

# Quality in Construction (QIC)

Tn. Board of Regents – Rooms 341, 343, and 344

November 20, 2019

9:00 am - 12:00 pm

---

---

## Attendees:

- Jason Medeiros, AGC ET
- Michelle Crowder, UT
- Brian Wilson, STREAM
- Paul Marshall, THEC
- Dick Tracy, TBR
- Jim Cobb, TBR
- Chris Byerly, OSA
- Bill Rasnick, ETSU
- Greg Campbell, AIA
- Clay Crownover, ABC
- Jay Nelson, ETSU
- Ashley Cates, AIA
- Patti Miller, THEC
- Chloe Shafer, OSA
- Trey Wheeler, AIA
- Kasey Anderson, ACEC
- John Gromos, AGC
- Ted Hayden, STREAM
- Eddie Harkleroad, ETSU
- Dale Ann Wells, AGC, ET
- Bryan Hay, ABC
- Rich McNeil, AIA
- Alan Robertson, OSA
- Ann McGauran, OSA
- Mark Longfellow, UoM
- John Kenny, ACEC
- Allan Cox, ABC
- John Hull, STREAM
- Marc Brunner, APSU

## Discussion:

- I. All members were introduced.
- II. BIM Update – Chris Byerly (OSA)
  - a. Chris Byerly stated that the BIM Task Force meeting will be occurring this afternoon, November 20, at 1:00 pm.
  - b. Chris Byerly stated that the group has worked through and resolved half of the comments that have been brought forward.
  - c. Chris Byerly said workflows for both design and construction have been developed for COBie that prove to be helpful.
  - d. The group is reviewing the OSA BIM tools and how they work.
  - e. Chris Byerly said the group is now refining the equipment attributes located in the appendices of the standards.
  - f. Ann McGauran shared that the goal is to get this document buttoned up and issued in the first quarter of 2020.
  - g. John Kenny requested that OSA provide education sessions across the state to industry and SPA staff similar to what was provided for the HPBr program.
- III. HPBr Update – Chris Byerly (OSA)
  - a. Chris Byerly noted that a revision to the HPBr manual and checklist will be forthcoming in December. MR2.1 Construction Waste Management lists construction waste diversion thresholds of 50%, 75%, and 90% in the manual, but 50%, 75%, and 95% in the checklist. The intent for the third threshold is 95%. Chris stated that all projects started prior to CY 2020 that reach a 90% threshold will comply for the third tier points. Projects starting in CY 2020 will be required to achieve the 95% threshold to achieve third tier points.
  - b. Ann McGauran said that going forward OSA will target December for any annual updates to both the HPBr and BIM documents.
  - c. Ann McGauran shared that OSA met with the USGBC at the request of a lobbyist that contacted a SBC member. During that meeting it was clearly stated that Tennessee state government intends to keep the HPBr program but told the USGBC that OSA would ask the

QIC group if a 'crosswalk' of HPBr vs LEED requirements would be helpful. The group shared that they did not feel that this would be valuable.

- d. Trey Wheeler mentioned that he understands that the USGBC has begun lobbying efforts with multiple States to adopt LEED.
- e. Chris Byerly noted that OSA has received 91% of the HPBr deliverables for 2018 projects.

IV. Project Team Evaluations Update – Alan Robertson (OSA)

- a. Alan Robertson noted that OSA has received 3 final project evaluations from ETSU, and reminded the SPAs to forward final evaluations to OSA at the end of the project. It is important to complete these before team members stop working together.
- b. The Evaluations Task Force, consisting of Greg Campbell, John Kenny, Bryan Hay, and John Gromos, met to review these final evaluations and have confirmed the need for the following revisions:
  - 1. Instead of "Evaluator Discipline", change to "Evaluator Role (designer, contractor, or owner)". Or utilize pick list.
  - 2. Instead of "Evaluator Firm", change to "Evaluator Institution". This term is general enough to also identify a SPA.
  - 3. Regarding the Designer Evaluation (including for Small Projects), add the following text after the category "Design": "(not applicable to contractor)". It was found, during the review, that a contractor had rated the "Design" section inadvertently.
  - 4. In regards to the score totaling, an "overall total weighted average score" will be indicated, as well as an "overall total maximum weighted average score", and a "comparative percentile", to show the evaluated how they compared to the maximum available score.
  - 5. It was found that a few of the calculating formulas were slightly off and needed adjusting.
- c. Allan Cox asked if the Task Force is noticing if these evaluations will have a value to the State?
  - 1. Alan Robertson stated "yes", in reviewing scoring, the group generally noticed consistent positive or negative comments from multiple evaluators.
  - 2. It was also noted that project teams were experiencing increased team communication.

V. STREAM Master Planning RFQ Update – John Hull (STREAM)

- a. Master planning Initiative:
  - 1. John Hull said that Governor Lee is in support of STREAM's master planning initiative and it was funded in the FY19/20 budget.
  - 2. John Hull couldn't discuss the active procurement in any detail but did say that they were pleased with the amount and caliber of the RFQ response submittal which are currently being scored.
  - 3. John Hull said that this effort is not necessarily about the State's buildings, but more about strategic situations in regards to the State's portfolio of real estate and leases. It was noted that the State now has Legislative Plaza sitting vacant, along with a multitude of over 50 year old buildings. John said it is now time for the State to make long term decisions
  - 4. John Hull noted that the State has developed an executive committee to work alongside and provide guidance to this proposed consultant. This committee includes members from all branches of government. STREAMs intent is to have a master planning road map by summer of 2020 to present to the Governor and Legislature.
- b. Facility Assessments:
  - 1. John Hull said that while all the FRF buildings managed by DGS do have facility assessments done annually, there are a large number of buildings controlled by other agencies that have not been assessed.

2. ProSite, a division of JLL, has been hired to train facility management teams in other agencies to perform consistent facility assessments across the state.
  3. These assessments, along with estimated renovation costs, are to be completed next summer and reported to the Governor.
  4. Dick Tracy said that F&A contacted TBR regarding facility assessments for TBR campuses.
- c. Surplus Property:
1. John Hull stated that TACIR (Tennessee Advisory Commission on Intergovernmental Relations) has been tasked by the legislature to compile a report on excess State property. TACIR will report to the legislature with recommendations.

VI. CM/GC and Best Value Review Update – Ann McGauran (OSA)

- a. Ann McGauran presented to the group that a Higher Education work group led by THEC has performed an in depth review of the core CM/GC documents and have combined the TBR and UT document sets into one for all of Higher Education. STREAM also participated in this review so it is possible that STREAM may choose to adopt these as well.
- b. Ann McGauran noted that these draft documents are now being reviewed for comment by a specific QIC Task Force for CM/GC and Best Value documents led by Alan Robertson. This Task Force includes Grant Rosenberg (ABC), Allan Cox (ABC), John Gromos (AGC), Tom Lampe (AGC), Craig Christenbury (AGC), and Marty Gibbs (AGC).
- c. It was stated that TTU, MTSU and ETSU (via TBR) will have a need soon for use of these CM/GC documents. It was agreed to receive comments from the Task Force no later than January 1, 2020.
- d. John Kenny asked what types of changes to these documents have been proposed. Patti Miller stated that these changes mostly consist of editorial revisions, formatting changes, and most of the content came from the existing documents. There is one new item, the documents now includes an option for Subcontractor Default Insurance.
- e. Alan Robertson said the Task Force will still need to address the “gaming” issue associated with the CM/GC RFP, but this may not be specific to the Task Force’s review of these CM/GC documents at this time.

VII. Sub-Contractor Bill (Industry)

- a. Ann McGauran said this bill was rolled to Summer Study last year. There has been a group of representatives from the construction industry working on appropriate language. One key effort was to assure clarity of terms and to that end several sections of code could be impacted. This group has turned their proposed edits over to the bill’s sponsors.
- b. Senator Johnson and Rep. Grant are now working with the constituents. They have not indicated that it is ready to share publicly and OSA will share later any updates as information becomes available.
- c. The goal in mentioning this is so that no one is surprised and to share that this work has been very thoughtfully done. OSAs understanding is that none of the edits are seeking to change the way the state does business.
- d. Ted Hayden mentioned that he believes the banking industry is involved with this bill.

VIII. Open Discussion

- a. Ann McGauran noted that the SBC Sunset Hearing with the Judiciary and Government Joint Subcommittee of the Government Operations Committee was held on November 19<sup>th</sup> and they voted to recommend that the SBC be extended for 6 more years.
- b. The following industry events and conference dates for 2020 were noted:
  1. Kasey Anderson mentioned that November 21st is ACEC's Engineering Excellence Awards.
  2. Day on the Hill:
    - i. March 3, 2020 is AIA's and ACEC's Day on the Hill and the combined legislative reception with AIA, ACEC, AGC and ABC.
    - ii. March 4, 2020 is AGC's Day on the Hill.
    - iii. ABC's Day on the Hill is awaiting confirmation of a date.
  3. Annual Conferences:
    - i. February 17-21, 2020 is AIA's national Grassroots in New Orleans.
    - ii. March 9-12, 2020 is AGC's national convention in Las Vegas.
    - iii. March 23-27, 2020 is ABC's national convention in Nashville.
    - iv. April 26-29, 2020 is ACEC's annual convention in Washington, DC.
    - v. May 14-16, 2020 is AIA's national conference in Los Angeles.
    - vi. July 15-17, 2020 is AIA TN's annual conference in Nashville.
    - vii. September 15-17, 2020 is ACEC TN's annual conference in Franklin.
    - viii. October 7-10th is AGC conference in Destin
    - ix. October 28-31, 2020 is ACEC's fall conference in San Diego.
- c. Ann McGauran noted that Commerce and Insurance now has a new commissioner.

IX. Break

X. eBuilder Presentation – Brian Wilson (STREAM)

- a. Brian Wilson presented STREAM's eBuilder software program to the group.

Action Items:

1. CM/GC and Best Value Task Force to review and provide comments to higher education's proposed revisions to their CM/GC documents by January 1, 2020.

Next Meeting: February 19, 2020  
At TN Board of Regents