 2013

Facility Project Update Report

(This report can be viewed at

<http://www.tnstate.edu/facilities/projectstatus.aspx>)

Capital Projects - Active

- 1. Ag Bio-Sciences Building, SBC #166/001-07-2008**
Budget \$8 Million, estimated completion October 2013
Construction is in progress and progressing on schedule. The project is 35% complete. Real time construction progress may be viewed at <http://constcamera.tnstate.edu/view/index.shtml> .
- 2. Gentry Storm Drainage Corrections, SBC #166/001-01-2007**
Budget \$1.25 Million, estimated completion Sept 2013
The project has been divided into several phases. Construction of the first phase that includes repair of the sink hole at Queen Washington, repair of the stair steps at Gentry, and repair of the Gentry parking lot are complete. Phase 2, repair of the intramural/baseball field is progress. The work in progress will repair and stabilize the infield. Work on the outfield will follow later. Phase 3, North Campus LED lighting Conversion, is in progress. Light fixture delivery is expected in April with installation to be completed this summer.
- 3. Ag Research\Teaching Projects, SBC #166/001-07-2004**
Budget \$1.48 Million, estimated completion August 2013
Phase 1, construction of the landscape design studio, was completed in 2012. Phase 2, construction of six new research greenhouses, was also completed in 2012. Phase 3, construction of two additional buildings, is in final design. Phase 3 is expected to bid in April/May and be completed in September 2013.
- 4. Boswell Fumehood/HVAC Project, SBC #166/001-03-2010**
Budget \$5 million
Phase 1 was completed September 2011. Phase 2 was completed September 2012. TSU has requested that any remaining project funds be redirected to the addition of a small chiller at the Avon Williams Campus and to make seismic upgrades to the Torrence Engineering Building including replacement of the existing building façade. The request for redirect of funds is pending approval by the TBR Office of Facility Development and the State Building Commission.

5. **Hankal Hall Upgrades, SBC #166/001-02-2012**
Budget \$2.6 Million, estimated completion September 2013
The project will convert the facility from a residence hall to office space for Athletics and others. Replacement of the building roof will begin in March 2013.
6. **Electrical Distribution Upgrades, SBC #166/001-01-2012**
Budget \$1.25 Million, estimated completion October 2013
This project will make upgrades to the campus electrical loop including the addition of backup generators for the McWherter Building and CIT. The project is out for bids. The bid date is March 20, 2013.
7. **Hale Residence Hall Elevator Replacement, SBC #166/001-03-2012**
Budget \$273,000, estimated completion August 2013
Project design is complete. The project is out for bids. The bid date is March 27, 2013.
8. **Accessibility (ADA) Adaptations, SBC #166/001-04-2010**
Budget \$263,000, estimated completion September 2013
This project will expand the parking lot behind the Music Building to add additional handicap parking spaces to the south end of the main campus. The project is expected to go out for bids in March.
9. **Several Buildings Window & Waterproofing Corrections, SBC #166/001-03-2006, Budget \$160,000, estimated completion August 2013**
TBR and the SBC approved TSU's request to redirect leftover funds from this project to replace the roof on Clement Hall and portions of other roofs that are leaking. The project is in design.
10. **Entrance Marquee Sign Project, SBC #166/001-03-2011**
Budget \$150,000, estimated completion February 2013
Installation is complete. Start up and commissioning is complete. Facilities Management is ready to turn over control of the marquee to Public Relations.
11. **Master Plan Update, SBC #166/001-04-2012**
Budget \$50,000, estimated completion December 2013
This project will update the existing 2008 campus master plan.

Capital Projects - Pending

12. **Library Expansion, estimated cost \$17 Million,**
This project has been on the TBR project list for many years. The project is slated for design only funding in the Governor's 2014 budget request submission to the State Legislature.

- 13. New College of Health Sciences, estimated cost \$37.5 Million**
 This project will combine all the health science programs into a single, modern facility. TSU would have to provide a 25% match. TBR is awaiting Dr. Glover's review and approval.
- 14. New Student Residence Hall Complex, estimated cost \$37.6 Million**
 This project will build three low rise residence housing buildings and demolish Boyd Hall. The project will be funded from student rent. TBR is awaiting Dr. Glover's review and approval.
- 15. Avon Williams Chiller, estimated cost \$200,000**
 This project involves adding an additional small chiller to the HVAC system at Avon Williams. TSU is requesting leftover funds from another maintenance project be redirected to fund this project.
- 16. Torrence Engineering Seismic Upgrades, estimated cost \$700,000**
 This project will upgrade the building seismic reinforcement and replace the existing building façade. TSU is requesting leftover funds from another maintenance project be redirected to fund this project.

Campus Renovation Projects

17. Department Moves/Relocations

| <u>Department</u> | <u>From</u> | <u>To</u> | <u>Status</u> |
|-------------------|------------------|------------------|-----------------------------------|
| TSUPD | General Services | Queen Washington | In Progress |
| Athletics | Kean Hall | Hankal Hall | Pending renovation of Hankal Hall |

- 18. President's House, estimated completion February 28, 2013**
 Phase 1, the front bedroom area, is ready for occupancy. Phase 2, the rest of the house, is 40% complete. Work continues in the master bedroom, the family room, the kitchen, and the sun room.
- 19. Student Success Center Building Improvements, estimated completion February 2013**
 Construction is 98% complete. The final to do list has been assembled. Work is in progress. New furniture delivery is scheduled for May 2013.
- 20. TSUPD Relocation, estimated completion March 2013**

Construction on Phase 1, the first floor, is in progress. Phase 1 also includes relocation of the surveillance room from the Campus Center. Phase 2 includes limited renovation of the second floor. The project is 50% complete.

21. Classroom Improvements, estimated completion May 2013

This is an ongoing maintenance project concentrated on classrooms. Upgrades and repair of window blinds, carpet, and floor tile have been completed. Replacement of classroom and lab door locks is 80% complete. The next phase of the project is renovation of restrooms in the academic buildings. Work will begin in Elliott and Crouch Halls.

22. General Services Building, estimated completion April 2013

The project design and work scope are complete. The drawings must be approved by the State Fire Marshal. Construction will begin after SFM approval.

23. Campus Center Game Room Upgrades, estimated completion February 2013

The construction work has been completed. Delivery of the furniture is expected in March 2013.

24. Pending Projects

| <u>Department</u> | <u>Project</u> |
|--------------------------------|--|
| Ag | Relocate the Housaini House's trailer to Cheatham Farm |
| International Student Services | Renovation of Housaini House [On Hold] |
| Hale Stadium | Make upgrades for May commencement |
| Residence Life | Renovate Hale Hall lobby [In design] |
| Auxiliary Services | Upgrade cafeteria kitchens |
| Eppse Hall | Repair or replace hot water system |
| Ford Complex | Install automatic water shutoff valves |

Maintenance Projects

25. Avon Williams Chiller Repair, estimated completion March 2013.

This project will repair the existing chiller. The work is being done by Carrier Corporation.

26. Security Upgrade to McWherter Lobby, Estimated completion February 2013.

This project installed cameras and “buzz-in” button to a new security manned desk in the lobby. The project is 95% complete.

Other Facilities Management Activities

27. Gateway To Heritage Project (Jefferson Street Beautification) – The project is divided into two phases, the I-40 entrance and exit beautification phase and development of the mall under the I-40/Jefferson Street bridge. The project is being executed by Metro. Installation of the mall under the Jefferson Street Bridge is complete. Work on the I-40 entrance/exit is 5% complete.