

CAPITAL RENEWAL COMMITTEE MEETING SUMMARY

October 30, 2018; 1:00 pm.; Chancellor’s Conference Room, California Hall

<p>Attendees:</p> <ul style="list-style-type: none"> Committee Members: (Present) Lisa Alvarez-Cohen, Vice Provost, Academic Planning [CRC Co-Chair] Sally McGarrahan, Associate Vice Chancellor, Facilities Services [CRC Co-Chair] Shannon Holloway, Director, Capital Projects (Brandon DeFrancisi, proxy for) Patrick Goff, Executive Director, Environmental Health & Safety Walter Wong, University Registrar Adile Quennarouch, Director, Finance & Capital Asset Strategies Jennifer Wolch, Dean, College of Environmental Design Ella Callow, ADA/Section 504 Compliance Officer Jennifer Ahern, CAPRA member, School of Public Health Arpad Horvath, Professor, Civil and Environmental Engineering (Absent) Harrison Fracker, At-Large member, Architecture Jason Corburn, At-Large member, City and Regional Planning Lyle Nevels, AVC - IT and Deputy CIO Staff: Susan Fish, Associate Director, Asset Management [CRC Manager] Sarah Viducich, Planner, Academic Planning 		
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Agenda Item	Discussion Summary	Actions to be Taken
<p>1. Discussion Item – Review CR Program Summary</p>	<ul style="list-style-type: none"> Committee reviewed CRP program history. \$48.5M expended since FY14 on CRP projects. Approximately \$4M remaining in prior year program funds, plus almost \$3.3M in the Capital Renewal Fee account. Question regarding full cost of program to campus, including interest. Interest is about 5% annually for the 15-30 year life of the bonds. FY15 was the last year the CRP was debt-financed. Deferred Maintenance program funded from an interest-free internal loan from UCOP. Review of Goldman window refurbishment project, which leveraged both GSPP and CRP funds to execute. Likewise Hilgard window abatement and refurbishment was cost-shared with CNR. How systematic are requests for cost-share? Concern expressed that CRP prioritization is kept independent of available departmental funds; certain types of projects more likely to be successfully cost-hared (e.g. exterior finishes) than others (e.g. mechanical systems). Though CRP determines priorities independent of departmental priorities, departments might wish to fund expansion of scope to meet their needs and maximize disruption when the ‘dust is up’. Committee agreed it should be more systematic about asking departments to cost-share in CRP projects. Suggestion to incorporate ask in Budget Process. 	<ul style="list-style-type: none"> Develop process to engage departments in CRP cost-sharing opportunities
<p>2. Discussion Item – Review DM Projects/Priorities</p>	<ul style="list-style-type: none"> Stanley Hall Controls Design: EMS system makes smoke control testing difficult in Stanley Hall. Project to correct this identified as a high priority due to research-intensive nature of the building. Will complete a prototype floor as proof of concept that solution will work, upon which a new cost-estimate will be based. Project expected to cost \$1.6M more than the \$5M originally requested. LSA chiller and cooling tower: \$1.3M augmentation to LSA Chiller Replacement Project requested to include the replacement of the cooling tower; for economies of scale, system reliability and to minimize disruption it is preferable to replace the cooling tower along with the chiller. Going forward CRP will assess/address entire HVAC systems rather than individual components. Though 	<ul style="list-style-type: none"> Proceed with LSA chiller, South Hall façade and roof, and Wurster elevator projects Contact School of Information Dean regarding potential to cost-share additional scope identified in South Hall Exterior Conditions Assessment

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	<p>preferable for lifecycle costing, this approach will result in funding fewer projects, so need to look for additional funding for these wholesale replacements. Also working with energy office when scoping these projects to understand energy savings impacts.</p> <ul style="list-style-type: none"> • What is the campus’s full DM need? Estimated to be about \$700M currently (not including seismic), but expect that amount to double when full conditions survey completed. • South Hall façade and roof: Request to allocate an additional \$500K (current budget \$2M) to complete the highest priorities consultants have identified in the South Hall Exterior Conditions Assessment to correct water intrusion into the building, improve drainage, roof, gutter and cornice, etc. To fund full restoration of the façade and roof would cost \$6.7M. Committee suggested that the Dean of the School of Information be given the opportunity to cost-share additional scope. • Wurster Hall elevators: An additional \$1.2M is requested to complete the modernization of the two tower elevators in Wurster Hall, based on bids that came back higher than estimated (total project cost is \$3.2M). Project will only address the two tower elevators; to upgrade all three elevators in the building would cost \$4.7M. 	
<p>3. Item for Approval – Morgan Hall Elevator Additional Funds Request</p>	<ul style="list-style-type: none"> • FY14 Capital Renewal project was approved to upgrade the existing elevator in Morgan Hall to address ADA, controls and design obsolescence. CNR requested scope increase to extend the elevator to the top (fourth) floor, which is currently inaccessible and unused, to reclaim 1,800 square feet of programmatic space. CNR will contribute \$1.3M to extend the elevator and complete other ADA improvements. • Original cost estimate was \$575, now estimated at \$1.1M for elevator refurbishment alone, requiring a \$560K augmentation from FY14 CRP funds. 	<ul style="list-style-type: none"> • Proceed with Morgan Hall elevator project
<p>4. Item for Approval – Stephens Hall Elevator Cost Share Request</p>	<ul style="list-style-type: none"> • The School of Information submitted a request to cost share the installation of an elevator in Stephens Hall, which is currently without an elevator and not accessible. The I School is willing to contribute \$1M to the \$2.7M project (requiring \$1.7M in CRP funds), in exchange for the assignment of approximately 2,700 square feet of space in Stephens Hall. • The Committee felt that while the installation of an elevator in Stephens Hall would be a beneficial ADA project, it is not actually capital renewal and was wary of setting a precedent that CRP will fund projects that aren’t strictly capital renewal. The committee felt that the request would be more appropriately suited for Capital Bank matching funds. If a renewal component to the project is identified, CRP might be willing to contribute. • To date, campus ADA projects have been completed under the CRP as part of the Gustafson Program, which ends this year. Question of how the CRP will prioritize accessibility projects post-Gustafson. When ‘the dust is up’ how do we interface with the Accessibility Office to ensure outstanding ADA needs are identified and addressed? What is the interface between the post-Gustafson ADA transition plan and CRC? Committee identified need for planning around these issues. 	<ul style="list-style-type: none"> • Convey CRC’s decision regarding Stephens Hall elevator cost-share request to School of Information Dean, suggest I School send request to CPC for review and potential Capital Bank funding • Develop plan to address ADA projects post-Gustafson