



UNIVERSITY OF CALIFORNIA SAN FRANCISCO

Deferred Maintenance and Energy Efficiency Project Coordination Planning: 2020



Many institutional organizations have not had funding to address deferred maintenance (DM) for decades, leading to major backlogs. San Timoteo Energy Associates provided UCSF with support and guidance in implementing a framework to *prioritize investment* to allow the campus to fund projects that would have the biggest impact on improving the reliability of buildings and utility infrastructure systems. This framework took into consideration the age and condition of building Mechanical, Electrical, Plumbing and Envelope systems and Utility electrical, steam, chilled and heating hot water, sanitary and storm sewer distribution and collection systems. It also identified the impacts a failure of any one of these systems would have on the overall campus mission. The resulting prioritized project list was then mapped onto the campus' 10-year capital plan to allow for a stable funding strategy.

At the same time, UCSF staff identified a list of energy efficiency retrofit and building recommissioning projects for financing through an energy bond program separate from the campus' Capital Plan. San Timoteo performed a peer review of the energy and recommissioning projects and identified ones that impacted the same building or infrastructure systems that were part of the deferred maintenance project program. We then helped the campus develop a coordinated DM and energy project program that allowed them to leverage funding from the two sources in addition to bringing in large utility incentives. The program also allowed the campus to implement projects in a way that would be most efficient and the least disruptive to building occupants.

