

Mines



RE: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

Chris Cocallas to: Kori Donaldson

04/09/2013 11:00 AM

Cc: Joseph Trubacz, Gary Bowersock, Maureen Durkin

[attachment "Post Review of Capital Construction_13-0920_01.pdf" deleted by Kori Donaldson/CLICS]

Kori,

With regard to: \$5,000,000 < projects > \$20,000,000. It is hard to determine the fiscal impact without the procedures defined but I expect that this requires a percentage of a FTE cost.

For project > \$20,000,000 I like the idea of a mandated budget requirement for a 3rd party services similar to the contingency we carry on projects. Even better if we could qualify/procure (statewide) those 3rd party services in advance with a rate structure where we do not have to go through the procurement process each time (similar to code review).

Thanks,

Chris

From: Kori Donaldson [mailto:Kori.Donaldson@state.co.us]

Sent: Tuesday, April 09, 2013 10:01 AM

Subject: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

Hello.

The Capital Development Committee considered draft committee legislation concerning the post-construction review of capital life-cycle costs at its meeting earlier today. The committee asked that the bill be mailed to the capital community for comment. The committee will reconsider the draft legislation this Thursday at 8:15 a.m. **Please submit any comment you have about the bill draft no later than 3:00 p.m. tomorrow, Wednesday, April 10. (Please include the bill drafter in your response: Esther.vanMourik@state.co.us.)** In particular, please consider the drafting question beginning on page 2, line 12 of the draft and the potential impact of including a new post-construction monitoring requirement in Section 24-30-1301, C.R.S. Feel free to call or e-mail with any questions.

Kori Donaldson
Colorado Legislative Council Staff
303-866-4976
Kori.Donaldson@state.co.us



Fw: The CDC will meet Thursday, April 11. AGENDA ATTACHED.

Kori Donaldson to: Esther van Mourik

04/10/2013 03:20 PM

--- Forwarded by Kori Donaldson/CLICS on 04/10/2013 03:20 PM ---

From: "Stine - HC, Andy" <andy.stine@state.co.us>
To: Kori Donaldson <Kori.Donaldson@state.co.us>,
Date: 04/09/2013 09:27 PM
Subject: Re: The CDC will meet Thursday, April 11. AGENDA ATTACHED.

Kori,

Did you want responses straight back to you?

My input is that it's an unfunded mandate and that if it is approved cost estimates for managing in house or hiring a third party should be a part of the CC/CM request budget and be made a line item in the SC4.1 so that there is a guarantee the funds are dedicated. It could provide valuable information for legislators to make decisions in the future. Also, dedication to LEED EB could cover some of these concerns also. I'm not positive about that but it's food for thought.

Andy

On Tue, Apr 9, 2013 at 1:45 PM, Kori Donaldson <Kori.Donaldson@state.co.us> wrote:

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Andy Stine
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HISTORY COLORADO
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RE: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

Heather Fields

to:

Kori Donaldson

04/10/2013 02:55 PM

Cc:

"Esther.vanMourik@state.co.us", "Kirsten Schuchman (Castleman)", Teresa Osborne

Hide Details

From: Heather Fields <heather.fields@cu.edu>

To: Kori Donaldson <Kori.Donaldson@state.co.us>

Cc: "Esther.vanMourik@state.co.us" <Esther.vanMourik@state.co.us>, "Kirsten Schuchman (Castleman)" <kirsten.schuchman@cu.edu>, Teresa Osborne <teresa.osborne@cu.edu>

Hi Kori,

Here is the feedback we received from our campus capital folks.

Thanks,

Heather

- The OSBP budget instructions **are the wrong place to provide guidance**. OSPB does not have staff who are trained in life-cycle costs
 - The Office of the State architect in conjunction with the State Building Delegates should establish the procedures for post construction monitoring of life cycle costs
 - **We may not have adequate resources on all our campuses to provide the monitoring that will be required**
- There are many assumptions that go into the LLC analysis. For example, weather, utilization (both amount and type of use), interactions of multiple measures, to name a few. These uncertainties make it extremely difficult to do a post construction analysis. Depending upon how the final rules are written it may require, in order to determine the effectiveness of different measures, many additional meters at additional project costs and many labor hours to collect the meter data. Without these additional meters the analysis will not be meaningful.
- **The third-party review should be optional** if the campus does have the resources to provide the life-cycle costs analysis
- In addition to the project costs and staff hours to collect the necessary data, this will be a costly bill in staff and consultant time to re-do the energy model to make comparisons, normalizing the data and sorting through the interactions of the various measures that were implemented. We would guess that it will cost at least \$10,000 to \$20,000 for each project (in addition to the additional costs for meters) depending upon the complexity of the calculations.
- This bill is in addition to Senator Jones bill on monitoring energy costs – it covers some of the monitoring of requirements already.

From: Kori Donaldson [<mailto:Kori.Donaldson@state.co.us>]

Sent: Tuesday, April 09, 2013 10:01 AM

Subject: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

Hello.

The Capital Development Committee considered draft committee legislation concerning the post-construction



FW: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

Brad Baca

to:

Kori Donaldson (Kori.Donaldson@state.co.us), Esther.vanMourik@state.co.us

04/10/2013 02:55 PM

Cc:

Julie Feier

Hide Details

From: Brad Baca <bbaca@western.edu>

To: "Kori Donaldson (Kori.Donaldson@state.co.us)" <Kori.Donaldson@state.co.us>,

"Esther.vanMourik@state.co.us" <Esther.vanMourik@state.co.us>

Cc: Julie Feier <jfeier@western.edu>

Kori and Esther,

Below are some questions and general concerns we have regarding the draft sent out for comment.

Thanks for the opportunity to provide input.

Should you have questions, please let me know.

Brad

From: Julie Feier

Sent: Wednesday, April 10, 2013 11:43 AM

To: Brad Baca

Subject: RE: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

How are they defining a life-cycle cost audit? Which components need to be monitored and how long? Most evaluations of life-cycle implies 20 or 30 years on an institutional building. Are they suggesting we hire a third party consultant to assess our mechanical, energy, structural, building envelope, and programmatic use each year of the course of 30 years? And, if so, who will audit the audits? That's a lot of money to spend just to collect data. Even in-house depending on how cumbersome the reporting this would be a tremendous burden on individual institutions as well as the agency collecting the data.

Julie S. Feier
AVP Finance and Administration
Western State Colorado University
600 North Adams Street
Gunnison, CO 81231

Office 970.943.2061
Physical Location: 328 G Taylor Hall



Fort Lewis



Fw: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

Kori Donaldson to: Esther van Mourik

04/09/2013 03:59 PM

Looks like he tried to copy you, but just put pasted your e-mail in the wrong place.

Kori Donaldson
Colorado Legislative Council Staff
303-866-4976

Kori.Donaldson@state.co.us

--- Forwarded by Kori Donaldson/CLICS on 04/09/2013 03:59 PM ----

From: "Gutt, Mark" <gutt_m@fortlewis.edu>
To: Kori Donaldson <Kori.Donaldson@state.co.us>,
Cc: "Schwartz, Steve" <SCHWARTZ_S@fortlewis.edu>, "Kjonaas, Wayne" <Kjonaas_W@fortlewis.edu>
Date: 04/09/2013 03:49 PM
Subject: RE: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

Kori,

I feel this proposed legislation (Esther.vanMourik@state.co.us) would result in additional project expenses and additional post construction costs for the agencies. Additional direct project expenses would include the independent 3rd Party (for the larger projects) and also added design costs to evaluate and document the life cycle costs for each building component or system to be analyzed. There would also be post construction monitoring and documentation by the agency presumably for the lifetime of the building systems and / or components to be analyzed. (For example, to determine the life cycle cost of a 30 year roofing system, we would need to verify how long it lasts and include removal and disposal as part of the life cycle cost for the roofing system).

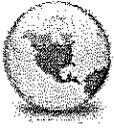
At FLC, we work with our designers, contractors and stakeholders using an informal common sense approach to evaluate life cycle costs and to arrive at best value decisions. We do not typically perform detailed life cycle cost analyses during design and we do not typically perform post construction documentation or monitoring of individual building or utility system component life cycles. These are tasks that could be incorporated into our work requirements but it would be at the expense of other work priorities.

If enacted, I feel it will be very important to for OSPB, OSA and CDC to clearly identify which building components or systems will require life cycle cost monitoring, and to prescribe the methods or provide a protocol for carrying out this work. It would also make sense to include the cost for the independent 3rd party post construction monitoring as part of the project cost (and funding request).

Please let me know if you have questions and thanks for providing the opportunity to respond,

Mark Gutt, PE
Fort Lewis College
Construction Manager

970-247-7523



FW: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

Blaine Nickeson

to:

Kori.Donaldson@state.co.us, Esther.vanMourik@state.co.us

04/09/2013 01:01 PM

Cc:

Jill Jennings Golich, Mike Turman, Blaine Nickeson, Melanie Layton

Hide Details

From: Blaine Nickeson <Blaine.Nickeson@AHEC.edu>

To: "Kori.Donaldson@state.co.us" <Kori.Donaldson@state.co.us>,
"Esther.vanMourik@state.co.us" <Esther.vanMourik@state.co.us>

Cc: Jill Jennings Golich <Jill.JenningsGolich@AHEC.edu>, Mike Turman

<Mike.Turman@AHEC.edu>, Blaine Nickeson <Blaine.Nickeson@AHEC.edu>, Melanie

Layton <melanie@lobby4co.com>

Hi Kori and Esther,

We at AHEC aren't entirely sure what this bill is trying to achieve, as life-cycle cost analysis is generally done as part of design, rather than follow-up. We had a few thoughts, though:

- We're unsure how this intersects with the recent passage of SB28 (high-performance buildings tracking).
- Regardless of the \$20M split for a 3rd party analysis, we would likely have to use a 3rd party for all projects, as we do not have this expertise in-house. As such, there would be additional cost on projects for this analysis.
- How often, or for how long, would this post-construction analysis have to continue? Or is it a 1-time deal?
- What is the problem the CDC is trying to rectify with this bill, or the data collection they're looking to achieve?

Just some thoughts on our part – please let us know if there is other info we can provide.

Thanks!

Blaine

Blaine Nickeson, M.S.

Assistant Vice President of Campus Relations &
Chief of Staff

Auraria Higher Education Center

Office: 303.556.8080

1068 9th Street Historic Park

JBC



Re: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

Amanda Bickel to: Kori Donaldson, Esther van Mourik

04/09/2013 10:41 AM

Kori and Esther,

I don't see any mention of reporting on lifecycle costs. I'd consider adding some language that would make the State Architect, OSPB and/or CCHÉ responsible for compiling a summary of the results/lessons learned from the life-cycle analyses on a periodic basis or at least when requested by the CDC. At a minimum, I'd add language on line 13 of page 2 to make it the "post-construction monitoring AND REPORTING of life-cycle costs"--but this of course begs the question of whether there's any effort to look at the results on a systematic basis and to whom a report would be submitted.

Best,

Amanda Bickel
Joint Budget Committee Staff
(303) 866-4960
amanda.bickel@state.co.us

Kori Donaldson

Hello. The Capital Development Committee cons...

04/09/2013 10:01:21 AM

From: Kori Donaldson/CLICS
To:
Date: 04/09/2013 10:01 AM
Subject: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

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[attachment "Post Review of Capital Construction_13-0920_01.pdf" deleted by Amanda Bickel/CLICS]

Kori Donaldson
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Re: Input on Draft CDC Bill Concerning Post-Construction Review of Capital Life-Cycle Costs -- Due 4/10

Stalter - CDA, Jeff

to:

Kori Donaldson, Esther van Mourik

04/09/2013 10:19 AM

Hide Details

From: "Stalter - CDA, Jeff" <jeff.stalter@state.co.us>

To: Kori Donaldson <Kori.Donaldson@state.co.us>, Esther van Mourik <Esther.vanMourik@state.co.us>

Kori and Esther,

Thanks for sending for review. OSPB/JBC may have already addressed but the third party costs - is that in the CC Long Bill or the operating LB? If in the operating LB, agencies will need to submit an additional change request to JBC. In any case, the funding for the third party should be part of the capital request. OSPB instructions can identify how agencies are to request those dollars,

It's important that agencies are clear on the process for requesting these funds so not to get caught in procedural red tape between the CDC, JBC. and OSPB.

On Tue, Apr 9, 2013 at 10:01 AM, Kori Donaldson <Kori.Donaldson@state.co.us> wrote:

Hello.

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