

CAPITAL RENEWAL COMMITTEE MEETING SUMMARY

May 28, 2018; 4:00 pm.; Chancellor’s Conference Room, California Hall

Attendees:

- **Committee Members:**

(Present)
 Sally McGarrahan, Associate Vice Chancellor, Facilities Services [CRC Co-Chair]
 Shannon Holloway, Director, Capital Projects
 Patrick Goff, Executive Director, Environmental Health & Safety
 Jennifer Wolch, Dean, College of Environmental Design
 Jack Moehle, Professor, College of Engineering
 Arpad Horvath, Professor, Civil and Environmental Engineering
 Gregory Barton, Professor, Molecular and Cell Biology
 Ella Callow, ADA/Section 504 Compliance Officer
 Marc Fisher, Vice Chancellor, Administration
 Bruce Chamberlain, Campus Energy Manager
 Walter Wong, University Registrar

(Absent)
 Lisa Alvarez-Cohen, Vice Provost, Academic Planning [CRC Co-Chair]
 Jennifer Ahern, CAPRA member, School of Public Health
 Kira Stoll, Director of Sustainability
 Adile Quennarouch, Director, Finance & Capital Asset Strategies

- **Staff/Guests:**

Susan Fish, Associate Director, Asset Management [CRC Manager]
 Sarah Viducich, Planner, Academic Planning
 Ben Perez, Manager, Campus Access Services
 James Ford, Chief of Staff, Academic Planning

Agenda Item	Discussion Summary	Actions to be Taken
<p>1. Discussion Item – Review Proposed CR FY20 Program</p>	<ul style="list-style-type: none"> ● After the last CRC meeting, members evaluated potential capital renewal projects; teams of two committee members reviewed and scored all projects within a given ‘bucket.’ A final FY20 Capital Renewal Program was recommended based upon the highest scoring projects within each ‘bucket’ and program funding availability. ● The CRC reviewed the proposed FY20 program as well as project evaluations/scoring in the Capital Renewal Dashboard. CRC members are encouraged to refer to the dashboard to see all potential projects with notes, estimated costs, as well as the scoring/comments of the project evaluators. ● The CRC Program Manager clarified the following about the proposed program: <ul style="list-style-type: none"> ○ The project list contains line items with \$0 budgets. These are programs that are not being funded this year but will likely be revisited in a future program year (e.g. gender-inclusive restroom program, duct cleaning program, campus window program), in order to keep these programs on the CRC planning horizon. 	<ul style="list-style-type: none"> ● Present proposed FY20 Capital Renewal Program to the CPC for approval; include the list of capital renewal projects that were not funded this year

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	<ul style="list-style-type: none"> ○ It is proposed that some projects are funded for the design phase only in this fiscal year cycle (e.g. Birge Hall Chiller Replacement, Gilman Hall Elevator, Zellerbach Hall Passenger Elevator) in order to obtain a full construction estimate with the expectation that the CRC can fund the construction project in the following year. ○ This year’s program has a higher than normal contingency reserve in the event that one of the projects being funded for design only could be fully funded from the contingency. Furthermore, \$.5M is being held in the contingency for the Space Utilization Incentive Program in the event that it isn’t funded elsewhere. ● The committee discussed the balance between ongoing annual programs within the CRP and available discretionary funding for capital renewal priorities. \$4M of the annual \$10M program is committed to ongoing programs (e.g. Campus Classroom Renovations, ETS Classroom Technology, Guastafson/ADA Transition Plan). These annual programs used to represent \$4M out of a \$30M program; the CRC was asked by campus leadership to continue to fully fund these programs when the CRP budget was reduced. It is increasingly difficult to address campus deferred maintenance needs with the \$6M that is unallocated within the program; important to message to the campus that the CRP is really only a \$6M program and not the full \$10M that it’s presented as. While the committee acknowledges the value and necessity of these programs, it wonders if it is fitting to fund these out of capital renewal or if the campus might fund them separately in the future; this issue will be raised at CPC. ● A suggestion that campus leadership is shown not only the \$10M approved Capital Renewal Program at CPC, but also the \$54M in remaining critical projects that aren’t being funded from CRP this year, to remind the campus that this is an underfunded activity. ● Questions about the proposed program? <ul style="list-style-type: none"> ○ What projects are being looked at for the ADA transition plan? A few projects must be executed that were moved from the Gustafson list to the ADA transition plan. Studies being initiated include restrooms in Latimer, the ramp at Sproul Hall and others. If there is remaining funding from the \$1.2M will consider studying the Donner elevator. ○ What’s included in the FY20 equipment replacement program? These funds provide flexibility to respond to urgent equipment failures that can’t be identified early on and have no other funding source to remedy. Likewise, it is proposed that funding is allocated for emergency roof repairs to deal with critical emergent water intrusion issues. ○ How will the list of potential projects for next year’s Capital Renewal Program be informed? It will be informed by ICAMP FCA assessments, input from asset 	
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	<p>and building managers and other sources. The DM list is ongoing and available in the dashboard; the top \$60M worth of projects is known/quantified and can easily be supplied to UCOP when they request a list of high-priority DM projects. What are the projects that fell off the FY20 Program that are critical and have a timeliness factor/deadline? Could revive multi-year project lists showing all the DM projects in the pipeline that require funding.</p> <ul style="list-style-type: none">○ How is the CRP doing spending it's money every year? Will the full \$10M budget be spent in FY20? Estimated that Capital Projects will get through 70-80% of the program in FY20. Some projects will be executed more quickly while others will require greater due diligence and planning. Having design only projects makes it more likely that the program will be completed this fiscal year, but the more small projects there are the harder the program is to execute. It was agreed that going forward the CRC will be given regular status reports regarding the progress of approved projects. Money that is not spent at the end of the year rolls over to the next year.○ Is the committee still concerned about funding the Zellerbach elevator? The committee agrees that there is a high risk because of the public facing nature of the program though concerns about funding auxiliary capital renewal projects remain. <ul style="list-style-type: none">● The CRC approved the proposed FY20 Capital Renewal Program.	
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