University of Wisconsin System

All Agency Projects Program
Overview

**All Agency Projects Program**
Addresses the maintenance, repair, renovation, and minor remodeling needs for existing facilities, site improvements, and site utilities

**All Agency Projects Funding**
- funding is categorically enumerated, not specific projects
- requests submitted by Agency through capital budget process
- funds released at monthly Building Commission meetings
- Agencies receive biennial funding target from DSF
**Capital Assets:** distinct building systems, sub-systems, assemblies, or components within physical plant

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

<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>
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
Building Chronology

67%  33%
Building Chronology

- 60% of Capital Assets expire within 30 years, and 85% within 50 years
- 55%
- Cyclic Life #1, Cyclic Life #2, and Cyclic Life #3 expire at the same time
Capital Assets

Site Improvements

Exterior Envelope

Site Utilities

Mechanical

Electrical

Plumbing
Capital Assets
2003 - 05 Summary

<table>
<thead>
<tr>
<th></th>
<th>REQUESTED</th>
<th>FUNDED</th>
<th>DEFERRED</th>
</tr>
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<tbody>
<tr>
<td>Amount</td>
<td>$50</td>
<td>$100</td>
<td>$150</td>
</tr>
<tr>
<td></td>
<td>$200</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>$250</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$300</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>$350</td>
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</tr>
</tbody>
</table>

Funded: 70%
Deferred: 30%
2005 - 07 Summary

- Requested: 45%
- Funded: 55%
2007 - 09 Summary

REQUESTED | FUNDED | DEFERRED
---|---|---
100 | 23% | 77%

Uh-oh...
2003 - 09 Average

Capital Assets failing faster than funding is made available

41% for FUNDED
59% for DEFERRED
### 2003 - 2005

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Health and Safety</th>
<th>Remodeling</th>
<th>Utilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUESTED 30%</td>
<td>$73M</td>
<td>$13M</td>
<td>$12M</td>
</tr>
<tr>
<td>FUNDDED</td>
<td>$57M</td>
<td>$9M</td>
<td>$5M</td>
</tr>
<tr>
<td>Deferred</td>
<td>$16M</td>
<td>$4M</td>
<td>$7M</td>
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</tbody>
</table>

### 2005 - 2007

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Health and Safety</th>
<th>Remodeling</th>
<th>Utilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUESTED 55%</td>
<td>$161M</td>
<td>$19M</td>
<td>$23M</td>
</tr>
<tr>
<td>FUNDDED</td>
<td>$70M</td>
<td>$9M</td>
<td>$10M</td>
</tr>
<tr>
<td>Deferred</td>
<td>$91M</td>
<td>$10M</td>
<td>$13M</td>
</tr>
</tbody>
</table>

### 2007 - 2009

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Health and Safety</th>
<th>Remodeling</th>
<th>Utilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUESTED 77%</td>
<td>$179M</td>
<td>$20M</td>
<td>$43M</td>
</tr>
<tr>
<td>FUNDDED</td>
<td>$45M</td>
<td>$11M</td>
<td>$0M</td>
</tr>
<tr>
<td>Deferred</td>
<td>$134M</td>
<td>$9M</td>
<td>$43M</td>
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</table>
Remodeling

**Fast Facts**
- $0 minor remodeling in 2007-09
- $43 million of deferrals in 2007-09
- $7 million funding total in 2009-11
- Minor remodeling a program casualty

**Opinion**
- Maintenance alone doesn’t meet needs
- Not meeting functional needs
- Planning has been stifled
- Program needs to be redefined
Utilities

Fast Facts
- $13 million funded in 2007-09
- $49 million of deferrals in 2007-09
- $20 million PR Cash requirement

Concerns for Central Utility Fund
- $4 million/year PR Cash not sufficient
- $13 million PR Cash in planning today
- PR Bonding option costs students more
- Utility projects unknown fee impact
Things to Remember

**All Agency Projects Program**
- All Agency Projects maintain Capital Assets
- Capital Assets are failing faster than funding is made available
- Minor remodeling needs are not being met
- Utility needs and cost are rising, which impacts PR funding

**Capital Project Tracks Gap**
- **Smalls:** limited scope and budget, too small to make an impact
- **All Agency:** limited scope and budget, stiff competition
- **Majors:** long lead times, not agile or flexible, stiff competition
How To Make Progress

All Agency Projects Program Improvements

1. Eliminate arbitrary, antiquated cost accounting barriers

2. Combine all minor remodeling programs into one for maximum impact and flexibility
   - All Agency Projects Program
   - Classroom/IT Program
   - Laboratory Modernization Program

3. Categorically enumerate capital renewal funding
   - Prioritize and implement capital renewal projects as part of the All Agency Projects Program