

**REPORT FROM THE
FINANCE AND PERSONNEL COMMITTEE**

The Finance and Personnel Committee met on Tuesday, August 15, 2017, at Middle Tennessee State University.

Before the meeting was called to order, Joe Bales, Vice President for University Advancement, gave a presentation to all in attendance on the background and history of the University Foundation, and the status of current fundraising activities.

Chairman Joey Jacobs called the meeting to order at 1:00 p.m. (CDT). A quorum was present with the following Committee members in attendance: Joey Jacobs, Steve Smith, J.B. Baker, Pete Delay, Darrell Freeman, Tony Johnston, and Lindsey Weaver. Also present were Trustee Pamela Wright; Sidney A. McPhee, President; Alan Thomas, Vice President for Business and Finance; Mark Byrnes, Interim University Provost; Bruce Petryshak, Vice President for Information Technology and Chief Information Officer; Joe Bales, Vice President for University Advancement; Debra Sells, Vice President for Student Affairs and Vice Provost for Enrollment and Academic Services; Andrew Oppmann, Vice President for Marketing and Communications; and, Heidi Zimmerman, University Counsel and Board Secretary.

Chairman Jacobs began the meeting with a request for the Committee to consider setting a goal for expense reduction in the University's budget for the next fiscal year. Discussion followed during which Dr. McPhee referenced budget information provided to the Committee showing a cumulative budget reduction totaling 21% since FY 2001-02. The Committee agreed that the primary goal should be to manage expense reduction without creating a negative impact on students and programs. Chairman Jacobs asked Mr. Thomas to provide an update on final enrollment numbers and the effect on budget revenues at the next Committee meeting. He then turned the meeting over to Mr. Thomas. Mr. Thomas gave a brief summary of the agenda items and introduced Patti Miller, Assistant Vice President for Campus Planning, and Joe Whitefield,

Assistant Vice President for Facilities Services, who were presenting the agenda items for the meeting.

The first item on the agenda was an informational item concerning the submittal process for capital outlay and capital maintenance projects for funding. Ms. Miller briefly discussed policies governing THEC's role in working with the Locally Governed Institutions (LGI) on capital investment and real estate transactions. She explained that capital outlay, capital maintenance, and disclosure projects are submitted to THEC for approval in the annual Capital Budget Request. She then presented information to the Committee describing the submittal process for each of the three categories of projects.

The second item on the agenda was a recommendation to submit the Academic Classroom Building to THEC for FY 2018-19 capital outlay funding. Ms. Miller explained the building was originally accepted as a Tennessee Board of Regents (TBR) priority outlay project in June 2012 and moved to a #3 TBR priority on the 2016 capital list, placing it in line to receive full project funding in FY 2017-18. MTSU received SBC approval for the project in June of 2016 for full planning and use of local match funding to complete the project design. Since the project was not selected for 2017-18 capital funding and due to the passage of the FOCUS Act, the project must be resubmitted to THEC for approval. Trustee Baker made a Motion for approval of the project. Trustee Johnston seconded the Motion. Chairman Jacobs expressed concern over the proposed cost of the construction and how Turner Construction was selected. Ms. Miller responded that the University must adhere to the State requirements on all capital projects and that Turner was selected through the state RFP process. President McPhee noted that MTSU is bound by the state procurement process. A voice vote was taken and the Motion carried to approve submitting the Academic Classroom Building project for 2018-19 capital outlay funding. See Attachment 1.

The third item on the agenda was a recommendation to submit seven (7) projects to THEC for 2018-19 capital maintenance funding. Mr. Whitefield presented information on the process for identifying capital maintenance projects, along with documentation to be submitted to THEC for approval. Trustee Baker made a Motion to approve the submittal. Board Chairman Smith seconded the Motion. A voice vote was taken and the Motion carried to approve submittal of

seven (7) projects to THEC for 2018-19 capital maintenance funding. Chairman Jacobs thanked Mr. Whitefield for doing a good job of maintaining the campus facilities. See Attachment 2.

The final item on the agenda was a recommendation for approval of the request for severance of Capital Project Management Services from TBR. Mr. Thomas explained to the Committee that under the FOCUS Act, THEC has the authority to approve or deny an LGI's request to assume capital project management duties beginning December 1, 2017. He informed the Committee that MTSU was recommending a request for approval of an official severance date of July 1, 2018. Ms. Miller presented information to the Committee highlighting the criteria established by THEC for obtaining approval to sever. Ms. Miller further explained to the Committee that MTSU was already performing a large part of the capital project management duties, but that more staff would be needed to handle the additional procurement and accounting responsibilities. Mr. Thomas noted that any positions needed would be created using repurposed vacant positions rather than new positions. Chairman Jacobs asked for the net savings to the University in assuming these duties. Mr. Thomas responded that it would be a breakeven situation. Trustee Freeman made a Motion to approve the recommendation for severance of Capital Project Management Services from TBR to be effective July 1, 2018. Trustee Johnston seconded the Motion. Board Chairman Smith suggested that additional staff should not be hired until closer to the date of severance. Mr. Thomas stated that the positions are still being evaluated and would not be filled until an accurate identification of the positions needed was made. A voice vote was taken and the Motion carried to approve severance of Capital Project Management Services from TBR to be effective July 1, 2018. See Attachment 3.

The meeting adjourned at 2:30 p.m. (CDT).

Respectfully submitted,
Finance and Personnel Committee

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

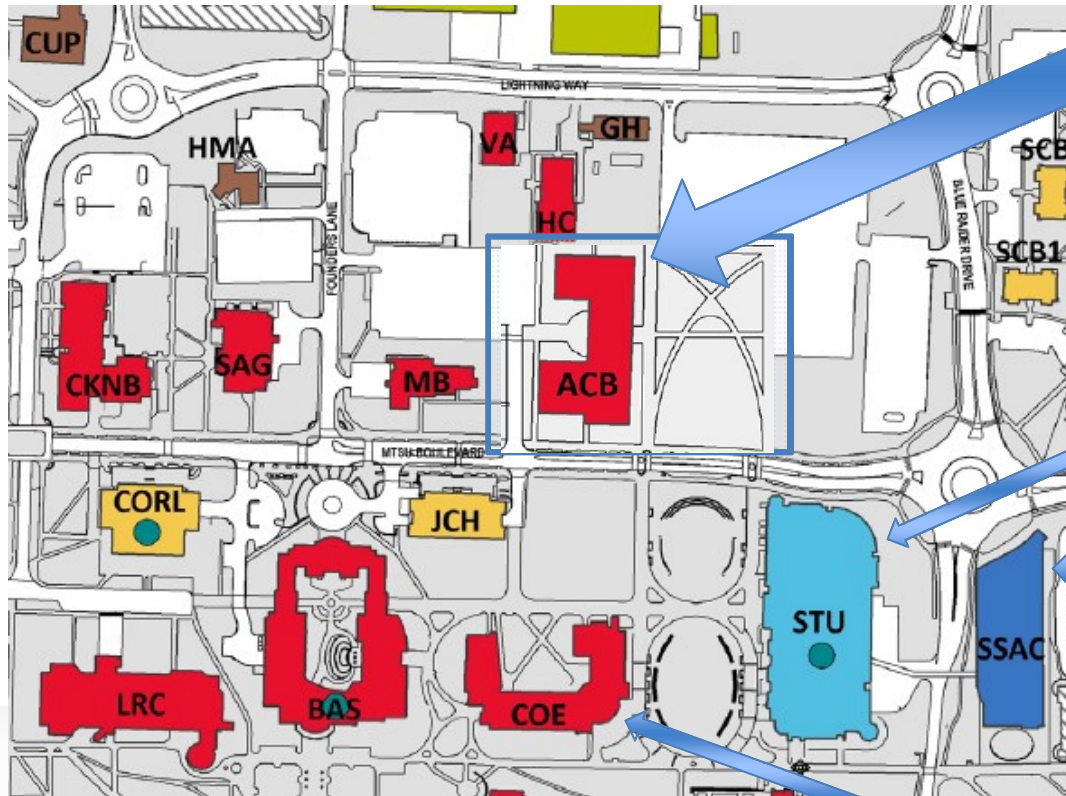
65 Faculty Offices

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



Academic Classroom Building

Student Union

Student Services and Admissions Center

College of Education

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

| | | New | Reno/Maint |
|----------|--|--------|------------------|
| 3 | <input checked="" type="checkbox"/> Capital Outlay | | |
| | <input type="checkbox"/> Capital Maintenance | 91,200 | Gross Sq.Ft. 0 |
| | <input type="checkbox"/> Disclosure | 56,000 | Net Sq.Ft. 0 |
| 4 | Prct Designer Required | 0.00 | Cost/Sq.Ft. 0.00 |

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.

| | Total Project | Allocation | Estimated Construction Cost: |
|---|---------------------------------------|---------------------------------|--|
| 5 | 32,500,000.00 | 32,500,000.00 | 0.00 |
| | 0.00 | 0.00 | Building Construction |
| | 0.00 | 0.00 | Site & Utilities |
| | 0.00 | 0.00 | Built-in Equipment |
| | 32,500,000.00 | 32,500,000.00 | Bid Target |
| | 1,000,000.00 | 1,000,000.00 | Contingency: 3.08 3.08 percent |
| | 33,500,000.00 | 33,500,000.00 | M.A.C.C. |
| | 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 |
| 6 | Funding Request: 39,600,000.00 | Total Cost 39,600,000.00 | |
| | 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 | 0.00 |
| 39,600,000.00 | 0.00 | 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

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:

$$ACM = 2/3 * (Current Replacement Value) * (Building Age / 1275)$$

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 |
|----------------------------|--|---------------------------|
| MTSU | \$13,318,429 | 6.8% |
| 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% |
| LGI's Subtotal | \$79,703,285 | 40.7% |
| | | |
| 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% |
| UT System Subtotal | \$77,413,766 | 39.6% |
| | | |
| TBR System Subtotal | \$38,546,267 | 19.7% |
| | | |
| Grand total | \$195,663,319 | 100% |

THEC FY 2018-19 Governing Board Maintenance Pools and Allocation

(Total Recommendation \$120,000,000)

| Governing Board | Maintenance Pool (%) | Maintenance Allocation (\$) |
|----------------------------|----------------------|-----------------------------|
| MTSU | 6.8% | \$8,170,000 |
| 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 |
| LGI's Subtotal | 40.7% | \$48,880,000 |
| UT System Subtotal | 39.6% | \$47,480,000 |
| | | |
| TBR System Subtotal | 19.7% | \$23,640,000 |
| | | |
| Grand total | 100% | \$120,000,000 |

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. |
| Total Project Cost | | | | \$ 8,170,000 | |

* 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

| Fiscal Year | Priority | Institution | Project | Project Cost | Project Description |
|-------------|----------|-------------|---|--------------|---|
| 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

| | | New | Reno/Maint |
|-------------------------------------|---------------------|------|----------------------|
| <input type="checkbox"/> | Capital Outlay | | |
| <input checked="" type="checkbox"/> | Capital Maintenance | 0 | Gross Sq.Ft. 253,776 |
| <input type="checkbox"/> | Disclosure | 0 | Net Sq.Ft. 0 |
| <input checked="" type="checkbox"/> | Designer Required | 0.00 | Cost/Sq.Ft. 3.94 |

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.

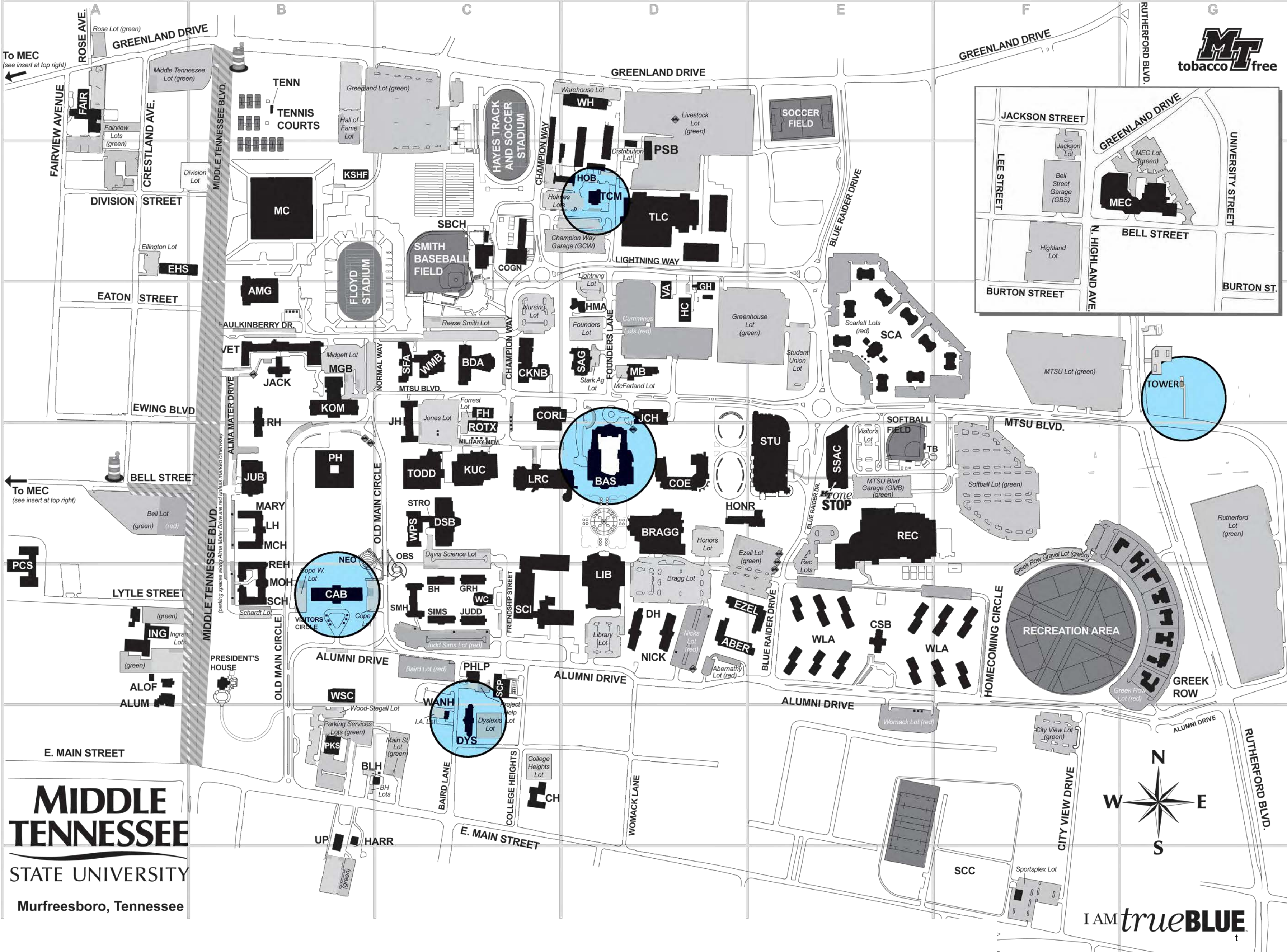
| | Total Project | Allocation | Estimated Construction Cost: |
|--|---------------|--------------|---|
| | 1,000,000.00 | 1,000,000.00 | 999,877.44 |
| | 0.00 | 0.00 | Building Construction |
| | 0.00 | 0.00 | Site & Utilities |
| | 0.00 | 0.00 | Built-in Equipment |
| | 1,000,000.00 | 1,000,000.00 | Bid Target |
| | 100,000.00 | 100,000.00 | Contingency: 10.00 10.00 percent |
| | 1,100,000.00 | 1,100,000.00 | M.A.C.C. |
| | 98,387.00 | 98,387.00 | Fee: 35/LogP-1.15 = 7.15542633 Renovation |
| | 0.00 | 0.00 | Movable Equipment |
| | 0.00 | 0.00 | first other |
| | 0.00 | 0.00 | second other |
| | 13,613.00 | 13,613.00 | Administration & Miscellaneous |
| | 1,212,000.00 | 1,212,000.00 | 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

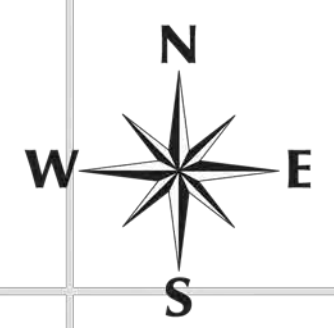
9 Designer: t b a



To MEC (see insert at top right)

To MEC (see insert at top right)

MIDDLE TENNESSEE STATE UNIVERSITY Murfreesboro, Tennessee



I AM trueBLUE

1

2

3

4

5

6

7

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

| 3 | | New | Reno/Maint |
|-------------------------------------|---------------------|------|---------------------|
| <input type="checkbox"/> | Capital Outlay | | |
| <input checked="" type="checkbox"/> | Capital Maintenance | 0 | Gross Sq.Ft. 64,279 |
| <input type="checkbox"/> | Disclosure | 0 | Net Sq.Ft. 0 |
| <input checked="" type="checkbox"/> | Designer Required | 0.00 | Cost/Sq.Ft. 19.10 |

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.

| 5 | Total Project | Allocation | Estimated Construction Cost: |
|---|---------------|--------------|---|
| | 1,230,000.00 | 1,230,000.00 | 1,227,728.90 |
| | 0.00 | 0.00 | Building Construction |
| | 0.00 | 0.00 | Site & Utilities |
| | 0.00 | 0.00 | Built-in Equipment |
| | 1,230,000.00 | 1,230,000.00 | Bid Target |
| | 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 Renovation |
| | 0.00 | 0.00 | Movable Equipment |
| | 0.00 | 0.00 | <i>first other</i> |
| | 0.00 | 0.00 | <i>second other</i> |
| | 15,207.00 | 15,207.00 | Administration & Miscellaneous |
| | 1,500,000.00 | 1,500,000.00 | Total Cost |

| 6 Funding Request: | THIS REQUEST |
|--------------------|------------------------------------|
| 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 | |
| 0.00 | 0.00 | |
| plus This Request | 0.00 | |
| 1,500,000.00 | 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

| | | | | |
|----------|---|------------|------------------|-------------------|
| 3 | <input type="checkbox"/> Capital Outlay | New | | Reno/Maint |
| | <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.

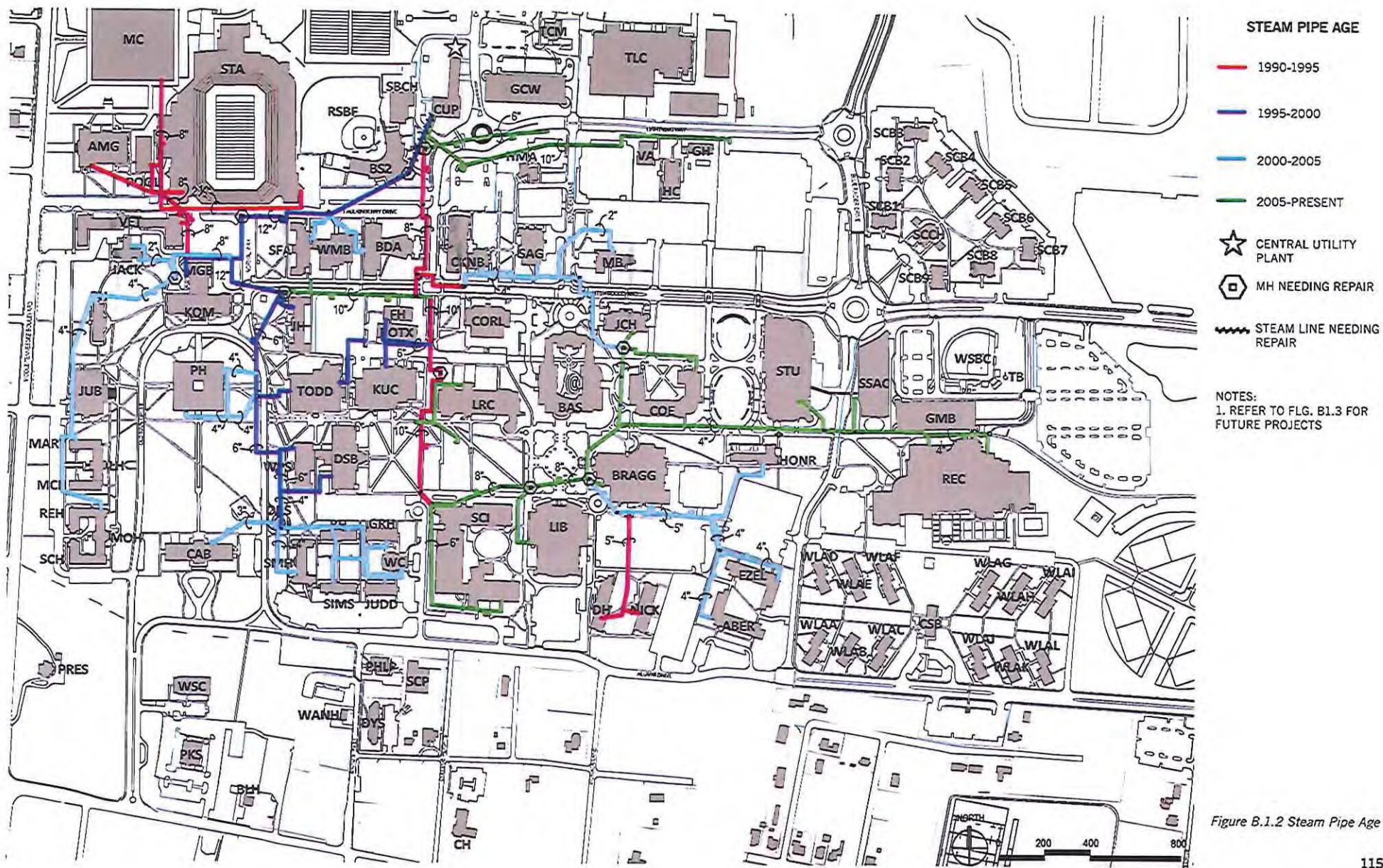
| | | | | | |
|----------|----------------------|-------------------|--------------------------------|------------------------------|---------------------|
| 5 | Total Project | Allocation | | Estimated Construction Cost: | 8,899,169.40 |
| | 8,100,000.00 | 1,970,000.00 | Building Construction | | |
| | | | Site & Utilities | | |
| | 0.00 | 0.00 | Built-in Equipment | | |
| | 8,100,000.00 | 1,970,000.00 | Bid Target | | |
| | 820,000.00 | 204,000.00 | Contingency: | 10.12 | 10.36 percent |
| | 8,920,000.00 | 2,174,000.00 | M.A.C.C. | | |
| | 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 | Total Cost | | |

| | | |
|---------------------------|--------------|-------------------------------|
| 6 Funding Request: | THIS REQUEST | |
| 9,650,000.00 | 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

| | | | | |
|----------|---|------------|------|------------------------|
| 3 | <input type="checkbox"/> Capital Outlay | New | | Renovation |
| | <input checked="" type="checkbox"/> Capital Maintenance | | 0 | Gross Sq.Ft. 5,775,550 |
| | <input type="checkbox"/> Disclosure | | 0 | Net Sq.Ft. 0 |
| | <input checked="" type="checkbox"/> Designer Required | | 0.00 | Cost/Sq.Ft. 0.31 |

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.

| | | | |
|----------|----------------------|---------------------|--|
| 5 | Total Project | Allocation | Estimated Construction Cost: 1,790,420.50 |
| | 0.00 | 0.00 | Building Construction |
| | 1,655,000.00 | 833,000.00 | Site & Utilities |
| | 0.00 | 0.00 | Built-in Equipment |
| | 1,655,000.00 | 833,000.00 | Bid Target |
| | 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 |
| | 32,024.00 | 14,499.00 | Administration & Miscellaneous |
| | 2,010,000.00 | 1,010,000.00 | Total Cost |

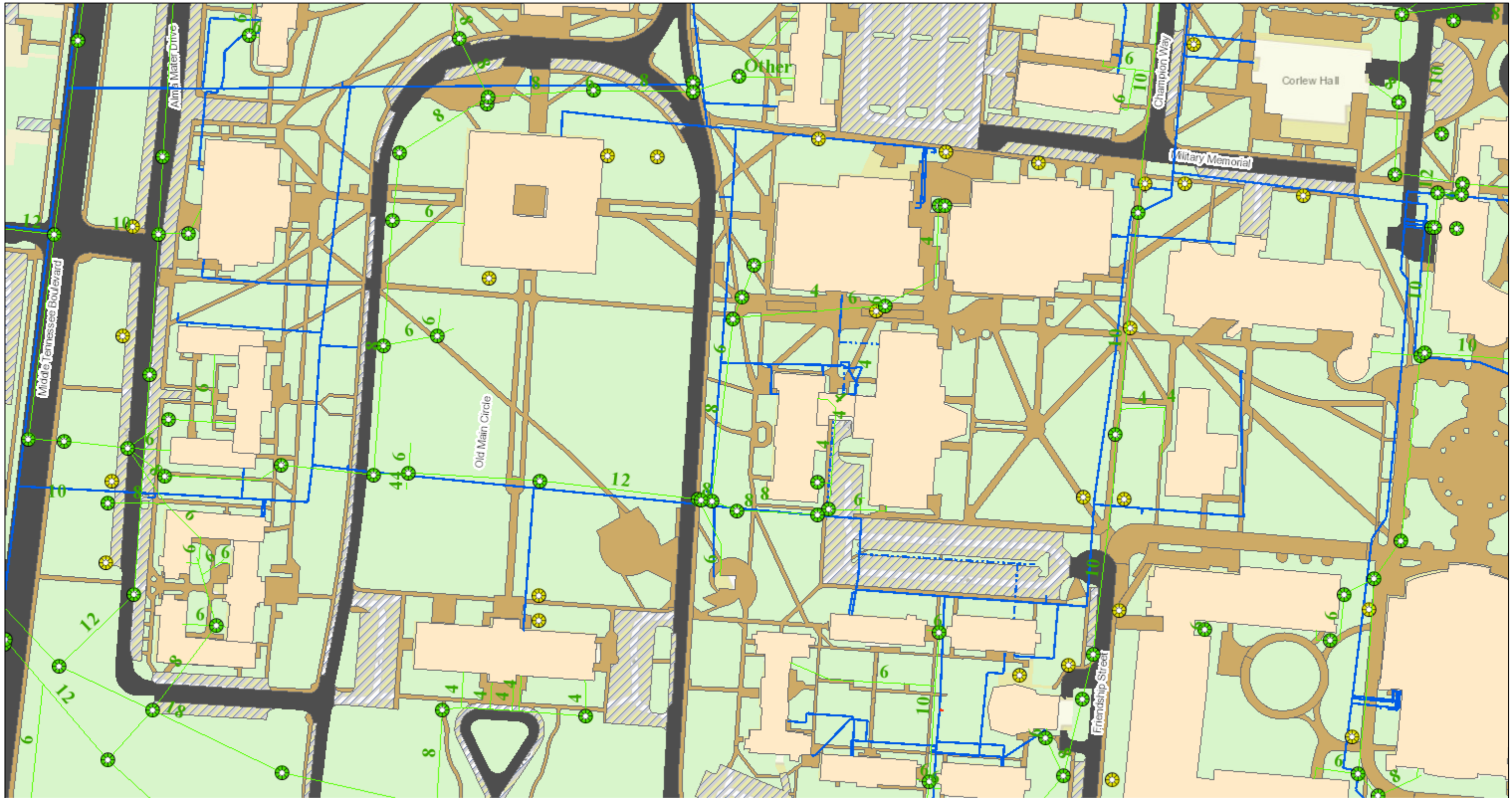
| | |
|---------------------------|------------------------------------|
| 6 Funding Request: | THIS REQUEST |
| 2,010,000.00 | 1,010,000.00 STATE funds |
| 0.00 | 0.00 FEDERAL funds |
| 0.00 | 0.00 Local and Institutional Funds |

| | | |
|---|-------------|-------------|
| 7 Sources of Available Funding: | fund year | description |
| already approved for existing SBC project | 0.00 | |
| 0.00 | 0.00 | |
| plus This Request | 0.00 | |
| 1,010,000.00 | 0.00 | |

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

9 Designer: t b a

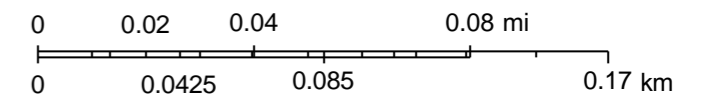
ArcGIS Web Map



August 2, 2017

1:2,257

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



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

| 3 | | New | Reno/Maint |
|-------------------------------------|---------------------|------|---------------------|
| <input type="checkbox"/> | Capital Outlay | | |
| <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.

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

| 6 Funding Request: | THIS REQUEST |
|--------------------|------------------------------------|
| 1,048,000.00 | 1,048,000.00 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 | |
| 1,048,000.00 | 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

| | | New | Reno/Maint |
|---|---|------|------------------------|
| 3 | <input type="checkbox"/> Capital Outlay | | |
| | <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.

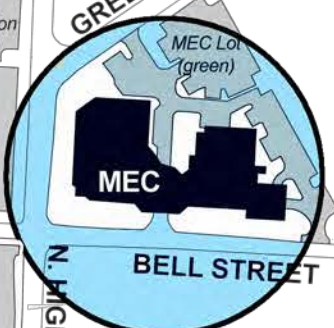
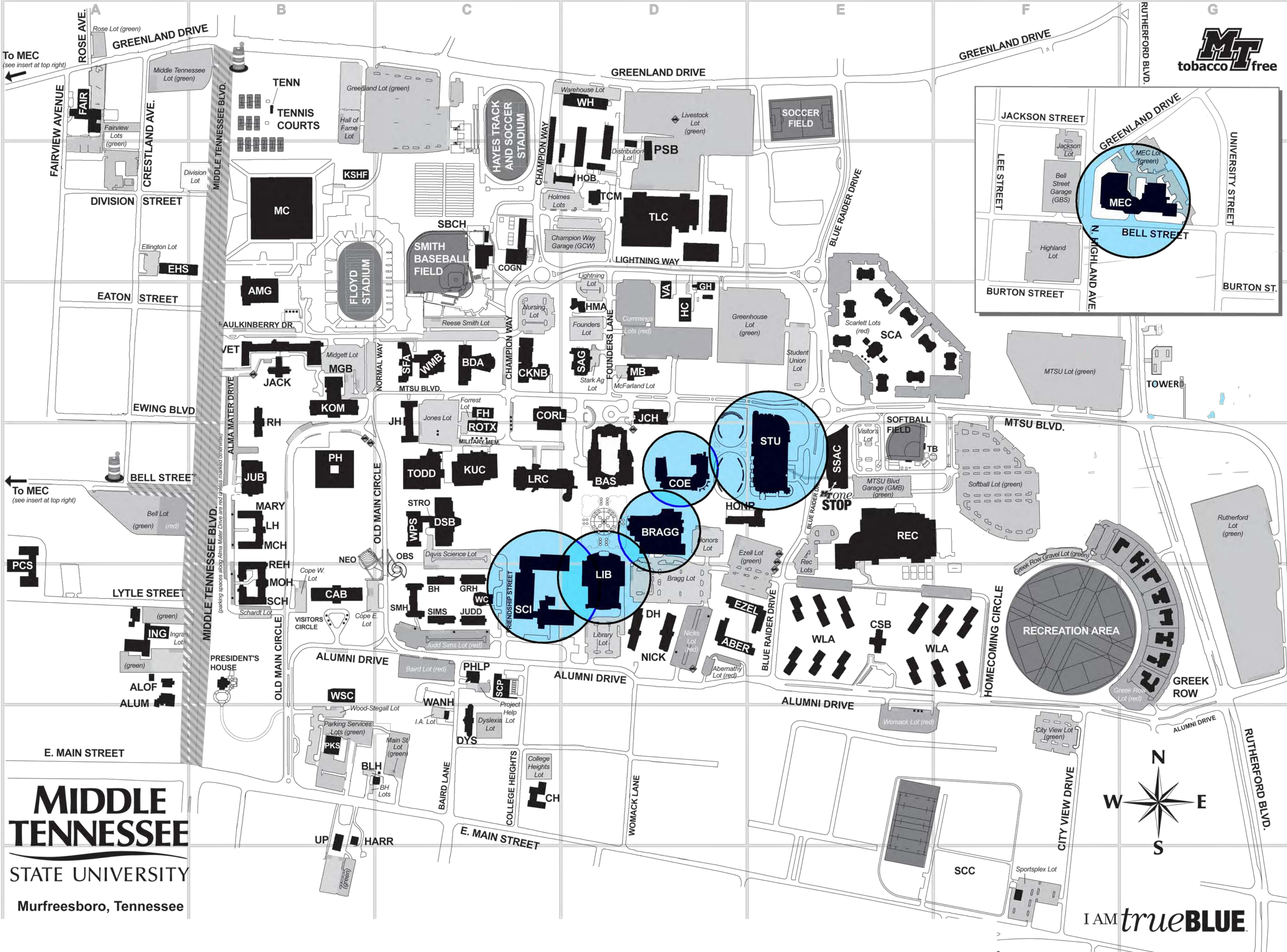
| | Total Project | Allocation | Estimated Construction Cost: | |
|---|-------------------|-------------------|------------------------------|--------------------------------|
| 5 | 403,000.00 | 403,000.00 | | 0.00 |
| | 0.00 | 0.00 | | Building Construction |
| | 0.00 | 0.00 | | Site & Utilities |
|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

| 6 Funding Request: | THIS REQUEST |
|--------------------|------------------------------------|
| 500,000.00 | 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 | |
| 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

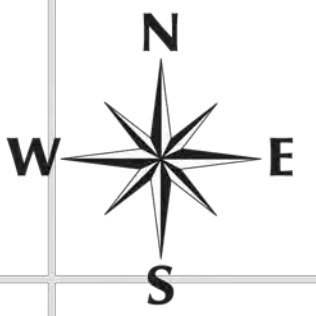
9 Designer: t b a



To MEC (see insert at top right)

To MEC (see insert at top right)

MIDDLE TENNESSEE STATE UNIVERSITY Murfreesboro, Tennessee



I AM trueBLUE

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

| | | New | Reno/Maint |
|---|---|------|------------|
| 3 | <input type="checkbox"/> Capital Outlay | | |
| | <input checked="" type="checkbox"/> Capital Maintenance | 0 | 368,836 |
| | <input type="checkbox"/> Disclosure | 0 | 0 |
| | <input checked="" type="checkbox"/> Designer Required | 0.00 | 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.

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

| 6 Funding Request: | THIS REQUEST |
|--------------------|--------------|
| 2,250,000.00 | 550,000.00 |
| 0.00 | 0.00 |
| 0.00 | 0.00 |

| 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 | |
| 550,000.00 | 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 | |



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.

¹ 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

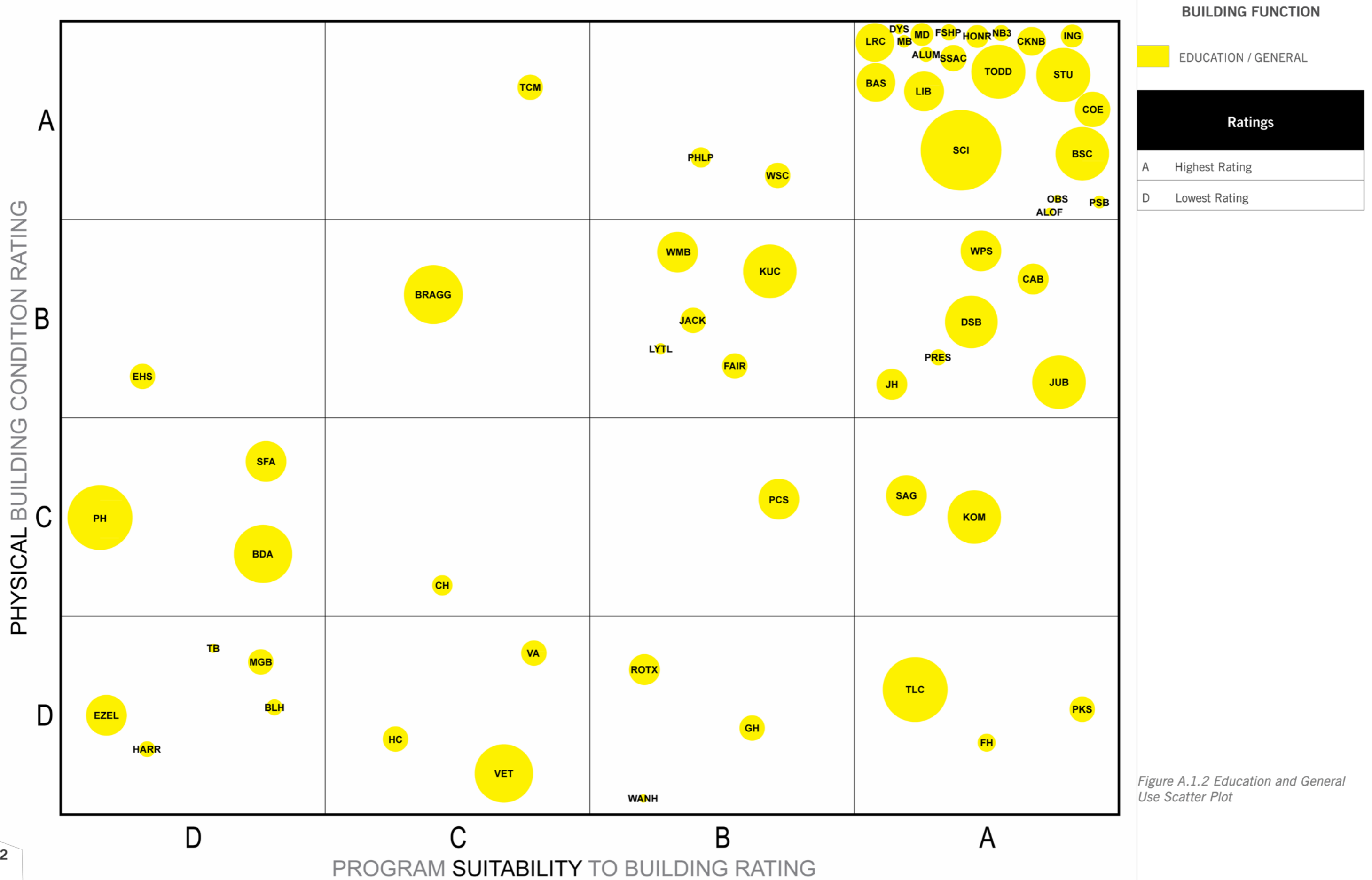


Figure A.1.2 Education and General Use Scatter Plot

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

State Architect

SBC

THEC

MTSU

**State Building
Commission,
State Architect,
THEC Processes**

**Capital Project
Management**

**Capital Projects
Review and
Approvals**

**Designer and
Contractor
Selections and
Approvals**

**Real Estate
Leases,
Acquisitions
and Disposals**

**Budget and
Facility
Planning:
Master Plans,
Capital Budgets,
PFI, Schedule D,
THEC Space
Formula**

MTSU

**TBR OFD
Services**

**Contract
Services**

**State Building
Commission,
State Architect,
THEC Processes**

**Capital Project
Management**

**Designer
Select and
Award
Processes –
Write
Contracts**

**Contractor
Bidding or
Award
Processes –
Write
Contracts**

**Manage Design
and
Construction,
Move-In,
Project Close-
Out**

**Furnishings
and Equipment
Development
and
Procurement**

**Accounting –
Pay Bills,
manage all
accounting
services
related to
capital
projects**

**Project
Information
Tracking “PITS”:
Track approvals,
funding,
contracts,
schedules,
budgets, project
status**