

CAPITAL RENEWAL COMMITTEE (CRC) MEETING SUMMARY

October 24, 2017; 1:00 pm. – 2:00 p.m.; Chancellor’s Conference Room, California Hall

Attendees: <ul style="list-style-type: none"> • Committee Members: <p>Tsu-Jae King Liu, Vice Provost, Academic & Space Planning [CRC Co-Chair] Sally McGarrahan, Associate Vice Chancellor, Facilities Services [CRC Co-Chair] Keith Gilles, Dean, College of Natural Resources Shannon Holloway, Director, Capital Projects Brandon DeFrancisci, Interim Director, Environmental Health and Safety Walter Wong, University Registrar Jennifer Ahern, School of Public Health [CAPRA representative]</p> • Staff: <p>Susan Fish, Associate Director Asset Management [CRC Manager] Sarah Viducich, Planner, Academic & Space Planning Adile Quennarouch, Director, Finance & Capital Asset Strategies</p> • Visitors: <p>Marc Fisher, Vice Chancellor - Administration Connie Hsu, Assistant Director, Finance & Capital Asset Strategies</p> Absent: <p>Arpad Horvath, Professor, Civil and Environmental Engineering Harrison Fracker, Professor, Architecture Jason Corburn, Professor, City and Regional Planning Jeremy White, Senior Program Manager, Architectural Access/Compliance Lyle Nevels, Assistant Vice Chancellor - IT and Deputy Chief Information Officer</p>		
Agenda Item	Discussion Summary	Actions to be Taken
1. Welcome and Introduction	<ul style="list-style-type: none"> • After a round of introductions, Sally gave an overview of the Capital Renewal program which was created in 2011 for spending on deferred maintenance. <ul style="list-style-type: none"> ◦ Initially this was a \$30M/year debt-financed program; currently it is a \$10M/year cash program. ◦ Approximately \$3M/year is allocated for the classroom refresh program, accessibility projects, and other programs; this leaves only \$7M/yr in discretionary funds, making it necessary to prioritize projects based on guiding principles. 	
2. Review of Guiding Principles for Capital Renewal, and Draft Scorecard	<ul style="list-style-type: none"> • The current version of Governing Principles and Goals of Capital Renewal was reviewed and discussed. • Susan explained that there are categories (“buckets”) of CR projects: <ul style="list-style-type: none"> ◦ Building systems (e.g. control system, HVAC, chiller) ◦ Building envelope (e.g. façade, roof) ◦ Elevators ◦ Life/Safety (e.g. fire sprinklers, fire alarms, egress) ◦ Infrastructure (utility) ◦ Landscape improvements ◦ Classrooms ◦ Gustafson settlement agreement (accessibility) ◦ Energy efficiency. <p>CR funding should be allocated across these buckets, as well as across the campus (vs. in only one building or region of the campus).</p> • To ensure that a rational process is used consistently to prioritize projects, and to improve the transparency of this process, a set of criteria and scoring rubric should be established. <ul style="list-style-type: none"> ◦ Committee members discussed the need to include student experience, long-term cost savings, and potential for alternative project funding sources, among the criteria. ◦ It was noted that clarifying definitions should be provided for certain terms (e.g. “mission”) used in the rubric. 	<ul style="list-style-type: none"> • A working group (Susan, Keith, Shannon, Walter, Sarah, Adile) will refine the Guiding Principles for CR and also the project scorecard • The updated scorecard will be shared with CRC members and applied to test cases to ensure that the weightings of the criteria are reasonable.
3. Information Item - (New) Le Conte Elevator Status	<ul style="list-style-type: none"> • The elevator project in (new) Le Conte Hall was originally estimated to cost \$500K; it is now estimated to cost close to \$1M (to include installation of fire doors on each level, modernization, new controls) 	<ul style="list-style-type: none"> • Finance & Capital Asset Strategies to work with Sally to obtain clarification from OP

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	<ul style="list-style-type: none">○ There are significant risks if this project is not completed because there is only one elevator in this building that houses research labs; the elevator is used to transport liquid nitrogen dewars, and is required to meet ADA accessibility requirements. (The old Le Conte Hall elevator is only available 7AM-4PM on weekdays.)○ The committee members are supportive, but the funding source for this project augmentation needs to be identified. Susan suggested using available funding from the Evans elevator project since it was also a conveyance project. Adile raised the concern that OP might need to approve this reallocation of funding.○ Augmentations exceeding \$500K are required to go to the Capital Projects Committee (CPC) for approval.● A question was raised about other elevator CR needs on campus. Le Conte Hall is of highest priority; next priority is Gilman Hall (similar upgrade needed but this building has no research labs) ; other buildings in need of elevator upgrades include California Hall, Mulford Hall, University Hall, and Zellerbach Hall (stage elevator)	<p>on what changes in the program require OP approval</p> <ul style="list-style-type: none">● Submit CR project augmentation request to CPC
4. CRC committee membership	<ul style="list-style-type: none">● The composition of the committee, particularly the role of (voting) members vs. staff to the committee, was discussed. Adile pointed out that Finance should have a vote (vs. only input into discussions) regarding how funding is allocated to capital renewal projects. The committee members present were supportive of having Finance represented among the voting members of the committee.	<ul style="list-style-type: none">● Tsu-Jae to discuss with EVCP Alivisatos the proposed change in Adile's role on the committee.