

Cracking the Deferred Maintenance Code: *From Facilities Condition Assessment to Funded Program*

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Associate Vice Chancellor
Facilities Management & Planning
University of Denver

Sheena Tratz
Regional Service Manager
Sightlines

Today's Presenters



- **James Rosner, P.E. C.E.M | Associate Vice Chancellor**
 - Facilities Management and Planning division at the University of Denver
 - Overseeing Capital Projects and Planning, Facilities Management, Parking and Mobility Services, Real Estate and Auxiliary Services, and Business Operations
 - 2 years at University of Denver
 - Previous Experience: Oklahoma State University, United States Air Force



- **Sheena Tratz | Regional Service Manager**
 - 9+ years of tenure at Sightlines
 - Worked with 45+ colleges and universities on the full suite of Sightlines' solutions, from facilities benchmarking to campus sustainability
 - Leads a team of employees that has completed more than 100 Sightlines' solutions project within a year
 - Graduated from Western Washington University with a BA in Financial Economics



University of Denver Campus Profile



- Founded in 1864 as Colorado Seminary in then the Colorado Territory
- Located in the city of Denver
- 3.8 million square feet
- Over 125 acres
- 11,500 Students & 3,800 Staff/Faculty



University Hall: 1864



Engineering/Computer Science: 2017

DU's TOP 5 Tips: How to Get Your Program Funded

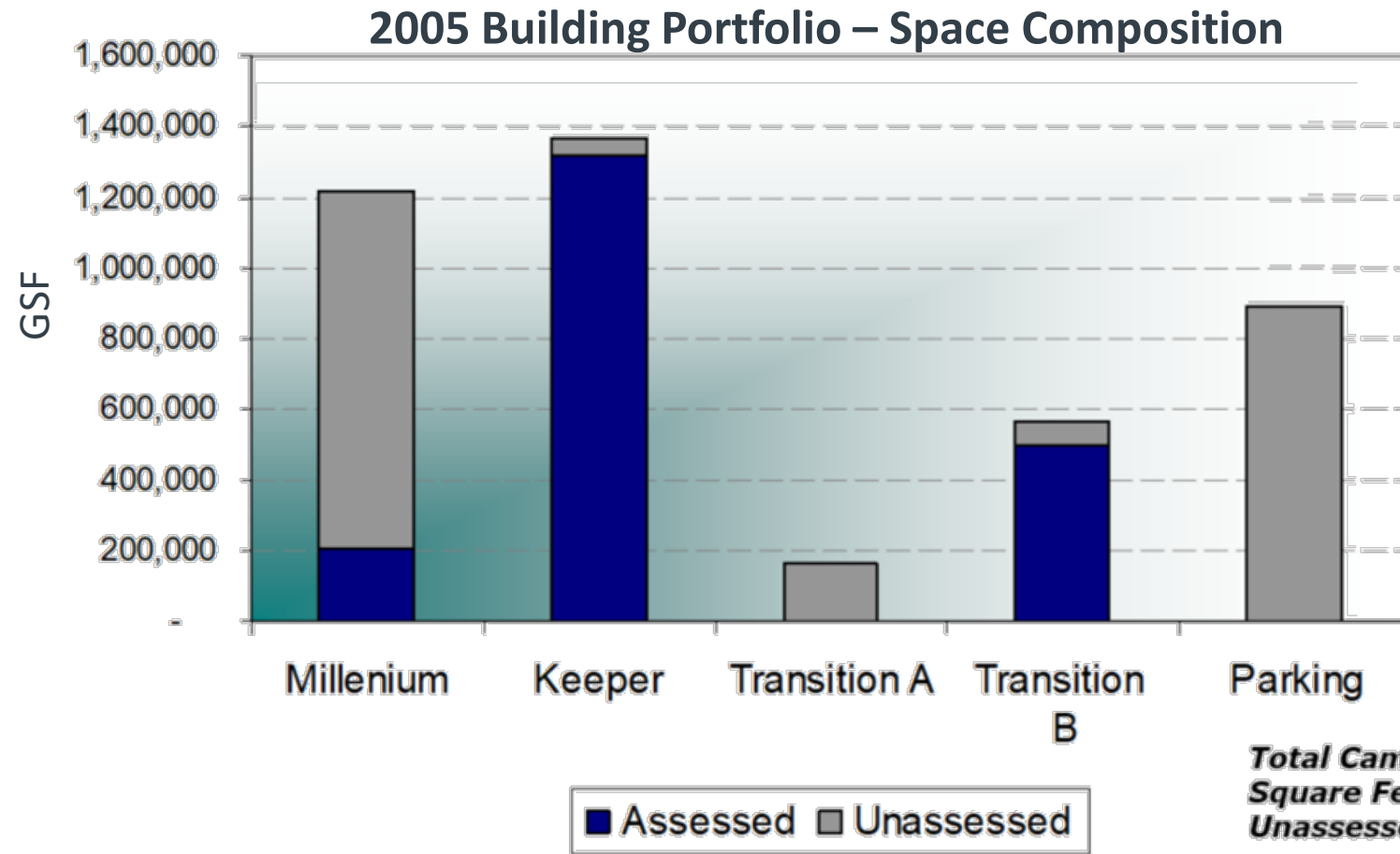


#5: Make it a Priority to Keep the Assessment a Living Breathing Document



Initial Assessment and Portfolio in 2005

Beginning stages of IFP process; the decision made, program, and portfolios



Total Campus Square Feet
Square Feet Assessed
Unassessed Space

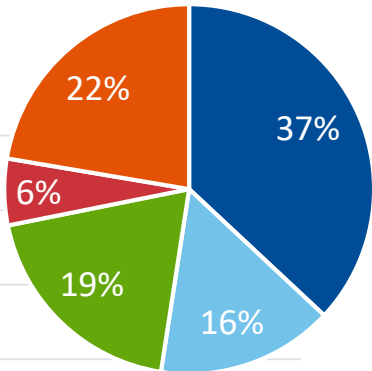
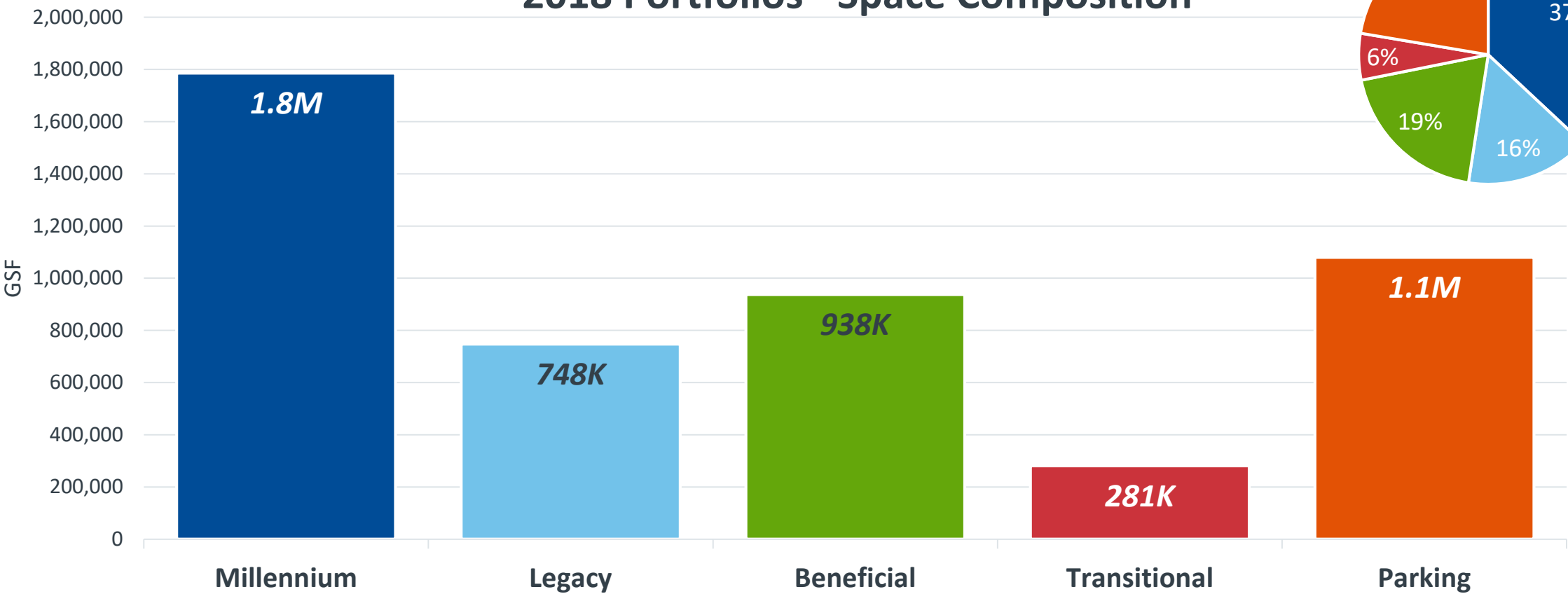
4.2 million
2.0 million
2.2 million



Prioritizing Updating and Managing the Report

Needs will continue to come onboard and the list will keep growing!

2018 Portfolios - Space Composition



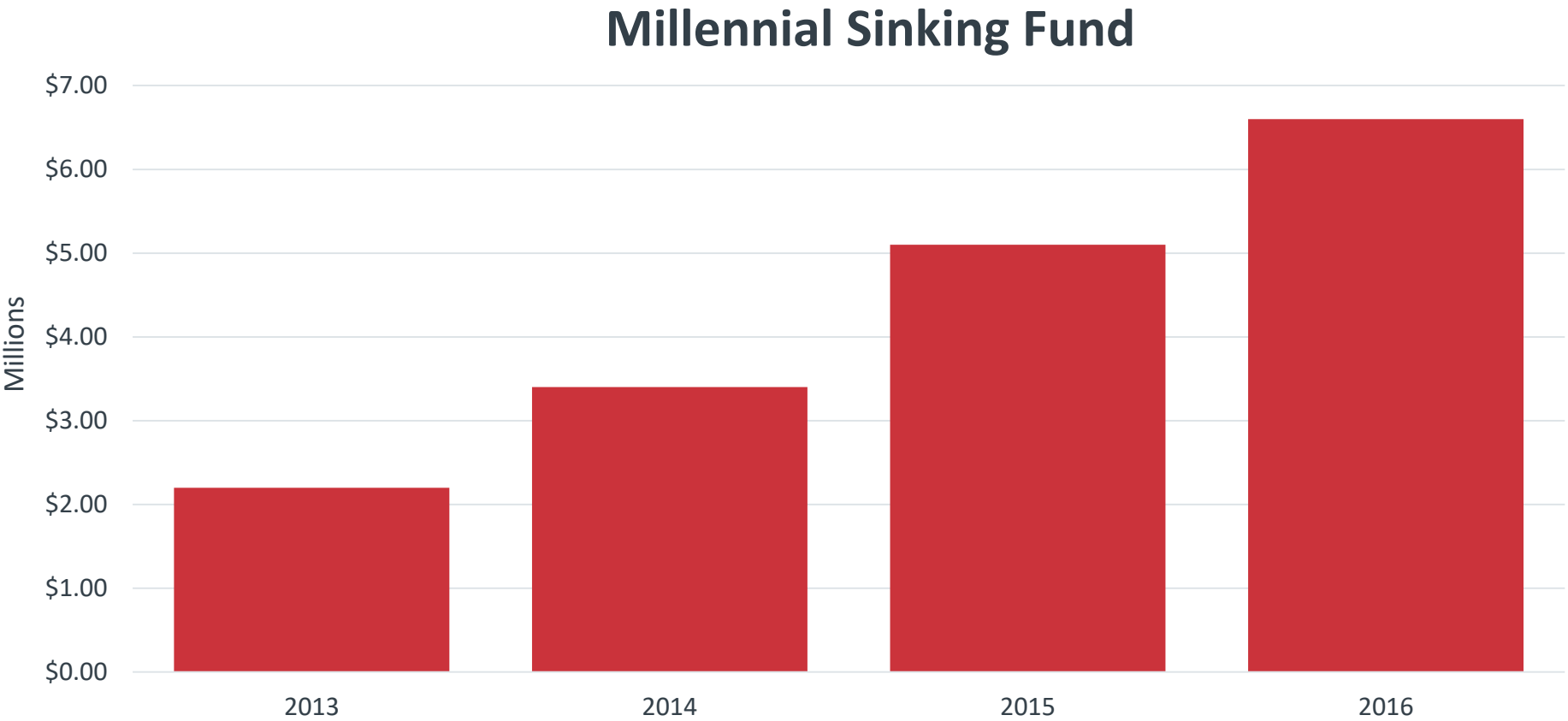


#4: Invest and be Proactive in the Budgeting Process



Millennial Sinking Fund – Annual Reserve Plan

Annual investment to prepare for the upcoming maintenance needs





Have a Seat at the Table

Find appropriate new avenues to voice the mission and direction for facilities





#3: Educate. Re-Educate. Share

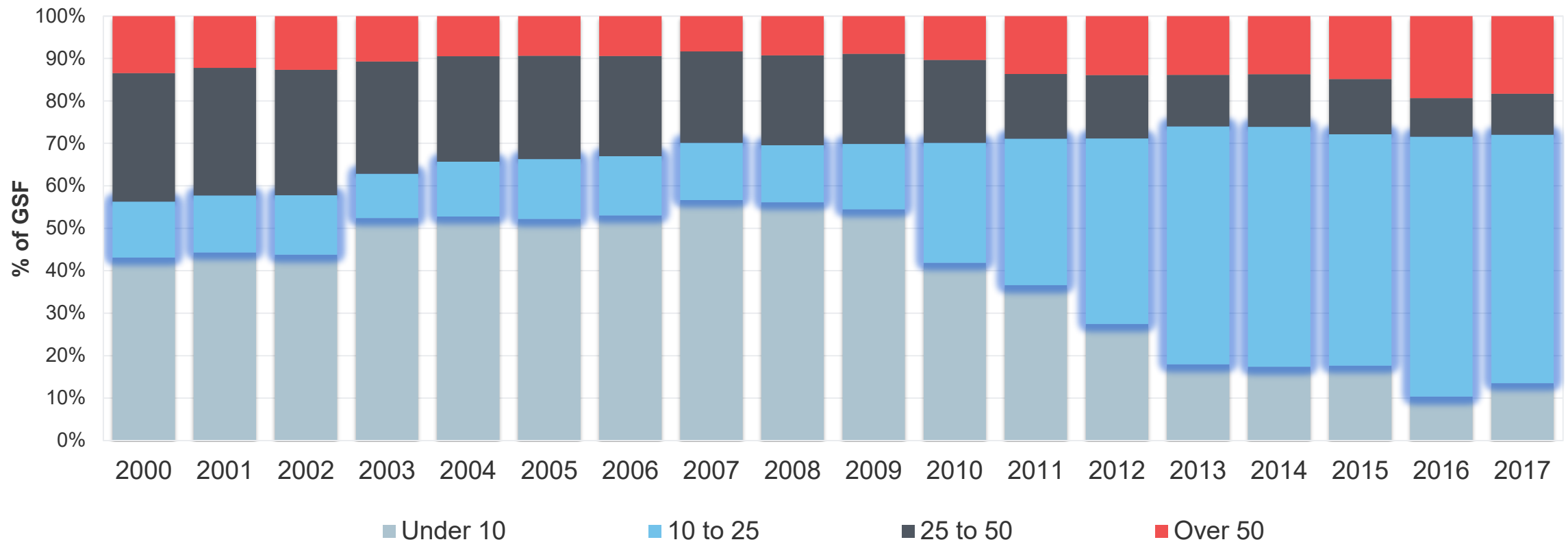


Educate With Data to Make the Case for Action

Realization and foresight of upcoming needs with a quickly aging campus



Square Footage by Renovation Age

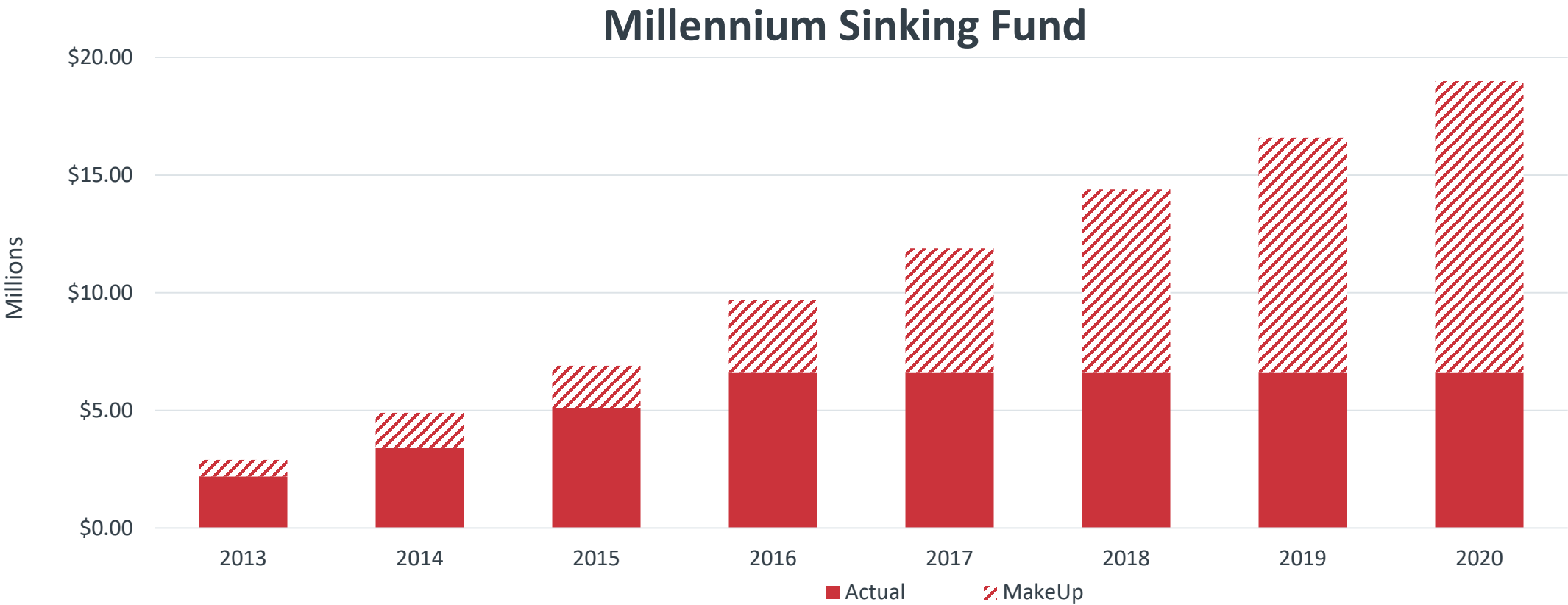




Re-Education on WHY and the VALUE of Planning



“Victims of our own success”



Share at All Levels

Create opportunities to share facilities priority



Provost Introduction

JAMES ROSNER, P.E., C.F.M.
ASSOCIATE VICE CHANCELLOR



UNIVERSITY of
DENVER

FACILITIES MANAGEMENT & PLANNING

Top 10 Programs

1. Integrated Facilities Plan (IFP) and Millennium Sinking Fund
2. Energy Savings Program resulted in a Green Fund (aka utility reserve fund)
3. Sustainability 25x2025 and Carbon Footprint Reduction
4. Outsourced Custodial Management (Aramark)
5. Union Relations re-negotiation AFSCME (3-yr) and improved quarterly round table meetings
6. Key Performance Indicators reported through Balanced Scorecard metrics
7. Regulatory Compliance-Business Continuity Program
8. Job Safety Observation Program
9. Chester M. Alter Arboretum
10. Membership with Sightlines since 2007, EAB since 2015, APPA, IDEA, AIA



#2: Get Someone on the Board, on board



Get Someone to Voice the Concerns on Campus Too



Need advocates to back up and to push for change

*How can we afford
maintaining the **new**
buildings?*





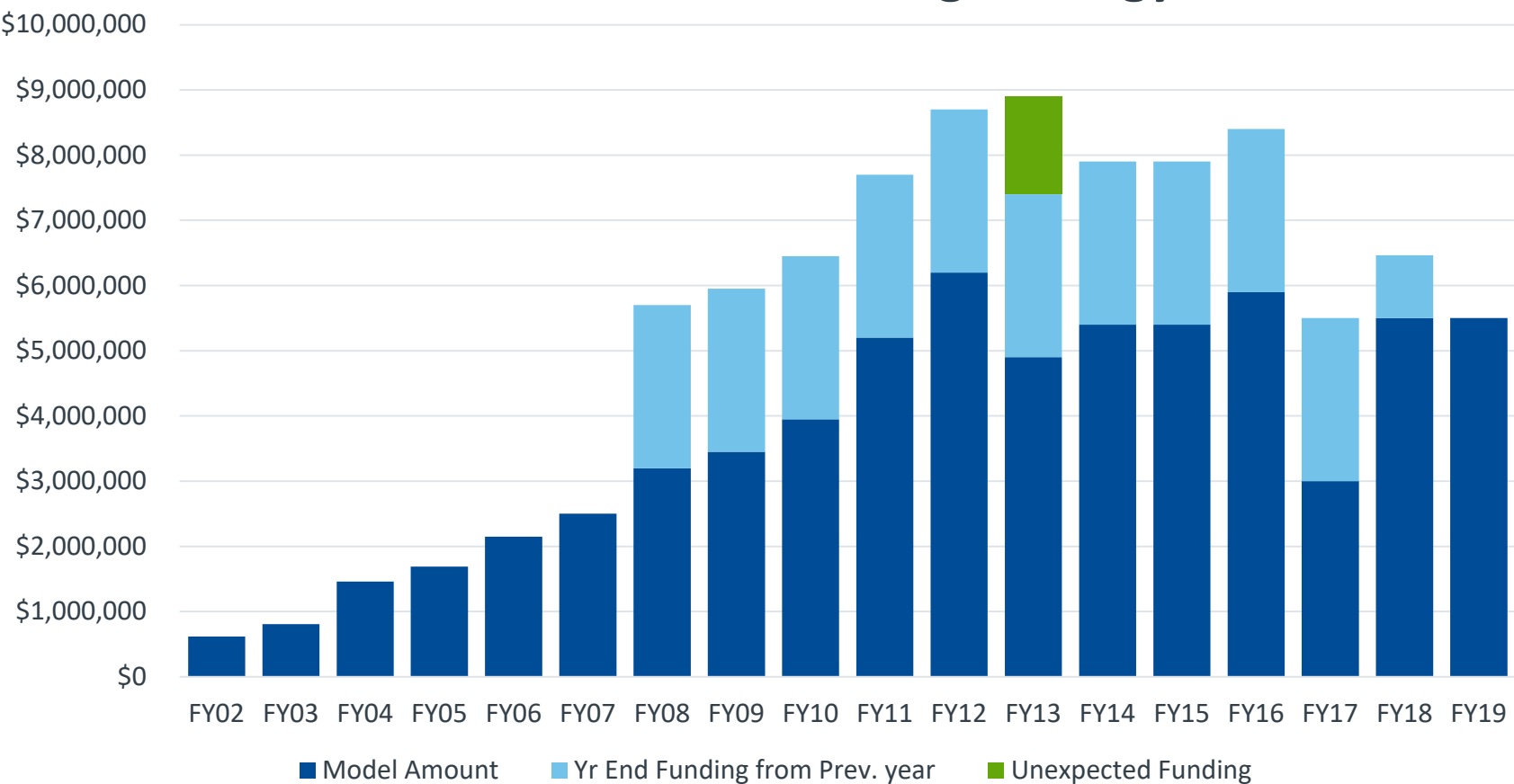
#1: Beat the Same Drum and Keep it Simple



Be Consistent and Simple in the Message

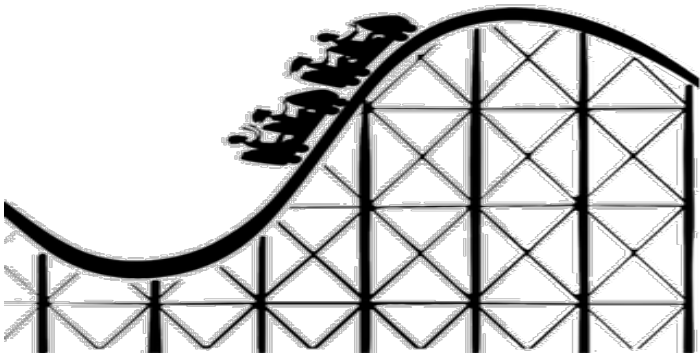
Changes can strongly impact the movement, but don't let it push you off the tracks

Total IFP Funding Strategy



Challenges and Changes throughout the years:

- Turnover in Leadership
- Board meeting format
- Campus growth and demands





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Questions & Discussion