University of Wisconsin
System Administration

All Agency Projects Program
All Agency Projects Program

A targeted program addressing the maintenance, repair, renovation, and minor remodeling needs for existing facilities, site improvements, and site utility systems.

All Agency Projects Funding

- funding is categorically enumerated
- requests submitted by Agency through biennial capital budget process
- funds released at monthly State Building Commission meetings
- UW System receives biennial funding target from Division of State Facilities
**Capital Assets:** distinct building systems, subsystems, assemblies, or components within physical plant

**Capital Projects:** construction, remodeling, or renovation projects creating and/or maintaining capital assets

### Capital Asset Types
- Building Foundation
- Building Envelope
- Building Interior
- Building Systems
- Equipment/Furnishings
- Special Construction
- Site Work

<table>
<thead>
<tr>
<th>Capital Project</th>
<th>Low $ Limit</th>
<th>High $ Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Project</td>
<td>$500K *</td>
<td>NONE</td>
</tr>
<tr>
<td>All Agency Project</td>
<td>$150K</td>
<td>$5M **</td>
</tr>
<tr>
<td>Small Project</td>
<td>$5K</td>
<td>$150K</td>
</tr>
</tbody>
</table>

* = applies to projects **with** new space, significant remodeling, and/or utility expansion

** = applies to projects **without** new space, significant remodeling, and/or utility expansion
**Cyclic Maintenance:** regular repair and/or replacement above and beyond standard operational maintenance costs

**Maintenance Backlog:** non-funded cyclic maintenance items at, or past, their useful life

**TERMINOLOGY**

- **Cyclic Maintenance**
  - estimated or projected useful life term and associated repair or replacement costs
  - future capital budget funding requirements
  - capital assets have multiple useful lives over the useful life of a facility

- **Maintenance Backlog**
  - useful life has expired
  - current capital budget funding requirements
  - acceptable & expected to have some level of maintenance backlog
- 75% of UW buildings are more than 30 yrs old
- 60% of capital assets have a life expectancy less than 30 yrs
- 85% of capital assets have a life expectancy less than 50 yrs
- Capital assets are failing at a rate greater than resources are made available to address maintenance in a timely manner
- All Agency Projects, as currently defined, are not a solution to this growing maintenance need
FAST FACTS - GPR

2003-05
$144M Requested
$101M Funded
$43M Deferred (30%)

2005-07
$254M Requested
$103M Funded
$151M Deferred (59%)

2007-09
$300M Projected
$103M Planned
$197M Deferred (66%)
hundreds to thousands of maintenance issues are identified through the planning process

maintenance issues are organized by building or location and capital asset type to facilitate comprehensive solutions

maintenance issues are filtered for relevance, priority, and impact when project solutions are defined and developed

All Agency projects address the most critical maintenance issues at each institution
**Capital Planning and Budget**

### FUNDING PRIORITIES

#### Priority #1 Examples
- Code compliance, building integrity, health and safety, utility capacity

#### Priority #2 Examples
- Programs: academic, dining, housing, library
- Functions: accessibility, accreditation, energy efficiency, environmental control, technology

#### Priority #3 Examples
- Programs: athletics, day care, parking
- Functions: adjacency, aesthetics, circulation, storage, wayfinding

### INFLUENCING FACTORS AND CONSIDERATIONS

- Building Type
- Campus Disruption
- Campus Priority
- Capital Asset Type
- Economy/Efficiency
- Funding Source
- Future Plans
- Incompatibility
- Maintenance Type
- Obsolescence
- Operational Impact
- Opportunity
- Political
- Procedural
- Repair vs. Replace
- Risk Management
- Schedule
- Sequence
- Space Use
- Workload

*IF UNRESOLVED, THE ISSUE THREATENS THE ABILITY TO CONTINUE OPERATION AND/OR PROVIDE A SAFE ENVIRONMENT*

*IF UNRESOLVED, THE ISSUE IMPEDES DELIVERY OF ESSENTIAL PROGRAMS AND SERVICES, AND/OR COMPROMISES ESSENTIAL FUNCTIONALITY OR OPERATIONS*

*IF UNRESOLVED, THE ISSUE IMPedes DELIVERY OF NON-ESSENTIAL SERVICES, AND/OR COMPROMises NON-ESSENTIAL FUNCTIONALITY OR OPERATIONS*
**WHAT NOW?**

**Small Projects**
- limited scope & budget
- “band-aid” approach
- too small to make real progress on maintenance

**All Agency Projects**
- limited scope & budget
- “band-aid” approach
- too small to make real progress on maintenance

**Major Projects**
- long lead time
- not agile or flexible
- maintenance need does not compete well against program needs

---

**Capital Planning and Budget**

**Capital Projects and Maintenance: How to Make Progress?**

- **MAINTENANCE NEED**
- **CAPITAL FUNDING CAPACITY**
- **CAPITAL PROJECT TRACKS**
  - **SMALL PROJECTS**
    - $5K and $150K
  - **ALL AGENCY PROJECTS**
    - $150K and $5M
  - **MAJOR PROJECTS**
    - $500K and $5M

**CAPITAL RENEWAL**
- $5M and ?