

## Infrastructure Council Minutes

March 11, 2021 1:00 p.m.

via Zoom:

<https://ufl.zoom.us/j/97233988200?pwd=UnpiUIQ2eS9LV2JZOEQrc1VtczhyZz09>

**Present:** Richard Scholtz, Laurie Bialosky, Keith Schneider, Gail Hansen De Chapman, Curtis Reynolds, Shannon Dunn, Ray G. Thomas, Frank LoMonte, Mark Helms, Jonathan Orsini, Amanda Pritzlaff, Ray Issa, Carlos Dougnac, Cydney McGlothlin, and Tim Young.

### 1. Call to Order – Richard Scholtz, Chair

- The meeting was called to order by Chair Scholtz at 1:00 p.m.

### 2. Approval of February 11, 2021 Minutes

- The minutes were approved.

### 3. Chair's Report

- The Steering Committee met last week and discussed numerous items, including: how to address a bill moving forward in the Florida legislature which allows classroom recording; an IDEA document; and the term of the Faculty Senate Chair, which was referred back to committee for further discussion.

### 4. Deferred Maintenance – Curtis Reynolds, Vice President for Business Affairs

- VP for Business Affairs, Curtis Reynolds, and Assistant Vice President for Facilities Services, Mark Helms, provided an overview of deferred maintenance at UF, including how best to define and address it. Points of discussion included:

- The relationship of state-appropriated funds and state facility ownership, including the state's capital renewal and investment ownership.

- The state has closely monitored carry forward cash and has strongly encouraged UF and other state university system (SUS) schools to minimize any carry forward dollars.

- The funding dollars for deferred maintained, capital renewal issues, and capital replacement projects.

- The summary of findings for non-recurring, recurring (deferred renewal) and recurring (projected renewal), which were, respectively, 54 million dollars or eight percent; 368 million dollars or 53 percent; and 275 million dollars or 39 percent.

- The allocation of the \$60 million dollar carry-forward was discussed: including that \$20 million was directed toward capital renewal of campus; a number of deferred maintenance projects

where systems such as HVAC, and other demands identified as being in need; and roughly five million was directed toward campus safety and security. License Plate Reader (LPR) technology has been implemented in key intersections of campus and roads to help locate car movements in and out of campus for security and crime-solving purposes. Five million was provided for a portion of the Campus Master Plan. Landscape activities were funded and another 10-15 million of the 60 million was partly allocated to a roadway expansion near the new baseball stadium and to help with heavy traffic patterns on campus. A final allocation was utilized to support campus infrastructure, including a central energy plant which will be built on campus; support of the Reitz Union area infrastructure; support of the chilled water plant, and similar items.

- Deferred maintenance is created by an institution's desire to postpone certain implementations of capital renewal or capital investment.

- UF has over 11 million square feet and 900-plus buildings on campus.

The Office of Business Affairs would like to focus on renovation and repair to fully utilize carry forward cash. New space needs continue to be accessed, although there is very limited support. UF will likely see little new appropriations for new space. Deferred maintenance will thus continue to grow over time.

Other points of discussion and items reviewed included:

- The life expectancy of equipment and the calculations performed to identify them. This process helps prioritize funding, projects, and helps in conducting buildings' assessments.

- Deferred and projected renewals and the needed corrective actions, including for critical and non-critical items.

- Recurring maintenance items in the next ten years, and as compared to our peer institutions.

- The projected value of E&G space on campus and the three key areas of responsibility, as well as the valuation and assessment of work being completed.

- UF's facilities condition assessment was defined. 143 buildings were reviewed to address the scope of deferred maintenance and 76 buildings were found to be in excellent or good condition.

- Critical needs are listed and addressed but priorities may change due to storms or other unforeseen impacts. A third party reviews this list and helps to assess the most vulnerable items.

- HVAC is typically the biggest expense due to the high humidity and heat in Florida.

- Following an inquiry, UF's Training, Research and Education for Environmental Occupations (UF TREEO) Center, which is the university's environmental training center, with a park-like setting was discussed, including how determinations are made about where to place employees when changes are made. Assistant Vice President of Planning, Design and Construction, Carlos Dougnac, and University Architect Cydney McGlothlin, oversee campus renewal projects, many of which are minor renovations, and they collaborate closely with numerous units across campus. Conversations between their office, the leadership of IFAS, the Chief Operating Officer, and others, were held prior to any final decisions.

- Council members also discussed:

- Building 508, located near the UF Bat House; the approximately 300 million dollar backlog in UF housing deferred maintenance; that third party (i.e. the ISIS company) evaluations of building on campus are made public and more information regarding specific buildings can be attained by reaching out to Assistant VP Helms; meeting the challenges of the rising costs of building supplies (for example, copper costs have increased 30 percent since the end of 2020); and the original and current plans of carry forward funds.

- It was noted that it sometimes takes several years for commitments to be fully carried out/take place. The legislature expects funds to be expended in the manner in which they were committed.

- The Classroom Air Exchange Website was discussed; it encompasses over 650 spaces and additional ones are being added weekly.

## **5. Election of 2021-2022 Infrastructure Council Chair**

- No nominations were made, and this item will be added to next month's agenda. Members are encouraged to consider serving as Chair.

## **6. Reporting of Contributing Committees and Administrative Liaisons:**

- University IT Committee (S) —Ray Issa

- The committee discussed aspects of HyFlex teaching implementation across campus.

- Lakes, Vegetation, and Landscaping Committee (J) -- Gail Hansen

-The committee approved a Racquet Club dining proposal to increase their space and recommended that some of that space be converted to outdoor space. The committee asked that the proposal include some other minor revisions including a low, wrought iron fence to help provide good interface with the dining space and the street. The item was approved.

- One Live Oak will be removed and one will be kept in the SW Recreation facility weight room area.

- The committee discussed shared governance. It is interested in more accurately defining and identifying the type of project criteria which would require project review by this committee.

- Land Use and Facilities Planning Committee (J) -- Tim Young

- The American Art wing being added to the Harn Museum is in its starting stage.

## **7. Adjournment**

- The meeting adjourned at 2:01 p.m.