

Vice President Business and Finance  
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Facilities Management  
May 10, 2013

## Facility Project Update Report

### 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 62% 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**  
Phase 3, North Campus LED lighting Conversion, is in progress and will be completed by summer. Installation is in progress by our in-house electric shop.
- 3. Ag Research\Teaching Projects, SBC #166/001-07-2004**  
**Budget \$1.48 Million, estimated completion October 2013**  
Phase 3, construction of two additional buildings, is in final design. Phase 3 is expected to bid in May and be completed in September/October 2013.
- 4. Boswell Fumehood/HVAC Project, SBC #166/001-03-2010**  
**Budget \$5 million**  
Phase 1 and Phase 2 have been completed. 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 into office space for Athletics and others. Replacement of the building roof is in progress. The roof replacement phase is 90% complete. Revised architectural drawings have been reviewed. Final design is expected to be completed in May.

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 has been bid. TBR has issued the construction contract. Project construction will begin in May 2013.
7. **Hale Residence Hall Elevator Replacement, SBC #166/001-03-2012**  
**Budget \$273,000, estimated completion August 2013**  
The project was bid. The bids exceeded the project budget. TBR has re-bid the project with a reduced work scope. The re-bid is being evaluated by Facilities Management. Ron Brooks will discuss options with TBR Office of Facility Development.
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 bids were received. All bids exceeded the project budget. The bids will be reviewed this week.
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. **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. Facilities Management is developing a work scope that will reflect the President's priorities.

### **Capital Projects - Pending**

11. **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.
12. **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 the President's review and approval.

**13. 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 the President's review and approval.

**14. Avon Williams Chiller, estimated cost \$200,000**

The exiting chiller has been repaired. 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.

**15. 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**

**16. President's House, estimated completion February 28, 2013**

Phase 1, the front bedroom area, is complete. Phase 2, work in the master bedroom, is 99% complete. The next phase of work, the security upgrades, is in final design. Work is planned for the family room, the kitchen, the dining room, and the sun room.

**17. Student Success Center Building Improvements, estimated completion February 2013**

Construction is 99% complete. Work on completing the final punchlist is in progress. New furniture delivery is scheduled for week of May 13, 2013.

**18. TSUPD Relocation, estimated completion May 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 95% complete.

**19. Classroom Improvements, estimated completion Summer 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 nearly complete. The next phase of the project is renovation of restrooms in the academic buildings. Work will begin in Elliott and Crouch Halls in May.

**20. General Services Building, estimated completion Summer 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.

**21. Campus Center Game Room Upgrades, estimated completion February 2013**

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

**22. Pending Projects**

<u>Department</u>	<u>Project</u>
Ag	Relocate trailer to Cheatham Farm
Hale Stadium	Make upgrades for May commencement [complete]
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
CIT	Consolidate offices into the Humanities Bldg.

**Maintenance Projects**

**23. Avon Williams Chiller Repair, estimated completion April 2013.**

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

**24. Residence Halls Improvements, Estimated cost TBD, Completion August 2013.**

Facilities Management and Residence Life are developing a list of summer projects and work scope for maintenance of residence facilities.

**25. Cockrell Bend Warehouse Security Improvements, Estimated cost \$30,000, Estimated completion June 2013.**

The warehouse is being cleaned out so it can be used for storage. These security upgrades will make the warehouse useable. The security upgrade phase is 50% complete.

**26. North Campus Maintenance Repairs and Improvements, Estimated completion June 2013**

This project will make maintenance repairs to the Ed Temple Track and other facilities on the north side of the campus. Work on the Ed Temple track buildings is in progress. Overall, this project is 30% 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 75% complete. The project is to be completed in May 2013.
28. **Home Depot “Retool Your School” Grant** – Home Depot announced the list of grant recipients. TSU did not make the cut.