

University Facility Fee Advisory Board

Meeting Minutes

Thursday, November 10th, 2016

303 GSB

Members Present:	Clayton King	Chair
	Tristan Syron	Vice-Chair
	Rachel Largay	Warner College of Natural Resources
	Jeff Cook	Graduate College
	Anthony Taylor	College of Liberal Arts
	Kalyn Blach	College of Agriculture
	Jacob Royer	College of Natural Sciences
	Miriam Wagner	College of Business
	Kiri Michell	College of Health and Human Sciences

Members at Large Present: Nick Bohn ASCSU

Associate Members Present:

Alex Stately	CVMBS
Natalie Dicherry	College of Liberal Arts

Other Members Present:

Becca Wren	Staff Support
Sandy Sheahan	Facilities Management
Tom Satterly	Advisor
Tamla Blunt	Ex-officio

1. Call to Order

- a. Meeting was called to order at 5:00.

2. Approval of minutes from Thursday, October 27, 2016

- a. Clayton moved to approve the minutes
- b. Anthony seconded
 - i. All in favor: 10
 - ii. All opposed: 0
 - iii. Abstained: 0
 - iv. Motion passed, minutes approved.

3. Plaques in small projects

- a. Dan Kozlowski introduced the idea of installing small plaques in general assignment classrooms, identifying the room as a UFFAB remodel project.
- b. These plaques were used in the past and there are large plaques in large projects like BSB and Computer Science.
- c. UFFAB will determine the design and content of the plaque and Dan's design team can create a mock-up of the plaques.
- d. These plaques will be discussed further into the spring semester.

4. Presentation of Controlled Maintenance at CSU

- a. Sandy introduced the concepts of controlled and deferred maintenance.
 - i. Controlled maintenance is the routine maintenance of building components schedule based on the life-cycle of the component.

- ii. Deferred maintenance happens when controlled maintenance projects are delayed due to funding constraints.
- b. Maintenance is critical to well-functioning buildings. If maintenance is conducted routinely, major repairs are needed less often and the overall customer experience is better.
 - i. As with a house, buildings age (as do the system inside them). Maintenance is required, otherwise the condition and functionality deteriorate.
 - ii. The functionality of campus is of utmost importance and disruptions to research and academics must be avoided.
- d. Facilities is responsible for maintaining 6 million square feet of space on campus, not including auxiliaries (Student Center, Housing and Dining).
 - i. In over 400 resident instruction building on 3 campuses, Facilities Management is responsible for heating and cooling, lighting and electricity, plumbing, utility infrastructure, landscaping, sustainability, and so much more.
- g. Currently, auxiliary units do not pay for the maintenance of utilities but it has been proposed that a cost sharing model be developed.
 - i. Some auxiliary units, like Parking and Transportation Services, have begun paying into a cost share.
- h. Facilities Management has faced several large budget cuts and no longer receives reliable funding from the state to conduct maintenance projects on a routine schedule.
 - i. Enrollment and programmatic needs are rapidly growing but the budget to maintain these needs is stagnant.
- i. Significant building renovations like Eddy and Animal Science are good models of a full reinvestment in maintaining building on campus. Other candidates for such renewals include Shepardson, Painter Center, Clark, Education, and others.
- j. The current deferred maintenance backlog for buildings is \$350 million and for utilities is \$127 million.
- k. Moving forward, a request to Administration has been made to increase Facilities Management's annual budget by \$6 million, provide a phased increase of \$10 million for controlled maintenance projects, and develop a cost sharing model for auxiliaries to pay for utility maintenance.
- l. Sandy asked the Board if they would consider funding a controlled maintenance project in the future. She can develop a project list specific to UFFAB that would have high impacts to students.
 - i. Becca will send the entire backlog list to UFFAB, along with the minutes.

Questions -

- m. Anthony asked if there was a permanent solution to this need as it is not sustainable for UFFAB to continually fund these projects.
 - i. The solutions to this issue are being actively discussed among Administration.
 - ii. A potential solution is to create an endowment fund dedicated only to maintenance needs.
- n. Clayton mentioned that he is interested in funding these types of maintenance projects because they will contribute to the student experience and he believes these projects fall within the funding rules of UFFAB.
 - i. Jeff said he agreed that projects like heating and cooling would benefit students and fit within the funding rules but other projects, like infrastructure needs, might not fit.
- o. Nick asked about the fire suppression units.
 - i. These are health, life, and safety items and the state usually prioritizes these projects for funding.
- p. Miriam asked when Facilities usually knows how much funding they will receive.
 - i. The projects are proposed in August/September and the funding is not approved until May.
- q. Nick asked if these projects would be completed by Remodels and Construction Services or outside contractors.
 - i. The entity performing the work depends upon the total project cost and the availability of RCS. Many projects are completed by a contractor.
- r. Jeff asked if the maintenance costs associated with new buildings are taken into consideration before the building is constructed.
 - i. Yes, the life-cycle costs of building is analyzed before construction begins. Donors who contribute to the first cost of projects will not usually cover maintenance.
 - ii. Sandy's staff develop estimates maintenance costs based on square footage, usage, etc.

- iii. Typically, the less expensive the building is up front, the more the maintenance costs will be long term.
- s. Clayton is particularly intrigued by the geothermal plant project at Moby and asked Sandy to discuss that in more detail.
 - i. The geothermal project will cost \$15 million.
 - ii. The project will take all buildings (other than residence halls) west of Meridian off the current inefficient steam loop and will free up capacity for Main Campus.
 - iii. It is unclear how to best fund this project but it would be very sustainable and economical.
- t. Sandy reiterated that the purpose of this presentation was both to educate UFFAB on the state on maintenance on campus and to understand if UFFAB would be interested in funding any maintenance projects.
- u. Clayton asked the Board to consider what kind of projects they would consider funding.
 - i. Rachel said she would be interested in heating and cooling project because those factors make learning in a classroom distracting.
 - ii. Jeff suggested that Sandy return to the Board with a prioritized list of projects with their associated costs and impacts to students. Then, UFFAB could analyze the budget and see if any funding could be allocated.
- v. Clayton asked the Board to be thinking of maintenance projects and what they would like to fund.

Meeting adjourned at 6:00.

Next meeting is December 1st at 5:00 in GSB 303