ACBO FACILTIES ADVISORY COMMITTEE
MEETING SUMMARY NOTES
June 3, 2021

ATTENDEES

Task Force Members Present: Ann-Marie Gabel, Hussain Agah, Susan Cheu, Fred Diamond, Tim Flood, MacAdam Lojowsky, Lyndsay Maas, Jose Nunez, Robert Parker, Pablo Manzo, Jim Schrage, Erik Skinner, Richard Storti, and Richard Williams

Chancellor's Office Staff: Hoang Nguyen, Harold Flood, Eric Thorson, Brian Turner, Lan Yuan, Chay Yang, and Wrenna Finche

Foundation for CCCs: Shirley Asher and Eric Mittlestead

CCC/IOU EE Partnership: Lisa Hannaman

Other Resources: Joe Fullerton, Ron Beeler, Rebekah Cearley, Ida Clair

A. **Division of State Architects (DSA) - Ida Clair, AIA – State Architect**
    - DSA's last update to this committee was in March. For the month of May, they had 141 projects for plan review, totaling $746 million in costs. The busiest areas are San Diego and Sacramento, with Los Angeles remaining consistently busy and Oakland having the least on the books right now. Expectations for June is to receive $683 million worth of construction and $180 million for July (appointments are 6 weeks in advance so more is expected).
    - Last time we discussed a little about IR EB-4 (Rehabilitation Required by Cost) using FUSION. Since the release, DSA has had many conversations with stakeholders including K-12 and community colleges. They have gained an understanding of how it impacts community colleges. This IR has been pulled and is under review. A new IR EB-4 will be issued shortly that will keep in place the policies it had previously, and will also look at using FUSION measures. DSA will be going out for a contract for a cost estimator to provide a square foot number that can be used in the interim. DSA will also assemble a task force later this year with stakeholders that will take a look at the 50% replacement cost regulation and determine what changes need to be made to ensure the threshold is adequate moving forward or if a change is needed in the 2022 code.
    - There are changes in the 2022 Administrative Code, which requires that construction shall commence within 4 years of approval, and extensions are no longer allowed. There are also changes in the 2022 Building Code, which will repeal the early adoption of mass timber, and instead adopt the 2021 International Building Code (IBC) requirements for mass timber. These codes will take effect January 2022.
    - The 2022 CALGreen rulemaking includes clarification on shade tree requirements and an increase in the number of EV capable charging spaces to 20% of total parking and 25% of EV capable spaces.
    - The 2022 Energy Code is in its 45 days open for comments period now. They are basing the Performance and Prescriptive Method energy budgets on heat pump technology for water heating and HVAC systems. Performance Method improvements to envelope are needed to meet energy budgets if using fossil

fuels. Zones 1 and 16 can meet requirements if dual fuel. Most buildings will require installing photovoltaics and the new regulations do not address cooking or other gas uses at this time. Electrification is coming.

- DSA Academy training is transitioning to a new Learning Management System on June 26. Previously they used Blackboard but now it will be Cornerstone. There will be free online accessibility classes offered available to anyone who wants to take them.
- Sustainability Community College cohorts will be coming soon (expected around fall), with K-12 just recently completed. An announcement will be made to all the community college districts for those who want to get involved in creating a sustainability plan for their colleges.
- DSA is looking to start a task force in fall to address concerns over the 50% replacement cost regulation – Ida is requesting 2-3 task force members as soon as possible to represent all community colleges; Hoang will contact the Department of Finance (DOF) to have a member participate as well.

B. Legislative Update - Rebekah Cearley – Legislative Advocate

- Assembly Bill (AB) 75 is a bond bill that passed out of the Assembly on June 2, it will be for $12 billion and is for K-12 and community colleges, but we don't know the split yet. It will go to the Senate next and would be for a 2022 election, either a primary or a general.
- Senate Bill (SB) 22 is another bond bill waiting to appear on the Senate floor; it would be for K-12 and all of higher education. There are still some provisions that may be problematic such as the increase in local bonding requirements. The bond would be for $15.5 billion with $2 billion for community colleges.
- In the budget discussion, there has been a lot of attention on spending for capital outlay and deferred maintenance purposes. There are still discussions on the amount; the Legislature was fine with the Governor's proposed $314 million for deferred maintenance and even thought they could push it higher to about $400+ million, with another $250 million from federal funds.
- It is looking like we will have 9 new capital outlay projects and 32 continuing projects in the budget (not signed yet but looking good).
- The Governor proposed a new $4 billion project for higher education around student housing, but the Legislature is proposing their own and are looking at a possible grant program for community colleges for feasibility studies and preconstruction costs with AB 1377. The details may be punted to summer because there is so much one time funding being floated around right now to get into the specifics.

C. Committee Reports/Other Issues - FUSION Update – Tim Flood

- The Facility Condition Index subcommittee continues to meet to review RSMeans data updates/Cost Module calculations. RSMeans has quarterly updates but the subcommittee recommended that be changed to annual so as people work on their Initial Project Proposals (IPP) and Final Project Proposals (FPP) the data does not change on them.
- On the FUSION enhancements, we had over 50 participants join the training hosted on April 14 and the next major release to LIVE will be on July 26 and will include space inventory. We will have a training on invoicing and quarterly reports on June 9. Another note is that the new releases for FUSION are all ADA compliant.

- One of the things being looked into is to provide the system with some kind of cybersecurity, multi-factored authentication, etc. This will be included with the services provided by 909 Technologies.
- Overall, the budget for FY2021 expended less than it was projected, and annual fees are due 7/1/2021. It is expected that next year we will have less development costs.
- There was a vote (approved) by the ACBO Facilities Advisory Committee to add a third assessor to the budget. One of the two assessors recently retired and there are concerns over losing knowledge and expertise if the remaining assessor leaves as well.

D. Chancellor's Office Update – Hoang Nguyen
- Student housing is the big thing being talked about right now with a possible $4 billion coming for higher education, so we will be preparing memos to send out on that.
- For Scheduled Maintenance, it looks like there will be $250 million from the Federal government which can include instructional support but right now only has one year to expend. If that stays we will really have to push the system to spend that first and determine a way districts can track those funds separately from any state funds so it can be audited correctly. There are ongoing negotiations for state funds towards Scheduled Maintenance.

E. Lactation Rooms/FUSION – Hoang Nguyen
- The group discussed where we want to see lactation rooms placed in FUSION for room type, because right now they have been seen in all different kinds of categories. It was agreed that they should be entered as Assignable Square Footage so they will be funded, but part of the challenge is those FPPs that have been rolling over may still have them as Gross Square Footage.
- The Chancellor's Office will look to see if it is possible to add as a new room type, which is an easy addition to FUSION, but Hoang needs to do some research on it.

F. 2021-22 and 2022-23 Spending Plans – Hoang Nguyen
- There are many changes from what was submitted to the Board of Governors last year; 8 of the 9 new projects are coming from FY 2022/23 as accelerated projects to help the state of California rebuild itself economically. There are 32 continuing projects, and 16 reappropriations this year for working drawings and construction phases.
- This leaves 2 new projects on the FY 2022/23 spending plan which the Chancellor's Office is working to prepare Capital Outlay Budget Change Proposals for the DOF and will go to the Board of Governors in September along with the system-wide report.
- The Chancellor's Office is still doing work on auditing the older bonds, it looks like there may be some unissued bonds (~$50 million) we could potentially tap into for new projects, but that conversation is ongoing with DOF.

G. Climate Change and Sustainability Plan – Hoang Nguyen and Joe Fullerton
- The Climate Action and Sustainability final policy was brought back for discussion and review. The plan was to bring it to Consultation Council this month and the Board of Governors in July if everything goes well. This was last presented 3 months ago and has had some revisions to include the Diversity and Equity goals.
- Part of the revision to the policy includes updates to align the system with current minimum state requirements for carbon emissions, transportation, etc. because the policy passed in 2019 did not meet these requirements.
- This policy attempts to lay out an organization framework, and not just rely on facilities and maintenance departments to address climate change as done in the past. Increasingly we are seeing a disparity in the impact of climate change, so part of this policy seeks to align climate change goals with the Vision for Success goals around justice, equity, and inclusion.
- Part of the recommendation from this committee is that it would be a good idea to have this policy run by Chief Student Services Officers and Chief Instructional Officers, as well as the Student and Faculty Senates.
- The committee voted and approved a recommendation of the operations sections of the proposed policy, which will go to the ACBO Board on August 5. The committee is abstaining from voting on the other sections because they are outside the purview of the committee.

H. CCC/IOU Update – Lisa Hannaman
- Energy baseline and benchmarking using Portfolio Manager is something that is being looked at to see if data was still being collected since the past government shutdown and whether or not districts are still utilizing it.
- They are developing a Greenhouse Gas (GHG) based tool where you will be able to put in your energy data and it will be able to tell you what your GHG emission factors are. As you work on new projects, you will be able to use a drop-down to see what your reductions will net you for change.
- On transportation and electrification, Charge Ready 2 is rolling out in July, that program is going to be an expansion on what was originally done in the pilots. They are already conducting assessments at customer sites so that we are ready to go as soon as the program rolls out, and so they can determine how many charging stations can be installed at the facilities. Long Beach and a couple other campuses are preparing a presentation on how the program went for them.
- There are now new rules around fuel switching within the energy efficiency space. For customers adopting the Zero Net Carbon/Energy goals, the new rules will expand where customers can go within the electrification space.
- New construction deadlines for the submittal for Savings by Design were April 1, the next deadline we are coming up on is all agreements need to be signed and in place by August and any that fall outside of that timeline will start to transfer over to the new statewide party administered by PG&E. The third party program will be run by Willdan who is going to come before the Public Utilities Commission and present the elements around their work this month.