

Report of the UIC Senate Subcommittee on Buildings and Grounds
Executive Summary, with draft revisions as of April 29, 2004.

[Transmitted on 4/29/04 to Senate Support Services Committee and thereby to UIC Senate, as fyi of work in progress, pending final version of report. Please note Item #1, Funding.]

The Subcommittee identified nine critical areas for improvement pertaining to buildings and grounds at UIC: funding, organization, communication, information systems, emergency planning and procedures, environmental, ADA and disability concerns, safety and security, and peer review. Since the 2000 report of the Subcommittee to the Senate, funding and services have declined, communication has improved, information systems and ADA accommodations have made mixed improvement, organization and environmental progress have been in flux, emergency planning and procedures have increased dramatically post 9/11/01 with further progress necessary, safety and security held steady, and the Subcommittee's 2000 recommendation for external peer review of Vice Chancellor for Administrative Services (VCAS) operations was not implemented. Associate Vice Chancellors for Administration James Foerster, Mark Donovan, and former AVCA Diane Hodges and their staffs have been particularly responsive to the Subcommittee.

1. **FUNDING.** The Subcommittee recommends that additional funding be provided to (a) reduce over a 10 year period the projected FY05 \$452 million backlog of deferred maintenance on the UIC buildings and grounds to Facility Condition Index * of 10% that meets national campus standards of "good"; (b) increase the annual budget for Facilities Management by \$4 million to prevent further deterioration of existing facilities; (c) increase over a five year period the current Facilities Management custodial personnel from the present non-hospital custodial staff allocation of one custodian per 40,404 square feet (presently below the Association of Higher Education Facilities Officers (APPA) Standard of Level 5 "Neglect") to the 16,000 square feet per custodian APPA level 2 "Regular Tidiness."
2. **ORGANIZATION.** Recommended: (a) increased UIC campus control of its own capital, facilities, energy, purchasing, and related human resources, based upon (b) formal study of costs and benefits pertaining to the increased consolidation of administrative services at the campus level, examining whether savings from U of I statewide economies of scale are not undermined by systemic statewide diffusion of responsibility and related inefficiencies, with energy efficiency being a recent past example; (c) greater integration of space planning into campus planning for research, budget, and resource allocation; (d) update of the campus master physical plan with faculty, student, and staff participation.
3. **COMMUNICATION.** Recommended: (a) quicker feedback from Facilities Management both on acknowledgment of service request and when a job is completed; (b) increasing campus-wide notification of scheduled repairs; (c) increasing involvement of the users of campus facilities in the decision-making processes for construction and repair via the establishment of building safety, security, and conditions committees throughout the campus; (d) advancing environmental standards for health-related issues related to building design to

- meet national standards; (e) increasing awareness of Facilities Management and Capital Programs websites by adding informative data; (f) continuing support of the Campus Bus Locator Website.
4. **INFORMATION SYSTEMS.** Recommended: (a) continue investment for full integration of Facilities Management and Capital Programs operations software systems for job control, billing, project management, etc. with the University's Banner and related systems so that campus units can monitor their interactions with VCAS services; (b) improving the campus building access systems so that individual campus units can assign building access; (c) installation of real-time energy and mass-flow monitoring systems to and from each campus building, so that each building can be tracked as a cost-center for better informed investment decisions.
 5. **EMERGENCY PLANNING AND PROCEDURES.** The Subcommittee recommends (a) preparing building-specific emergency procedures with annual evacuation drills for each campus building; (b) improving campus-wide communication in the event of emergencies; (c) establishing better off-hours emergency contact procedures for users of the facilities; and (d) annual review of emergency power and environmental backup for scientific research projects, with a list of funded projects without such adequate backup to be forwarded to VCAA, VCR, VCAS each fall and spring term.
 6. **ENVIRONMENTAL.** Recommended: (a) New building structural envelopes should be designed to meet or exceed US Green Building Council's Leadership in Energy and Environmental Design (LEED) Certification, with Gold certification being preferred, but with the recognition that a lower level of LEED certification may be necessary after consultation with the Subcommittee on Buildings and Grounds in such a case; (b) UIC should adopt a three-level effort to improve the energy efficiency of the campus: (i) reduce dependency on electricity generated from carbon-based fuels where possible to improve global environmental carbon emissions and create accounting systems to take advantage of CO₂ reduction credits; (ii) increase the proportion of energy generated from renewable sources such as wind, photovoltaic, and passive solar; and (iii) use cogeneration wherever possible to produce electricity from waste heat; (c) adopt environmentally sensitive landscaping (ESL) to improve water quality and the health of soils, provide habitat for wildlife, protect biological diversity, foster a sense of place, and save money. Specific actions include: Eliminating all petroleum-based pesticide and herbicide use, planting native vegetation, minimizing lawn space, removing impermeable pavement, and integrating migratory bird habitat areas; (d) the vehicle fleet of the UIC intercampus transportation system should evolve towards a completely alternative fuel fleet, including transport vehicles powered by clean burning natural gas and/or hybrid power plants as they become available commercially; (e) The UICycle program should be immediately reinstated and a comprehensive effort to bring UIC into full compliance with the State of Illinois Public Act 86-1363 which requires all public colleges and universities in Illinois to reduce land-filled solid waste by 40%; (f) minimize the use of toxic pesticides both indoors and outdoors to improve indoor work environment quality and prevent soil and groundwater pollution; (g) All washrooms, laboratories, dormitories and athletic facilities should incorporate water saving devices; (h) the

- annual campus publication of building-by-building environmental health and safety incidents and measures, including internal air quality per campus building; (i) establish a UIC advisory committee to VCAS to develop, promote, and review policies for an environmentally sustainable campus with regard to facilities, grounds, infrastructure, and operations. Once these policies are established, the Subcommittee on Buildings and Grounds will monitor progress in cooperation with whatever advisory committee is established.
7. ADA AND DISABILITY CONCERNS. Recommended: (a) annual budgeted improvements in (Americans with Disabilities Act) ADA travel concerns as documented by the UIC Office of Disability Services, including elevator, automatic door openers, curb cuts, indirect access routes, snow removal; (b) incorporation of ADA needs review earlier in the capital and repair and replacement budgeting process; (c) add accessibility features to Campus Bus Locator website and future enhancements.
 8. SAFETY AND SECURITY. Recommended for inclusion in the next campus master physical plan and new building construction plans, the systematic evaluation and improvement of the following: (a) exterior and interior lighting near darkened campus areas; (b) campus and nearby street pedestrian crossings; (c) bicycle traffic, parking, and safety accommodations; (d) building security cameras, hallway mirrors, emergency telephones, washroom panic alarms, and emergency hallway and staircase lighting. Recommended: (e) that student subscribers to UIC parking lots be required to provide proof of insurance.
 9. PEER REVIEW AND OVERSIGHT: The Subcommittee recommends (a) conducting a professional external peer review of VCAS operations approximately every 5 years; and (b) continued VCAS participation in Subcommittee meetings.

Comments to: Albert Schorsch, III, chair, Senate Subcommittee on Buildings and Grounds, Schorsch@uic.edu, 312-996-2177

Charge of the Subcommittee: In fall, 1998, the Senate Committee on Support Services selected members of the Subcommittee on Buildings and Grounds. The charge given to the Subcommittee was "...to review policies regarding, and the performance of, units which provide relevant support for the academic programs. The Subcommittee is to make appropriate recommendations for Senate action. The Subcommittee is, through the parent Committee, to serve as the Senate's advisor to the director of the relevant units on the formulation and implementation of policies governing operation of the units. The Subcommittee is, through the parent Committee, to advise the Chancellor on the appointment of, and on the periodic evaluation of, the director of the relevant units."

*see other side

Facility Condition Index

The Facility Condition Index (FCI) is a "rule of thumb" measurement of the physical condition of a facility and is calculated by dividing the value of the deficiencies by the CRV. Figure 13 shows how the FCI is used as a benchmarking tool to rate a facility. In general, an FCI of 0% to 5% indicates that a facility is in ideal condition and a 6% – 10% FCI indicates that a facility is in good condition.

Figure 13: Facility Condition Index (FCI) is a Useful Benchmarking Tool

