Planned Renewal Program

Annual Capital Renewal Expenditures are all expenditures over and above facility maintenance operating budget expenditures required to keep University Facilities in reliable operating condition for its present use. These expenditures are over and above normal maintenance for items with a life cycle in excess of one year and are not normally contained in an annual facility-operating budget. This is a separately funded, uniquely identified program that renews, replaces, or renovates building systems on a schedule based on life cycle recommendations and an assessment of expected remaining useful life. Planned renewal focuses on maintaining the operability, suitability, and value of capital assets. It is accomplished through the replacement and rework of those components of a building that wear out even though those components are routinely maintained. Capital or plant renewal is a time-driven process with specific useful life cycles for heating and ventilation systems, etc.

The Planned Renewal plan is a year round process. The plan is intended to provide a schedule for when replacement can be anticipated for the University infrastructure within the existing buildings. Examples of what are included in the plan are:

- Carpet Replacement
- Painting
- Equipment Replacement
- Cold Room Refurbishment
- ADA Upgrades
- Lighting Replacement

Information for the plan is compiled during a building audit which determines facility condition. Facility condition assessments examine all systems and components in a building, identifying areas where modifications or upgrades are necessary to meet the needs of building occupants, to bring the building into compliance with code, or to place the building systems and components into like-new condition. Facility condition assessments look at everything: HVAC systems, floor finishes, plumbing fixtures, electrical distribution systems, the building envelope — all are examined as part of the condition assessment.

The first step is a detailed walk-through of the facility. All systems and components are identified and their condition is rated based on a number of factors, including their observed condition, how well they meet the requirements of the building occupants, their maintenance histories, and their age. Each component and system typically receives a rating, ranging from poor to excellent, and an estimate of its remaining useful life. Once all items have been rated, those requiring replacement or overhaul are identified, and cost estimates are prepared.

Key to the condition assessment is the process used to rate the condition and remaining life of building systems and components.
Such ratings tend to be subjective, yet if the assessment is to be applied uniformly and consistently, they must be made as objective as possible. To make the ratings objective, specific elements must be identified and evaluated for each item being rated. For example, to rate the condition of a chiller, items such as the age of the chiller, its rated full-load rated efficiency, its actual full load efficiency, its maintenance history, the results of eddy current testing on its heat transfer tubes, and the condition of the motor insulation must be included in the rating.

Facility condition assessments are effective tools in any facility, regardless of age or complexity. They are the most effective means of determining the state of the facility, a snapshot of how the various systems and components are operating. Some facility executives use them to track the slow deterioration of building systems and components so that priorities and budgets can be established for replacement items. The initial assessment establishes a baseline for the condition of the facility. Repeating the assessment on one-, two- or three-year intervals will identify the rate at which systems and components are deteriorating, allowing facility executives to project when replacement or overhaul will become necessary.

The biggest obstacle to the condition assessment is cost. Comprehensive condition assessments are very time-intensive. Data must be gathered from maintenance records, tests must be performed on components, and deficiencies must be identified and quantified. Few organizations have sufficient in-house personnel with the required expertise to devote to an ongoing program of assessments. Assessments can be outsourced, but they are costly.

The cost of assessments, however, must be balanced against the significant benefits condition assessments offer.

Facility condition assessments produce a wealth of detail that can be invaluable in budgeting for facility or campus infrastructure upgrades. To the extent that the results of the assessment can be tied in to broader organizational objectives, the facility condition assessment can help the facility executive win funding for projects that are often long-overdue.

To be included in Planned Renewal Audit you should submit your needs as soon as possible so Engineering and Facilities can anticipate the planned maintenance that will be required.

Your request should include the following documentation:

- Your Name
- Your Department/Title
- Your Address
- Your Phone Number
- Location of Planned Maintenance Requested
- Scope of Planned Maintenance Requested
- Date of Maintenance Requested

Submit this information to the Engineering and Facilities Planned renewal Coordinator who will intern set up an appointment with a member of the E&F team to walk the space. If the request falls within the scope of preventive maintenance your work will be added to the list and projected out to when funding will become available.
PLANNED RENEWAL PROGRAM

Next Review Date: 1-1-2008

Approved By:

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Engineering & Facilities

John Wilson
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Effective Date:

January 1, 2006