

# State of Tennessee

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# State of Tennessee AIA Day on the Hill

*presented by*

Bob Oglesby, AIA, LEED AP  
State Architect  
Office of the State Architect (OSA)

Peter L. Heimbach, Jr. AIA, NCARB, LEED AP  
Executive Director  
Real Estate Asset Management  
Department of General Services

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## Utilizing more efficient and effective Design / Construction / Operations Team Processes

LEAN Event – STREAM and TDEC pilot project

Included daily approval and decision maker representatives from

- STREAM and TDEC
- AEC industry
- State Fire Marshall's Office

Business Issue

- The length of time it takes to get a capital project through the system from the beginning of the design phase to completion of construction documents.

## Scope

### Starting point:

- Designer Agreement executed.

### Ending point:

- Project is advertised for Bids.

### Out of scope:

- Budget actions
- State Building Commission (SBC) project approval process
- Any non-TDEC project processes
- Internal approval processes of the
  - State Fire Marshal's Office (SFMO)
  - Aquatic Resource Alteration Permit (ARAP)



## Goals for Future State Process

- Reduce the amount of rework, hand-offs, variability, redundancies and delays in the current process.
- Clarify roles, responsibilities and accountabilities.
- Develop a streamlined operating procedure for TDEC's design phase processes.
- Identify elements of the new more collaborative process that might be utilized by other agencies.

## Benefits of Future State

- Condensed time frame.
- Less confusion, better scope definition earlier in the process.
- More key stakeholder buy-in.
- Transparency more widespread.
- Correct individuals have proper empowerment and accountability.
- Sharing and collaboration of documents and info, simplified approvals, tracking and reporting at all levels.
- Less stress on all parties.
- Less project drift, less stop and go.
- More consistency and higher quality projects.

## Bottom Line!

- Key Elements for Future
  - Taking unnecessary steps out of an inherently good process (e.g., redundant approvals)
  - Front-loading the process with in-depth programming and planning
  - Providing more comprehensive resources -- information, training
- Result?
  - **Dramatic reduction in elapsed time for design phase of State Capital Projects**
    - Simple projects should take 12 weeks instead of 29 (58% reduction).
    - Moderately complex projects should take 32 weeks instead of 72 (56% reduction).

## 2013-14 Capital Budget Requests to Governor – November 2012

### Related Links

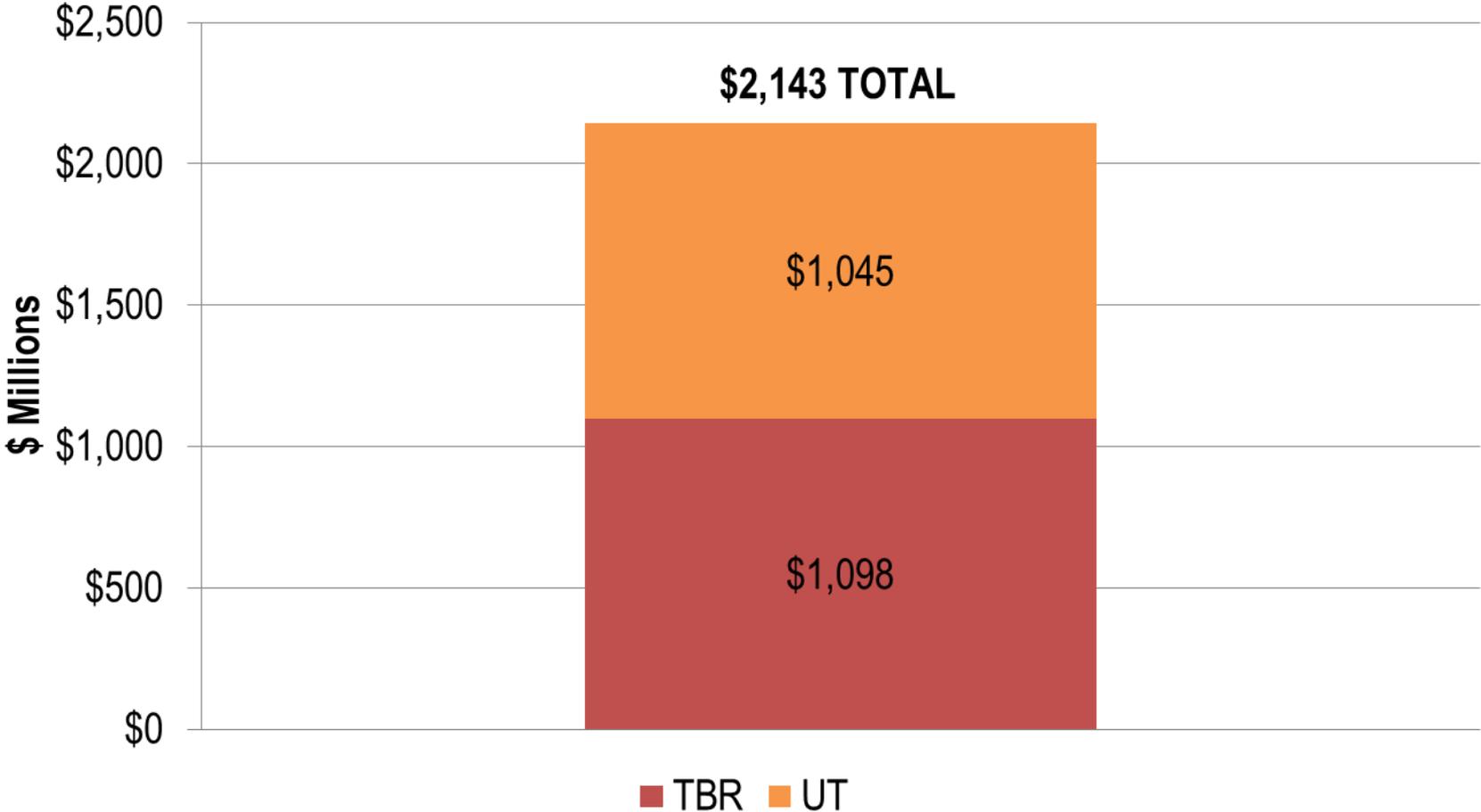
#### 2013-14 Governor's Proposed Capital Project Listing

<http://www.tn.gov/finance/OSA/documents/2013-2014capitalbudget.pdf>

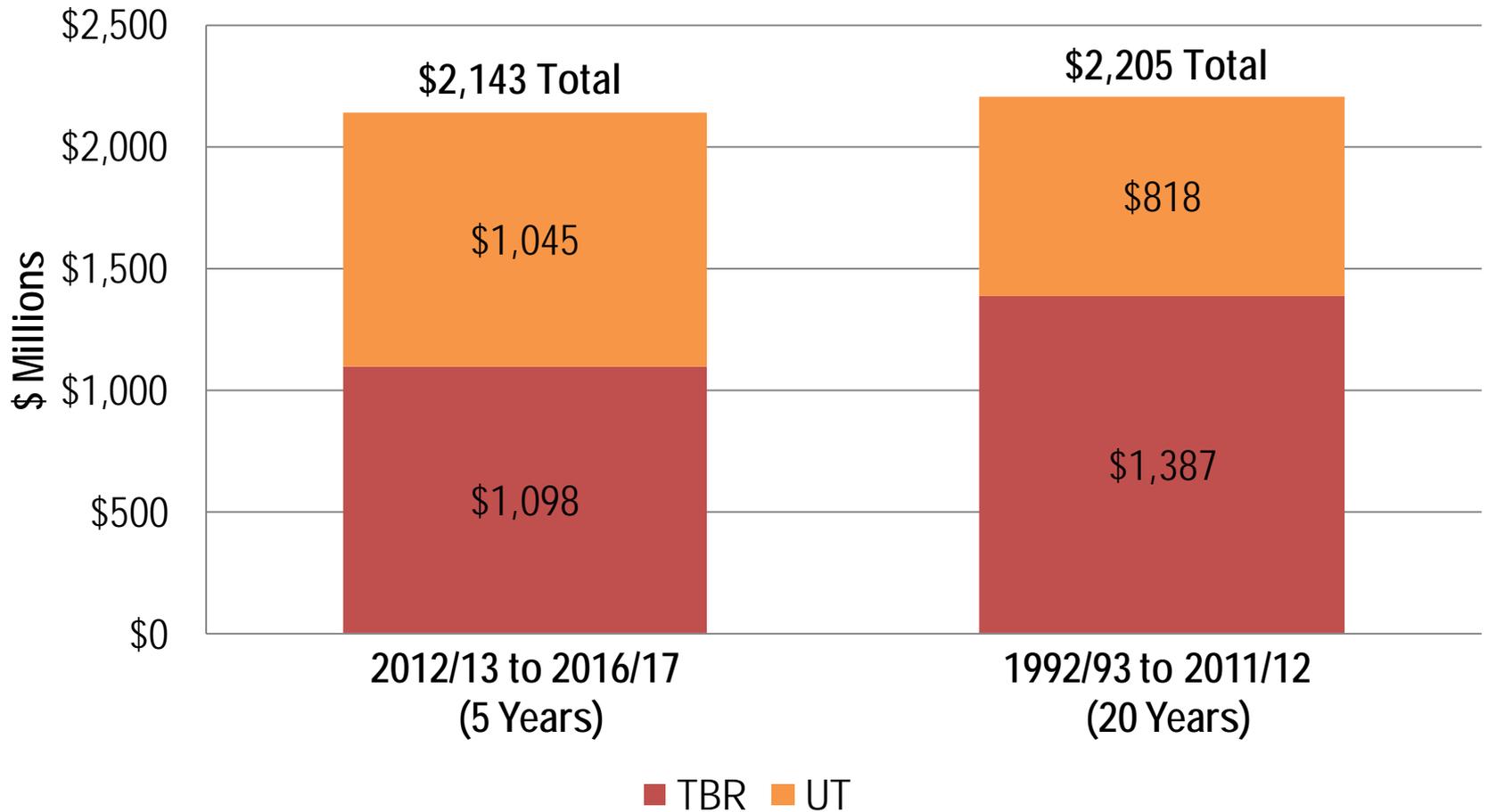
#### **THEC 2012-13 Capital Projects Recommendation & Five-Year Capital Projects Plan**

<http://nowuseeit.state.tn.us/mediasite5/Catalog/pages/catalog.aspx?catalogId=689c9469-0a03-44b1-92fc-b105724a9d9f>

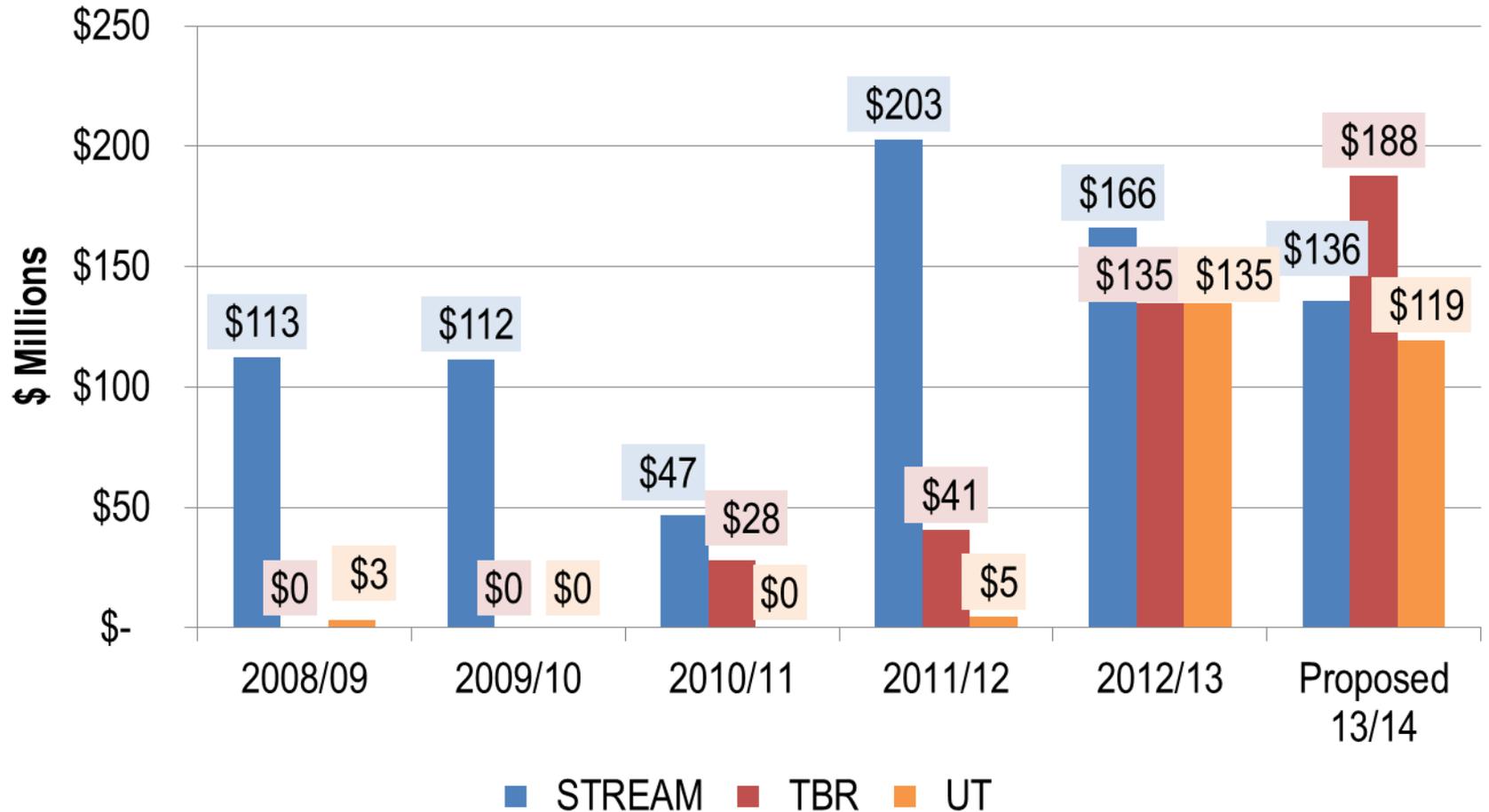
# Five-Year Total Capital Investment



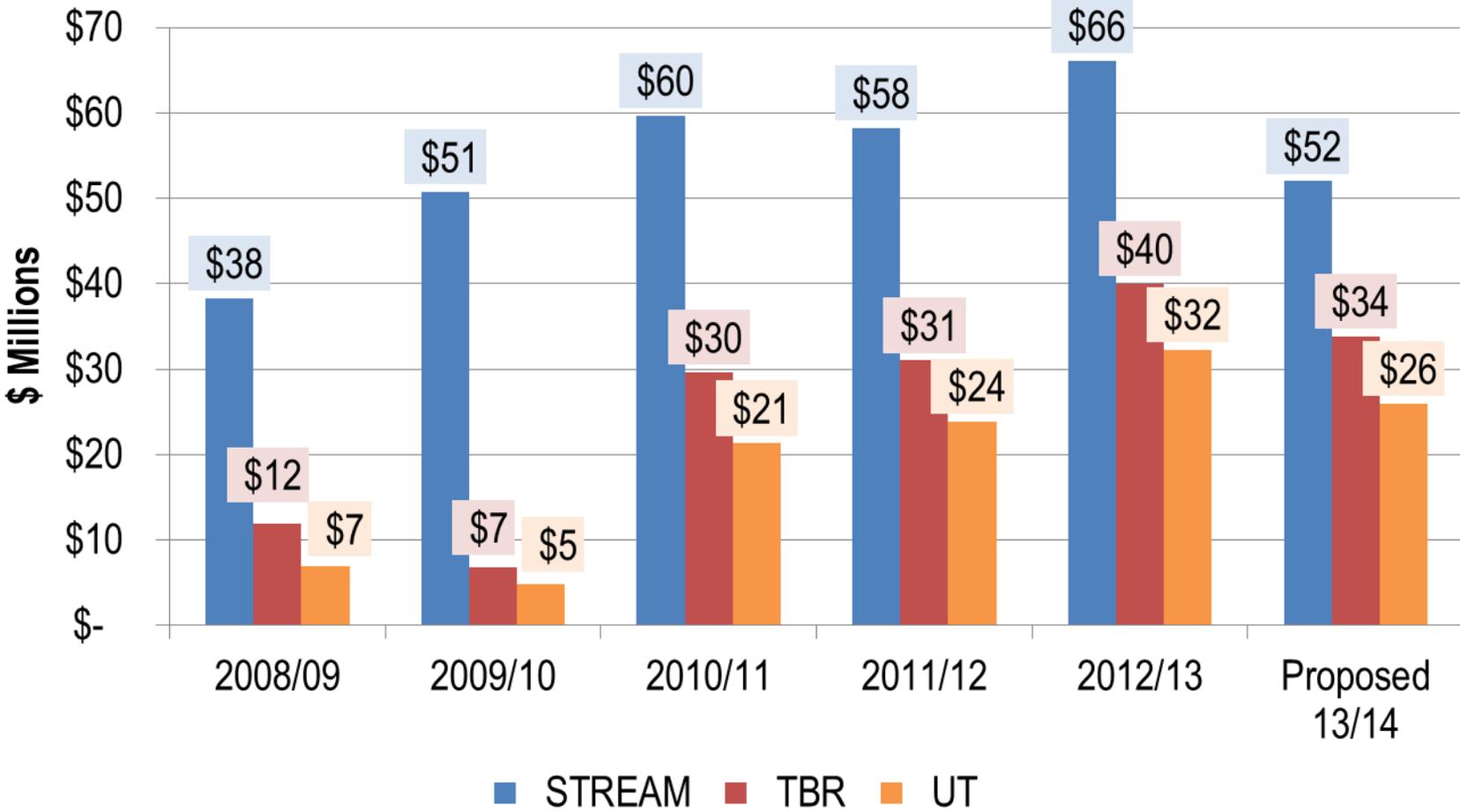
# Total Capital Investment



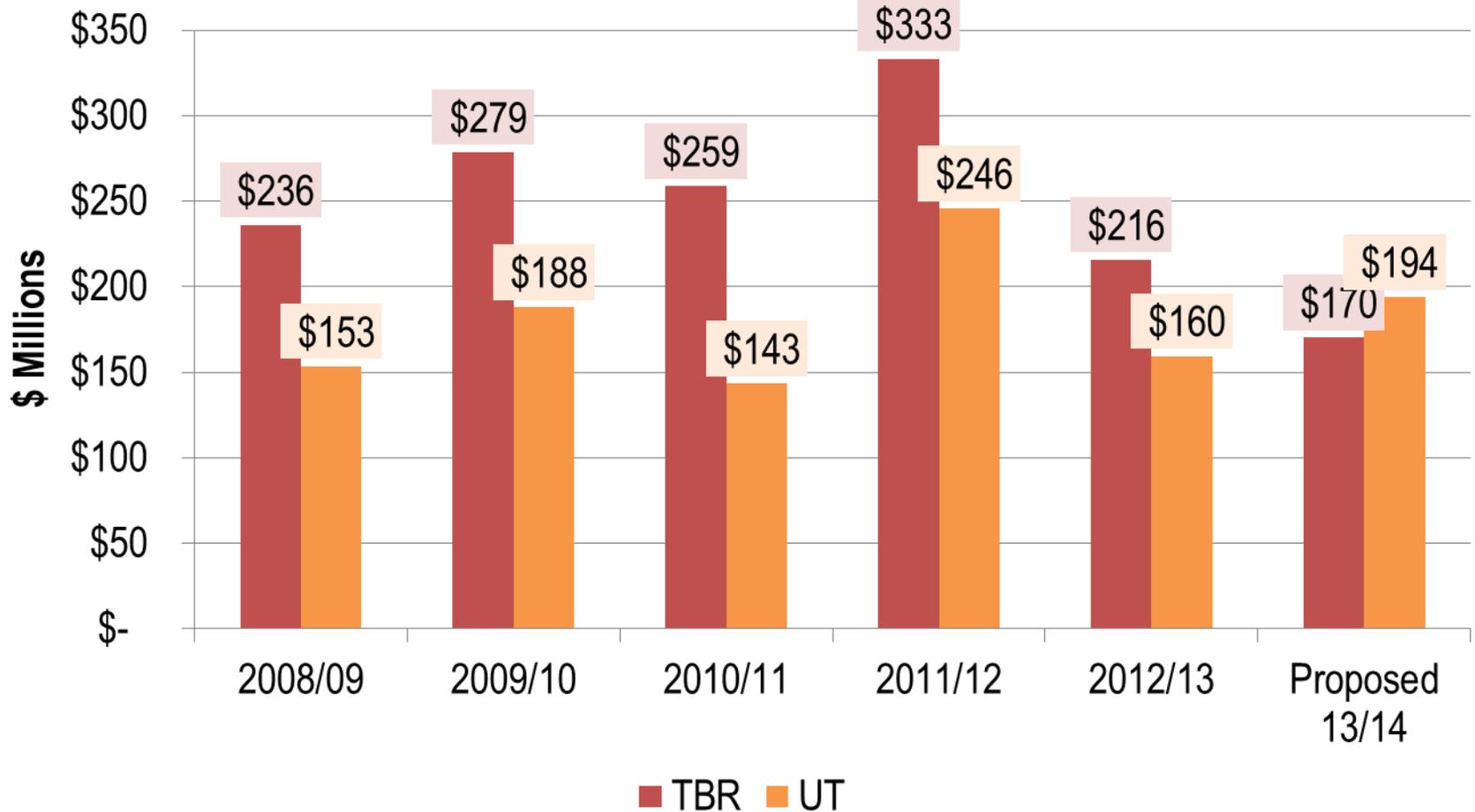
## Capital Improvements



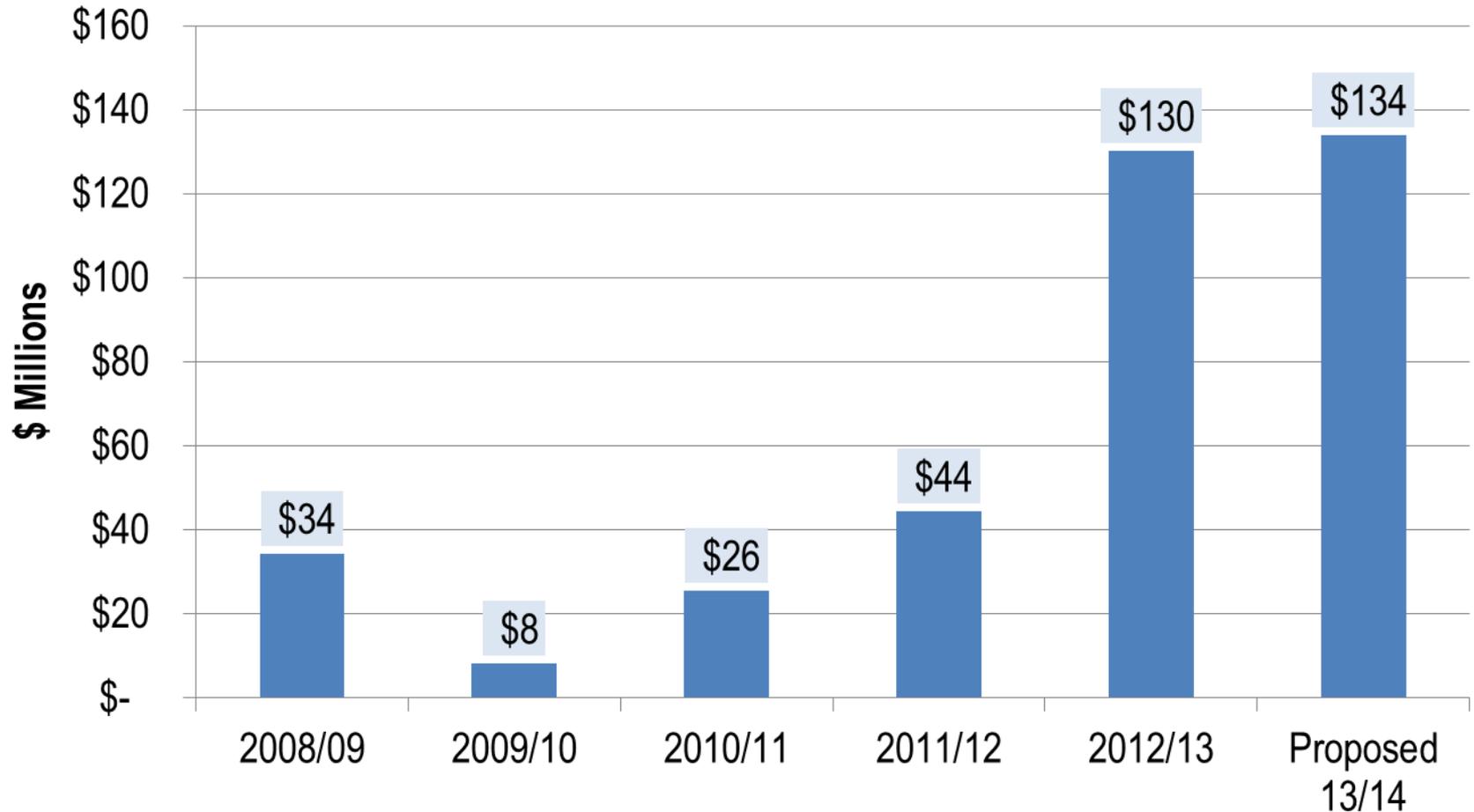
# Capital Maintenance



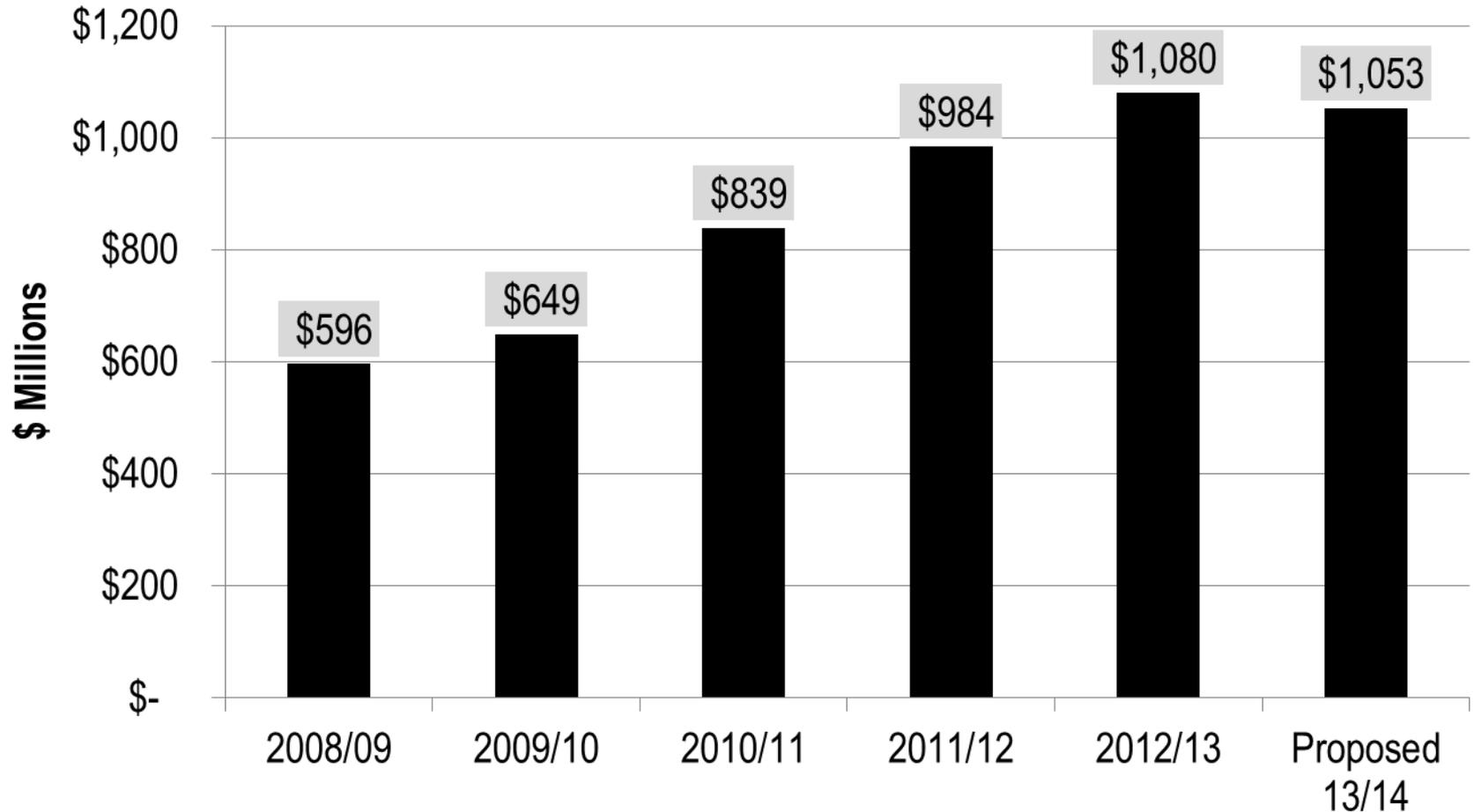
## Capital School Bonds and Other Sources



## Facilities Revolving Fund - STREAM



## Capital Budget Grand Total



## Reconvened Quality in Construction (QIC) Task Force – January 2013

Scope includes:

- Review original goals – included a feedback cycle regarding the use of Alternative Delivery Methods (ADMs) which include: Best Value, CM/GC, Design | Build
- Next steps
  - Review list of projects using each Alternative Delivery Method
  - Evaluate the application and effectiveness of each process
  - Propose revisions of criteria to evaluate use of each method
  - Refine State policies regarding use of these ADMs
- QIC may possibly request SPA approval to use current Alternative Delivery Methods (now just DBB) without prior SBC approval
- Consider defining additional Alternative Delivery Methods after completing first tasks above
  - Mentioned to date are 1) IPD , and 2) Public Private Partnerships

## OSA HPB Consultant Work

To date:

- Held Town Hall / Webinar – HPB Kickoff visit
- Completed survey to assess Designer's project experience with SDG
- Established HPB Working Group(s)



## OSA HPB Consultant Work

- Developing new HPB Requirements including (continued):
  - Other High Performance Building design performance criteria
    - Including Life Cycle Cost Analysis (LCCA) requirements (new)
    - Use of Local / Regional Materials (expanded)
- Simultaneously developing new DGS / STREAM project specific pre-planning criteria including:
  - Owner's HPB expectations for each project to be documented in new Owner's Project Requirements (OPR)
    - During April through June of 2013 we will be developing HPB pre-planning content for all upcoming DGS FY 13-14 prioritized projects, and
    - Similarly, starting in April 2013 we will be working on FY 12-13 or earlier priority projects which are already funded but not yet started

## OSA HPB Consultant Work

- Issue new HPB Requirements (formerly called SDG) – target date July 2013
- Next HPB town hall meeting re: content update –July 2013?

## Future:

- Conduct training for State Project Managers (summer)
- Second release of HPB Requirements - including additional tiers of performance targets to be written in FY 2013-14 (starting July 2013)

## OSA BIM Consultant Work

To date:

- Completed survey to assess AEC industry project experience with BIM
- Held Town Hall / Webinar – BIM Kickoff
- Established an industry BIM Working Group – to review and comment on draft documents
- Finalized initial draft of BIM Standards - January 2013
  - Finalized Owner's O & M criteria (based on COBie Guide)
- Reviewed and incorporated comments from UT, TBR, and STREAM
- Reviewed and incorporated comments from AEC industry attorneys, insurance and surety reps

## OSA BIM Consultant Work

### Next steps:

- We will be finalizing our internal review and approvals and are targeting release of version 1 before May 1, 2013
- Once approved and released
  - Hold another BIM town hall meeting re: Overview of BIM Requirements (early summer)
  - Conduct training on Design and Construction BIM Usage with State Project Managers (early summer)
  - Conduct training on Operations & Maintenance BIM Usage with State Facility Managers (later in FY 13-14)
  - Offer AIA Convention Workshops on implementing State of TN BIM Requirements – open to AEC industry (August 14, 2013)

# Before Project T3



Office of the State Architect

# Before Project T3



Office of the State Architect

# After Project T3



Office of the State Architect

# After Project T3



Office of the State Architect

# After Project T3



# After Project T3

