UTSA.
The University of Texas at San Antonio™

Facilities & Real Estate, Construction and Planning (RECaP) Presentation

Presentation Topics

Thank you for sharing your valuable feedback regarding UTSA facilities, maintenance, and classroom equipment. Today's presentation will cover:

- ✓ Overview of Facilities Services
- ✓ Preventative Maintenance
- ✓ How to Submit a Service Request
- ✓ Facilities Index
- ✓ Furniture
- ✓ Classroom Upgrades

Facilities Services

⮑ Building Maintenance & Operations

⮑ Custodial Services

⮑ Energy & Utility Management

⮑ Event & Moving Services

⮑ Grounds Maintenance

⮑ Vehicle Maintenance

Facilities Preventive Maintenance

- ⮂ The Facilities Preventive Maintenance Team completes hundreds of tasks each month

- ⮂ The Team is a multi-trade group including electricians, mechanics, plumbers, etc.

- ⮂ A computerized maintenance management system is used to automatically issue tasks

- ⮂ Best industry practices are used to determine which equipment to PM and how often

Facilities

➲ Air Quality
  ➲ Best filtration possible in each building
  ➲ Minimum 4 air changes per hour, in alignment with CDC recommendation
  ➲ Maximum outdoor air
  ➲ Preventive maintenance regular filter changes

➲ White boards
  ➲ Portable white boards available upon request

➲ Audio/Visual
  ➲ A/V requests should be directed to Academic Technologies

Deferred Maintenance - Process

- ⮂ Deferred Maintenance (DM) data is collected and vetted by Facilities trades personnel and engineers

- ⮂ DM items are prioritized based on the risk of failure and potential impact to the university

- ⮂ DM backlog recently reported to UT System is $92.5M comprised of $64.7M E&G and $27.8M non-E&G

- ⮂ DM backlog is currently $79.2M Main Campus, $12.5M Downtown, and $0.8M Southwest (note: SW Campus is a work in progress)

Deferred Maintenance - Process

➲ Below is a sample of DM data for the category "HVAC Distribution Systems"

➲ Data is tagged for Category, Campus, Building, Subsystem Type, and E&G

➲ Each item has a priority, description, and cost estimate

Sightlines Category	Priority	Campus	Building or Site	Subsystem Type	Desciption / Rationale	Building GSF (or Roof SF)	E&G Auxiliary Split	Total Cost Estimate
HVAC - Distribution Systems	3	1604	NTEP	Valve	Replace Chilled Water & Condenser Water isolation valves at Chillers.	NA	E&G	$ 100,000
HVAC - Distribution Systems	4	1604	MH	Duct Cleaning	Clean and repair high pressure duct as appropriate	180,855	E&G	$ 300,000
HVAC - Distribution Systems	5	1604	MH	Terminal Box	Replace terminal boxes and low pressure internally-lined ducting	180,855	E&G	$ 500,000
HVAC - Distribution Systems	6	1604	ART	Duct Cleaning	Clean and repair high pressure duct as appropriate	125,967	E&G	$ 300,000
HVAC - Distribution Systems	7	1604	ART	Terminal Box	Replace terminal boxes and low pressure internally-lined ducting	125,967	E&G	$ 3,200,000

Deferred Maintenance - Funding

- ⮑ UTSA has requested funding to address deferred maintenance projects, which will result in significant improvements to infrastructure and an enhanced campus experience.

- ⮑ Funds will be used to improve or replace infrastructure and major systems in five core buildings on the Main Campus:
  - ⮑ McKinney Humanities Building
  - ⮑ Flawn Sciences Building
  - ⮑ Arts Building
  - ⮑ John Peace Library
  - ⮑ Multidisciplinary Studies Building

- ⮑ Funding request for $155M from Tuition Revenue Bonds (TRB)

Facilities Condition Index (FCI)

- ➲ In an effort to develop a validated list of Deferred Maintenance projects, RECaP solicited a Building Assessment RFP in October 2022.

- ➲ The FCI will allow the University to understand the current condition of all the buildings and associated spaces. More importantly, it will allow the development of a comprehensive prioritized renewal/repair/replacement plan.

TASK	START	END	Q1			Q2			Q3			Q4		
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
⊟ PATH 1	01/09/23	11/14/23												PATH 1
⊟ Terracon Building Assessment	01/09/23	08/31/23									Terracon Building Assessment			
Phase I - Main/Downtown	01/09/23	05/15/23					Phase I - Main/Downtown								
Phase II - ITC/PW/SW	03/01/23	06/30/23							Phase II - ITC/PW/SW						
RECaP DM List Development	05/16/23	08/31/23									RECaP DM List Development			
Final DM List	08/31/23	08/31/23	◇								◆ Final DM List			

Facilities Condition Index - Overview

- ➲ RECaP is conducting a comprehensive Facilities Index to assess UTSA buildings
- ➲ All five campuses included in assessment
- ➲ Buildings are divided into several groups, the oldest buildings will be assessed first
- ➲ Components that will be analyzed include exterior, roof, electrical, mechanical, plumbing, HVAC, and interior.

Facilities Condition Index - Timeline

➲ First building group report of building assessment ready in May of 2023

➲ Other groups of the building reports to follow

➲ All building conditions will be graded based on their conditions

➲ Project list to address issues will be finalized by September 1, 2023

Furniture

- ➲ RECaP team conducting inventory of common area furniture
- ➲ Common area furniture assessment will provide data for prioritization for replacement
- ➲ Working towards proactive surplussing events mid-semester to remedy influx of furniture displaced in hallways

Facilities – How to Request Service

➲ Facilities iService Desk – preferred method
  ➲ All routine work requests

➲ Phone call to Facilities Service Center at 210-458-4262
  ➲ Urgent and emergency situations

➲ Email: FacilitiesServiceCenter@utsa.edu
  ➲ To check on a status of work request, request a change to an existing work request, or to ask for information.

➲ Exploring idea of QR Codes to facilitate routine work requests.

Classroom Upgrades

Summary

Total Number of Classrooms Renovated: 67
Over 40% of classrooms renovated in last two years

Total Cost: $31,731,568
- Pilot: $3,147,265
- Phase I: $6,284,303
- Phase II: $22,300,000

Total Classrooms:
- Pilot: 11 classrooms (including 5 OLEs)
- Phase I: 17 classrooms
- Phase II: 39 classrooms

Current Classroom Renovations

Classroom Prioritization Criteria

Bldg.	Room #	Seating Capacity	1 Furniture	2 Walls	3 Flooring	4 Lights	5 Electrical Power	6 AV Equipment	7 WiFi Equipment	8 Wired Infrastructure	9 SUE Score *inverse*	10 Location Priority *inverse*	11 Overall Score *Ave 1-10*	Persona
AET 0.102	30		4	2	3	4	4	1.5	4	4	2.5	5	3.4	unclassroom
ARTS 2.03.18A	48		3	3	2	3	1	1.75	4	3	0	0	2.1	Connected
DB 2.210	32		2	2	3	4	1	1.5	5	3	1.875	1	2.4	Active Connected
EB 2.04.02	47		3	2	2	4	4	1.5	5	1	1.25	0	2.4	Connected
FLN 2.02.10	119		1	5	2	3	1	1.75	5	3	0.625	0	2.2	Connected
FS 1.522	26		2	3	2	3	1	1.5	5	1	2.5	0	2.1	Active Connected
MB 1.124	48		3	2	3	4	1	1.5	3	4	0.625	0	2.2	unclassroom
MB 0.106	245		4	3	3	3	1	3	5	4	1.25	0	2.7	Connected
MB 0.104	456		4	3	3	4	1	3.25	5	4	3.125	0	3.0	Connected
MH 3.04.06	48		1	2	2	3	1	1.5	3	3	1.25	1	1.9	Active Connected

- ➲ Architectural
- ➲ MEP Infrastructure
- ➲ IT Infrastructure

- ➲ Classroom SUE Score
- ➲ AV Infrastructure
- ➲ AV Persona Opportunity

Current Classroom Renovations

Main Campus

- North Paseo
  - 6 → 5 *(converted 2 classrooms to 1)*
- McKinney
  - 12 classrooms
- Business
  - 4 *classrooms*
- Multidisciplinary
  - 5 classrooms
- Main
  - 4 *classrooms*
- Flawn
  - 6 *classrooms*

- Engineering
  - 2 classrooms
- Arts
  - 2 classrooms
- AET
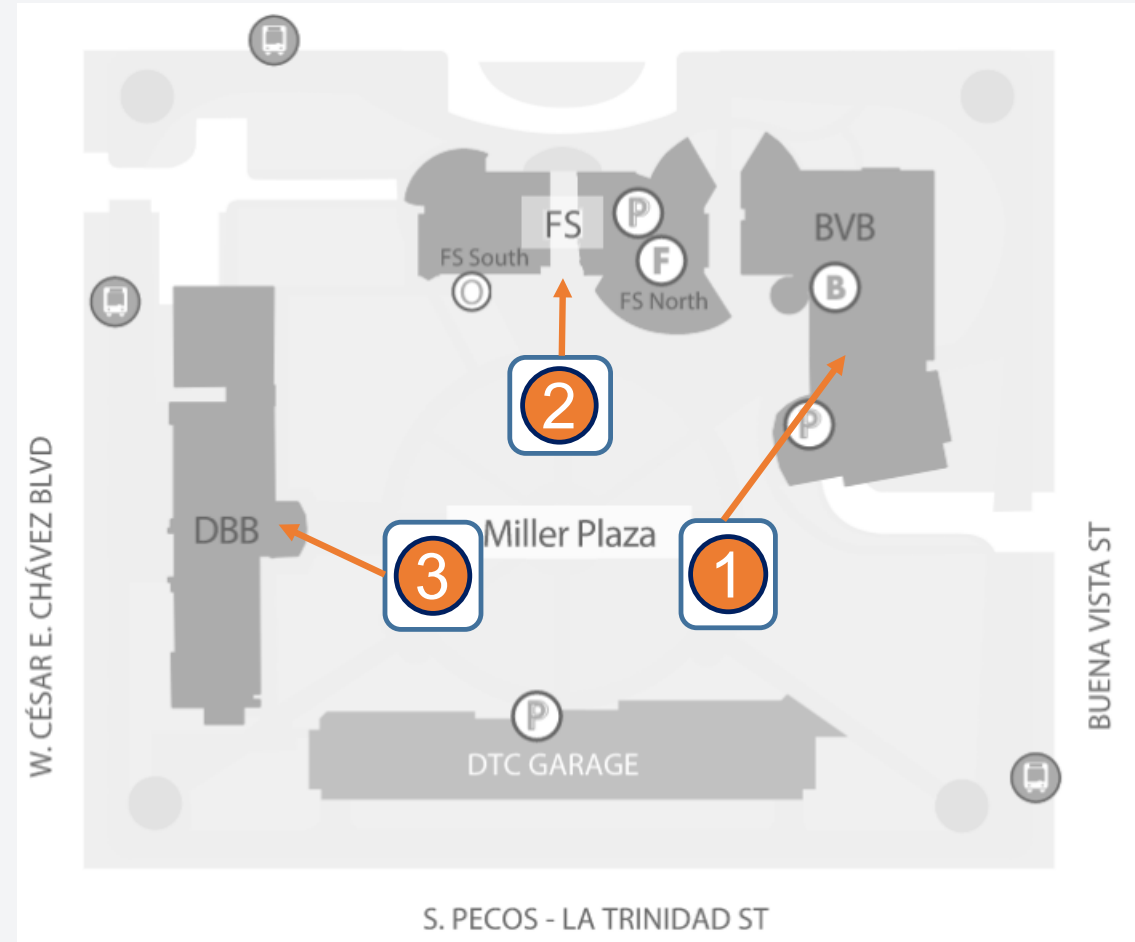 - 1 classrooms
- SEB
  - 2 classrooms

*Classrooms Updated*
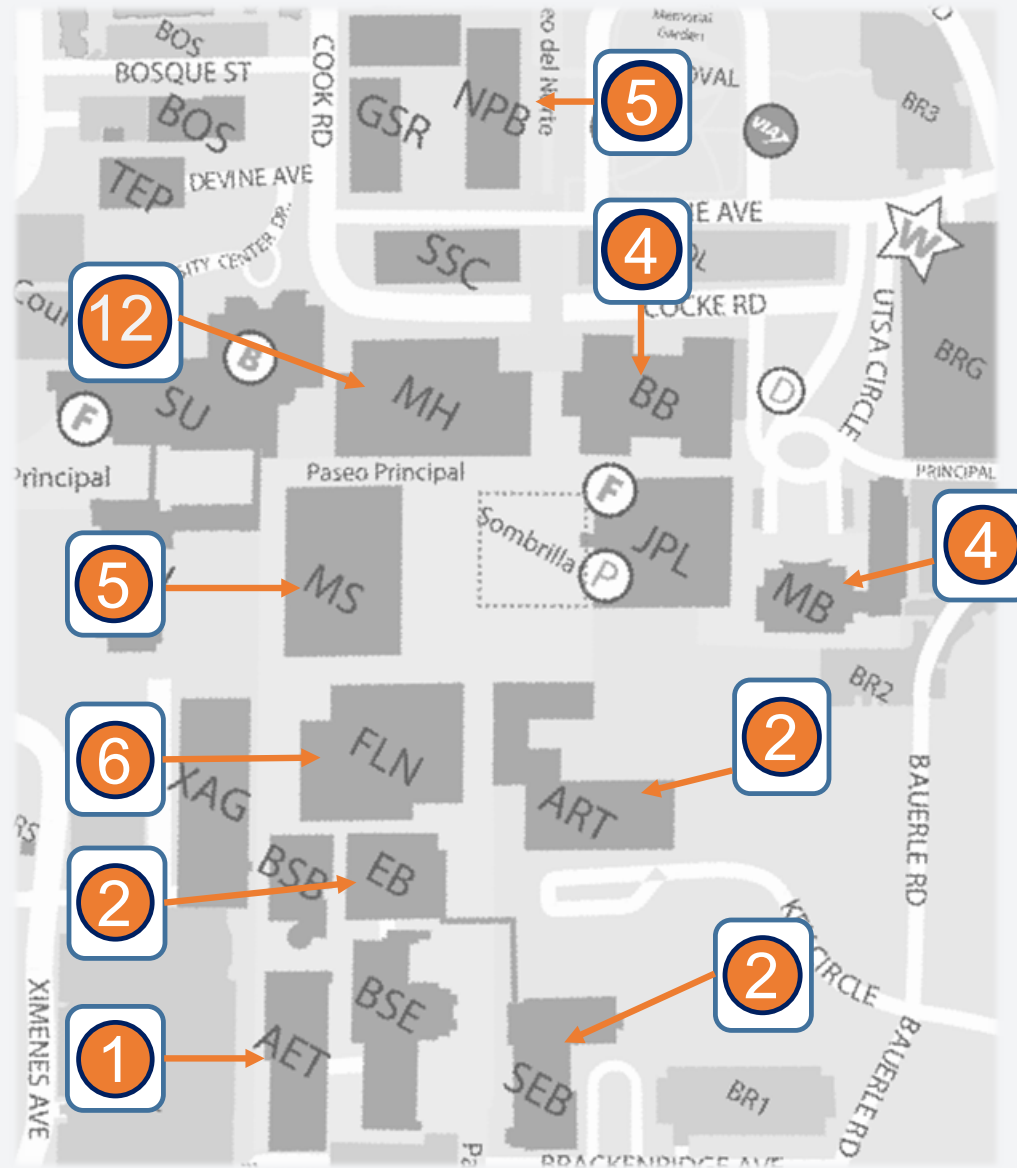
Current Classroom Renovations

Downtown Campus

Renovated Classrooms

- Durango
  - 3 *classrooms*
- Frio
  - 2 *classrooms*
- Buena Vista
  - 1 *classroom*

*Classrooms Updated*

Questions?