

Office for Capital Facilities Newsletter



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Note from the Associate Vice Chancellor - Karren Bee-Donohoe

Executive Order 88 (EO88): It is hard to believe 2020 is here. EO88 was issued December 28, 2012 mandating a 20% improvement in energy efficiency by April 1, 2020. At the time it seemed an impossible task, as campuses had already harvested most of the low hanging fruit in energy savings measures. Yet, here is the start of 2020, and SUNY has done its part and more. The final numbers will not be available until near the end of 2020, but based on the work done as of April 1 2019, SUNY will meet this goal due to all of the hard work of each campus. THANK YOU!

Climate Leadership and Community Protection Act (CLCPA): With EO88 nearing the end, the next challenge is in place, meeting the requirements of the SUNY Energy Roadmap and the CLCPA. See page 3 for more information.

SUNY Sexual and Interpersonal Violence Resource Mirror Clings: Nearly 400,000 mirror clings have been delivered to SUNY campuses for installation in all bathrooms at SUNY campuses and community colleges. These mirror clings are designed to be placed in every campus restroom as part of the routine of the custodial staff. They are meant to be taken by persons needing the information about resources, which is located on the back of the mirror cling. Custodial staff should regularly replace any cling that has been removed. The clings are free to campuses and leave no residue on the mirror. More information is available at <https://www.suny.edu/gotyourback/about/>. Additional orders may be placed at <http://bit.ly/SAVRCards>



TOOLS
TRAINING
COMMUNICATION

Upcoming Events

PPAA
Saratoga Springs
1/27/2020 - 1/29/2020

SUBOA
Albany
1/29/2020 - 1/30/2020

**Higher Ed. Climate
Leadership Summit**
Atlanta, GA
2/23/2020 - 2/25/2020

Residence Hall Update—Historically Low Interest Rates Present Refunding Opportunity - Donald Smith

The Residence Hall Program issued bonds in early December, providing over \$160M in proceeds to support capital expenditures through April 2021. The bond sale is expected to fund over 40 projects at 14 of the 25 campuses in the program, with the majority of the proceeds to be used on large renovation projects at the UAlbany, Alfred State, Cortland, New Paltz, Oneonta, and Plattsburgh. Additional proceeds will be used for new residence hall construction projects at Stony Brook and SUNY Poly.

In addition, this bond sale refinanced a large portion (~30%) of outstanding debt at lower interest rates, providing significant savings to the majority of the campuses within the program. This unique refunding opportunity was brought about by a blend of market conditions that helped contribute to historically low interest rates. The refunding resulted in a present value savings of \$75.8M.

The Office for Capital Facilities has provided a breakdown by campus of the savings realized, along with the final interest rates on the bonds. The rates for the \$160M of new money are some of the lowest in recent history for the Residence Hall Program. The University Controller's Office will provide new debt service schedules in the near future.

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EPA’s Reductions to Lead Risk Levels - Barbara Boyle

On July 9, 2019, the EPA published more stringent dust-lead hazard standards (DLHS), changing from 40 µg/ft² to 10 µg/ft² for floors, and from 250 µg/ft² to 100 µg/ft² on windowsills. These levels are used for risk assessments and are not the same as clearance levels. Note, the EPA has agreed to consider changes to the clearance levels as well.

The changes apply only to target housing (pre-1978 housing) and child occupied facilities, **with some campus pre-schools potentially falling into the category** (pre-1978 non-residential properties where children under the age of 6 spend a significant amount of times such as daycare centers and kindergartens). No other public or commercial buildings are covered by this rule.

These changes support HUD programs and will impact HUD risk assessments. HUD is working on revising their *Guidelines for the Evaluation and Control Lead-Based Paint Hazards in Housing*, specifically Chapter 5 on risk assessments and reevaluations and Chapter 15 on clearances. It is not expected to impact EPA-HUD Disclosure Rules, or the Renovation, Repair and Painting (RRP) Rule. The rule does not itself impose any retroactive requirements.

The rule became effective on January 6, 2020 and can be found through the EPA webpage <https://www.epa.gov/newsreleases/epa-takes-important-step-further-protect-children-exposure-lead-contaminated-dust-0>

Tips for Cleaning up your Campus Data in AiM - Location Description & Location Type - Patrick Deloughery

AiM Property & Space users should review the data in AiM regularly. One area to focus is the “Location Profile” screen and, more specifically, the “Location Description” and “Location Type” fields.

- **Location Description** is what you call the space; i.e. – Office, Classroom, Restroom, etc.
- **Location Type** is the space use code taken directly from the [2006 FICM Manual](#); it is the basis for the [149 Location Types](#) currently available in AiM.

The following are some tips to help clean up these fields in AiM:

Tip 1: Be **CONSISTENT** in how you name your space, and keep it simple. “Classroom” is a great example. The description should just be “Classroom”. Any instance where some other variation on the word is used (i.e. CLRM or CL. RM. or Class Rm.) should be unified to read “Classroom”. For classroom space the location type code should always be 110. This same concept can be applied to spaces like offices, lecture halls, and lab space.

Tip 2: Be **GENERIC** with your location description whenever possible, and use the proper location

type code to further define the space. “Office” is a great example. In most cases using the description “Office” should suffice. However, there are several location types available to choose from in AiM to help you denote what type of office it is. Code 310 can be used as a catchall for all offices, but you may want to separate out all administrative offices from faculty offices. In that case you would use location type codes 310.50 and 310.30 respectively.

Tip 3: **ALIGN** the “Location Description” with the “Location Type” code and vice versa. If room 0100 in building 0002 has a description of “Office” but a location type code of “110” (Classroom); then something is wrong and further investigation and cleanup is needed.

Please note this data is seen by senior management at System Administration and within your own campus. We encourage users to clean up data on an as-needed basis by logging in regularly. For larger cleanup efforts or additional training please reach out to the Office for Capital Facilities at AIMHelp@suny.edu. Thank you for your efforts!

The New York State Climate Leadership and Community Protection Act (CLCPA) - Daniel Russ

The Governor has signed into law the New York State Climate Leadership and Community Protection Act (CLCPA), which is a significant piece of legislation designed to reduce New York greenhouse gas (GHG) emissions to 15% of 1990 levels by 2050. Three state entities will be primarily responsible for developing the rules, regulations, and programs that will lead to the 2040 and 2050 goals: the New York State Department of Environmental Conservation (DEC), the New York State Public Service Commission (PSC) and the New York State Climate Action Council (CAC). The DEC will be responsible for GHG emission regulation across all sectors. The PSC will implement the renewable and zero-emission generation goals. The CAC is a newly-created entity that will conduct the studies to support and propose recommendations for the programs the DEC and the PSC will create and administer.

For electric generation, the PSC will establish a program that achieves two goals: a minimum of 70% of electric generation secured by load serving entities subject to the PSC's jurisdiction must come from renewables by 2030; and all electric generation is to be "zero-emission" by 2040. The CLCPA requires that 100% of all electric generation to be zero-emission by 2040. A significant sub goal is the establishment of programs for load serving entities (LSEs) by July 1, 2024 to procure: a) 6,000 MW of solar PV resources by 2025; b) 3,000 MW of storage capacity by 2030; and c)

9,000 MW of offshore wind resources by 2035.

For Statewide GHG Emissions Abatement, the DEC will establish the following statewide GHG emissions limits: 60% of 1990 levels by 2030 and 15% of 1990 levels by 2050. Ideally 100% of 1990 levels by 2050 but 15% would be allowable if there are offsets. Additionally, the DEC and New York State Energy Research and Development Agency (NYSERDA) will develop a statewide Social Cost of Carbon (SCC).

At this time, there is nothing substantial in the CLCPA regarding how these goals will be achieved, and the CAC is still being formed. The CAC is a 22-member committee advised by two working groups, a minimum of six advisory panels, and other outside groups. Among the 22 members are the chairperson of the Commission, the President of NYSERDA, and the Commissioner of the DEC. The purpose of the CAC is to publish a scoping plan, a draft of which must complete within two years of the effective date of the Act. The scoping plan will outline recommendations and form the foundation for the emissions and zero-emission generation goals the Act mandates. This scoping plan must evaluate the total potential costs of the Act's goals and their economic and societal benefits. The first scoping plan must be developed and approved within two years and the scoping plan will be updated every five years.

OSHA's Fourteen Point Standards Improvements Notice - Barbara Boyle

To reduce unnecessary burdens on employers, OSHA published a final rule on May 14, 2019 that went into effect July 15, 2019. It was part of the Standards Improvement Project. One item, aimed at protecting employee privacy and preventing identity fraud, has OSHA removing its requirement for employers to include employee social security numbers in exposure monitoring, medical surveillance, and other records. The standard does NOT require that it be removed from older records.

Other changes that may be of interest to campuses include updating medical surveillance requirements (e.g., chest x-rays) for several standards to better reflect current medical best practices and allow the use of digital x-rays. This impacts medical surveillance in asbestos, formaldehyde, HazWOpER, lead, and others regulated areas. The standard also provided more modern guidance for the determination of work-

relatedness of hearing loss, as well as the summoning of emergency services on construction sites. Additionally, it cleans up the Construction Standard Permissible Exposures Limits Table, updates references for roll over protective structures to industry standards, reduces slightly the break strength required for lanyards and lifelines from 5400 pounds to 5000 pounds, and removes feral cats from the definition of "vermin" in the Shipyard Standards.

The Federal Register notice can be found at <https://www.govinfo.gov/content/pkg/FR-2019-05-14/pdf/2019-07902.pdf>

PESH announced the intent to update the PESH standards, to which the campuses must adhere, generally mirroring the July 1, 2019 OSHA standards. Those changes will likely take effect in January.



Technical Clean Energy Grant Writing Services Available - Alex Lykins

SUNY System recently hired a Clean Energy Specialist to assist campuses in identifying and applying for clean energy grants and incentives. For a small fee of 3% of the overall grant award, contingent on successful approval, the Clean Energy Specialist will provide a consultation to help identify which incentives are available that best meet campus needs, prepare and submit the application on behalf of the campus, and assist with any post-award reporting requirements associated with the grant. Some current opportunities available to campuses:

- NYSERDA On-site Energy manager Grant (Deadline: 12/30/22) – Provides funding between \$100,000-\$200,000 at up to a 75% match for campuses to engage the services of a full time or part time energy manager on their campus.
- NYSERDA REV Campus Challenge Energy to Lead Challenge (Deadline: 2/20/20) – Competitive solicitation for campus clean energy and energy efficiency projects. Will provide funding from \$500,000 up to \$1,500,000.
- NYSERDA Charge Ready NY (Deadline: continuous) – Provides funding for campuses to install

electric vehicle charging equipment at a rebate of \$4,000 per port up to a total of \$80,000

- Custom utility electric and gas reduction incentives (Deadline: continuous) - Each utility offers a custom incentive program for electrical & gas consumption reduction that ranges from 25% to 70% of the total cost of the installed project.

Recent applications include Morrisville, Geneseo and Empire State College each applying through NYSERDA for an Energy Manager.

To schedule a consultation or for more information on services reach out to the Alexander Lykins at Alexander.Lykins@suny.edu or 518-320-1848.



Equipment Purchases - Jessica Miller

Although equipment purchases are often made as part of a capital project, and funded with capital dollars, the procurement requirements can vary. Many equipment purchases can be treated as a commodity purchase, and are considered to be a “purchase and install”. However, in some cases, the work required to prepare the area for installation of equipment should be handled as a stand alone construction procurement.

For more information on equipment purchases, Guidance Document *CLC-13 Facilities Procurement Purchase and Install and Service Contracts* is available on the Office for Capital Facilities [website](#).

For information related to the appropriate funding sources for various equipment purchases, Guidance Document *CLC-9 Furniture, Fixtures and Equipment (FF&E) Purchases* is available on the Office for Capital Facilities [website](#).

The Campus Let Contracts Program likes to hear from you! Please contact Jessica at jessica.miller@suny.edu with your questions, or with suggestions for a new Guidance Document topic.

*Interested in more information on the Campus Let Contracts Program?
Contact us to join the SUNY Campus Let Contracts Listserv.
Email: Ashley.Brainard@suny.edu*



Community College Capital Request - Rebecca Goldstein

Community Colleges are a vital part of the SUNY system, providing diverse programs to train students for today's workforce or preparing students for future educational opportunities. Each year, Community Colleges request capital appropriation to be included in the New York State Budget. These requests must be backed by local funding covering at least 50% of the total project costs. SUNY has until December 15 to finalize its budget request, currently estimated at \$60M, which is shown by Project Type and Facility Use below:

Request by Project Type

The majority of projects (83%) address "critical maintenance" and "rehabilitation" of existing spaces to improve and extend the life of existing facilities and adapt to current programming needs, with 17% requested to expand to meet new and changing academic programming.

Request by Facility Use

Three quarters of the funding request directly addresses facilities used for academics, libraries and student services. The balance goes for college-wide central services (19%) and administration (4%) essential for college operations.

