

CAPITAL RENEWAL COMMITTEE MEETING SUMMARY

April 30, 2018; 11:00 am.; Chancellor’s Conference Room, California Hall

<p>Attendees:</p> <ul style="list-style-type: none"> Committee Members: (Present) Tsu-Jae King Liu, Vice Provost, Academic & Space Planning [CRC Co-Chair] Sally McGarahan, Associate Vice Chancellor, Facilities Services [CRC Co-Chair] Shannon Holloway, Director, Capital Projects Patrick Goff, Executive Director, Environmental Health & Safety Walter Wong, University Registrar Jennifer Ahern, CAPRA member, School of Public Health Arpad Horvath, Professor, Civil and Environmental Engineering Adile Quennarouch, Director, Finance & Capital Asset Strategies Keith Gilless, Dean, CNR (Absent) Harrison Fracker, At-Large member, Architecture Jason Corburn, At-Large member, City and Regional Planning Jeremy White, Senior Program Manager, Architectural Access/Compliance Lyle Nevels, AVC - IT and Deputy CIO Staff: Susan Fish, Associate Director Asset Management [CRC Manager] Brandon DeFrancisci, Associate Director, Environmental Health & Safety Sarah Viducich, Planner, Academic & Space Planning 		
Agenda Item	Discussion Summary	Actions to be Taken
1. Discussion Item – Informational Update CR Working Group	<ul style="list-style-type: none"> The Committee was given an overview of the CR working group’s process to prepare an updated CRP project evaluation rubric. 	
2. Discussion Item – Review Rubric Evaluation	<ul style="list-style-type: none"> The Committee reviewed and approved the updated CRP project evaluation rubric. Committee discussed process for evaluating submitted projects. Suggested that subcommittee members (in teams of three) score proposals; two of the three evaluators would score proposals and the third would be a pending vote if there is a large discrepancy between the first two scores (similar to how admissions are scored). Subgroups would be responsible for scoring sections of the evaluation rubric, not the entire rubric. 	
3. Discussion Item – Review Revisions of CRP Governing Principles	<ul style="list-style-type: none"> Reviewed updated language in the Capital Renewal Program Governing Principles to define/clarify asset lifecycle, per request at last meeting. Committee approved revisions. Concern expressed that campus has many assets/systems that are well beyond their useful life. It will be the role of the CRP evaluation rubric to prioritize these projects since there are insufficient funds to meet all lifecycle needs. 	<ul style="list-style-type: none"> Post revised CRP Governing Principles on CRP website.
4. Discussion Item – Review Draft Process Flow Diagram for Website	<ul style="list-style-type: none"> A CRP process flow diagram was created to post on CRP website in order to provide campus clients with an overview of the CRP process, from project proposal to approval (or rejection). Committee requested two updates to process map: 1. Create pathway for rejected projects, which can be deferred to a future fiscal year, suggested for resubmittal or provided an alternative path for execution. 2. Rather than “successful projects” included in the proposal to CPC, language should reflect that “prioritized” projects are included in CRP proposal to CPC. 	<ul style="list-style-type: none"> Update CRP process flow diagram to reflect Committee’s comments and post to CRP website.
5. Discussion Item – Working Group Next Steps	<ul style="list-style-type: none"> Working group will create a project questionnaire and project description template that tie back to the rubric sections to provide project evaluators with enough information to fairly assess and prioritize projects. Sample project descriptions and accompanying evaluation rubrics will be brought to the next CRC meeting for review. 	<ul style="list-style-type: none"> CR working group will prepare project questionnaire and description template. Bring sample project descriptions and evaluation rubrics to next CRC meeting;

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	<ul style="list-style-type: none"> • Goal to bring Capital Renewal Program proposal to July CPC meeting for approval. Committee will not have time to fully evaluate and score all proposed projects by July, so it was suggested that CRP asks the CPC to approve major renewal buckets with expected funding ranges rather than an individual project list in July. • Committee discussed maintaining programs within the CRP that add significant value but are not individually high impact projects, e.g. equipment replacement, water intrusion, duct cleaning, and window program. CRP manager advocates that the CRP continue to fund these annual programs which support ongoing operations and provide the flexibility to fund these projects in a quick and responsive manner. 	<p>complete dry run on sample projects using new rubric.</p> <ul style="list-style-type: none"> • Prepare FY19 CRP proposal for approval at July 9 CPC meeting.
<p>6. Items for Approval – VLSB Chiller Augmentation</p>	<ul style="list-style-type: none"> • VLSB Chiller Project was originally approved as part of the FY13 Capital Renewal Program. Scope changes subsequently delayed the project: it was decided to replace the chiller with two new chillers to provide redundancy, requiring extensive renovations to provide adequate space, and an economizer was later added to the project scope to prevent low load conditions which will result in energy and cost savings and help the chillers last longer. • The project was originally funded for \$3.8M, asking for \$780K augmentation approval – \$400K for escalation and scope changes related to two chiller solution; \$380K for economizer. Proposed to fund the augmentation from unallocated FY15 CRC budget (debt). • Question asked regarding availability of cash balance in FY16 or FY17 program rather than funding augmentation with debt financing which incurs interest costs. • Request from Committee to document energy and lifecycle cost savings for future project proposals to understand the potential savings relative to project costs. 	<ul style="list-style-type: none"> • Bring VLSB Chiller Augmentation to CPC for approval at May 23 meeting. • Determine if there is sufficient cash balance in the CRP to fund (in whole or in part) this augmentation.