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NEWS RELEASE

FOR IMMEDIATE RELEASE:

RUTGERS TO QUANTIFY PHYSICAL ASSETS IN MAJOR CONDITION ANALYSIS UNDERTAKING TO PRIORITIZE INFRASTRUCTURE NEEDS

PISCATAWAY, NJ, APRIL 22, 2014--Rutgers University Facilities and Capital Planning is embarking on a major infrastructure assessment initiative to develop a comprehensive database regarding the condition of its physical properties statewide. The project will ensure the continued responsible stewardship of vital educational and research facilities on the New Brunswick, Newark, and Camden campuses and across the Rutgers Biological and Health Sciences division.

"I'm very pleased to be directing this effort. It's an extensive and varied collection of buildings and equipment that will be evaluated over the next few months. Mechanical, electrical, and plumbing systems, as well as roofing systems, building exteriors, accessibility conditions, and the utility infrastructure will be inspected and then catalogued into a central database. This will give us a clear picture of what we have and the condition it is in", said Joseph Holtsclaw, Assistant Director Facilities Condition Analysis (FCA) for Rutgers University, University Facilities & Capital Planning unit.

ISES Corporation, an architectural and engineering consulting firm, has been retained to conduct the initial assessment on approximately 500 buildings encompassing 22 million gross square feet of space. The study is expected to be completed by the last quarter of 2014.

In addition to performing an inventory of equipment, the assessment will determine immediate and long-term cost liabilities for building component lifecycle renewal, deferred maintenance, and code compliance based on an institutional standard cost database. Another important part of the initiative is the application of bar code tags on equipment. These tags will monitor and track physical assets,

providing a foundation for a seamless process of data collection, planning, and communication of vital information. To accomplish this substantial assignment, the ISES Corporation architectural and engineering teams will perform walk through inspections of each building gathering information based on actual conditions. Facilities personnel will serve as escorts to provide operational information and access to mechanical rooms, utility spaces, and roof tops. There will be little to no impact on the daily routine of building occupants throughout the process.

With the merger of UMDNJ and Rutgers, the current physical scope of Rutgers University is quite extensive statewide—1009 buildings, 27 million gross square feet, a considerable utility infrastructure, a collective value in excess of \$8 billion, and wide variety in type, style, and age. This assortment of assets and potential issues, makes advanced planning more critical now than ever.

Vice President of University Facilities & Capital Planning, Antonio Calcado, said “The information gathered from the assessment will help build a very stable foundation for facility renewal planning. It avoids a seat-of-the-pants approach, especially for our older buildings. Our facilities include structures that were just recently constructed and some that are 200 years old with historic significance. Through this initiative, we prioritize our needs. The analysis will also enable us to differentiate between maintenance needs and renewal needs, which is critical when we are dealing with such a wide range of assets. It’s a focused and cost effective approach to the stewardship of these taxpayer owned physical assets.”

At the core of the emerging program will be the creation of a centralized database within the existing departmental system. This Facilities Condition Assessment module is scheduled to be deployed in the first quarter of 2015. The module will not only contain basic asset information such as quantities, locations, and model numbers, but more detailed data related to lifecycle analysis and cost modeling. “The creation of a central database is the cornerstone of the FCA process. It will provide a cohesive and reliable source of information that will help us make smart, informed decisions and provide significant strategic analysis and reporting. It’s an indispensable tool to help manage a vast asset portfolio”, said Holtsclaw.

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Rutgers University is comprised of four campuses for a total of 27 million square feet and 1,009 buildings throughout the state. The University Facilities & Capital Planning organization is the agency responsible

for construction, renovation, maintenance and repair of all buildings and grounds found within the campus perimeters and outlying areas.