

11/30/2015

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, December 10, 2015
1:00 p.m. - 2:30 p.m.
Gordon Dining and Event Center
770 West Dayton Street, 2nd floor
Overture Room
Madison, Wisconsin

- a. Approval of the Minutes of the October 8, 2015 Meeting of the Capital Planning and Budget Committee
- b. UW-Madison: Authorization to Request Funding from the Vilas Trust in Support of the Music Performance Building Project
[Resolution I.3.b.]
- c. UW System: Authority to Construct All Agency Maintenance and Repair Projects
[Resolution I.3.c.]
- d. UW System: Review and Approval of Changes to Regent Policy Documents Related to Capital Planning and Budget
 1. Removal of RPD 16-1, "Environmental Policy Act Implementation"
[Resolution I.3.d.1.]
 2. Removal of RPD 19-9, "Long Range Plan for Addressing Physical Plant Needs"
[Resolution I.3.d.2.]
 3. Revision of RPD 19-4, "Delegation of Approval Authority for small Building Project Requests"
[Resolution I.3.d.3.]
 4. Revision of RPD 19-5, "Authorization to Remove Unneeded Structures"
[Resolution I.3.d.4.]
 5. Revision of RPD 19-15, "Physical Planning Principles"
[Resolution I.3.d.5.]
 6. Approval of New RPD on Building Program Planning and Approval
[Resolution I.3.d.6.]
- e. UW System: Approval of the Criteria for Ranking Building Projects
[Resolution I.3.e.]
- f. Report of the Associate Vice President
 1. State Building Commission Actions
 2. Other Updates

Authorization to Request Funding from the
Vilas Trust in Support of the Music
Performance Building Project, UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to request that the William F. Vilas Trust Estate set aside all of the available net income not appropriated for endowments in a special fund to provide financial assistance for construction of the School of Music Performance Building project, and to accumulate such net income until the special fund reaches \$5,000,000.

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
DECEMBER 2015**

INSTITUTION: UW-Madison

REQUEST: That the Trustees of the William F. Vilas Trust Estate be asked to set aside all of the available net income of the trust estate not appropriated for endowments in a special fund to provide the UW-Madison with financial assistance for construction of the School of Music Performance Building project, and to accumulate such net income until the special fund reaches \$5,000,000.

BACKGROUND: The terms of the Deed of Gift and Conveyance of the estate of William F. Vilas, subsequently validated and accepted by an act of the Wisconsin Legislature, provide in part that the trustees of the estate may proffer in writing to the Board of Regents funds for the construction of buildings desired by the University.

The Chancellor of UW-Madison asks that the trustees establish a fund for the construction of a building for the School of Music and accrue the sum of \$5,000,000 and distribute that sum to UW-Madison when it becomes available.

The university shall place an appropriate tablet suitably inscribed near the principal entrance of the building as required by Article 5 of the Trust.

A proffer from the trust is made following receipt by the trustees of documentation from the Board of Regents showing how the funds will be expended. This request and approved resolution will constitute that documentation.

Following Board approval of this request, a formal request will be sent to the trustees, who will determine the availability of the sum sought for the building's construction and respond with a proffer of funds. The value of that proffer will then be reported to the Board of Regents.

PROJECT DESCRIPTION: The new music performance facility will include a 662-seat concert hall, a 325-seat recital hall, a large rehearsal room, and state-of-the-art audiovisual capabilities. Features will include a glass-walled lobby, clerestory windows in the recital hall, and a glassed-in corner of the rehearsal hall to usher in light and allow passersby to see ongoing rehearsals. The facility will provide spaces for undergraduates to perform capstone projects and graduate students to perform final doctoral recitals. It will also serve as the host site for chamber recitals, lecture recitals, and public events.

The performance center will anchor a highly-visible corner of the UW-Madison campus and will be a major component of the university's East Campus Gateway renovation, which includes the expanded Chazen Museum of Art, the Memorial Union renovation, Library Mall reconstruction, and Alumni Park on Lake Mendota.

This project, which is being funded entirely with private gifts, entered the planning stages in 2007 with a lead gift of \$15 million from UW-Madison School of Music Board of Advisors member Pamela Hamel and her husband George Hamel. In December of 2014, the Board of Regents approved that the new performance facility be named the Hamel Music Center. Another financial supporter of the project is longtime School of Music advocate Paul J. Collins who contributed \$5 million to support the recital hall. Additional significant private support for the project will be announced soon.

PREVIOUS ACTION:

August 17, 2006 Resolution 9225	Authorized that the Music Performance Building be submitted to the Department of Administration and the State Building Commission for enumeration as part of the 2007-09 Capital Budget at a total cost of \$43,855,000 Gift Funds. The project was subsequently enumerated in 2007 Wisconsin Act 20 for \$43,855,000 Gift Funds.
December 05,2014 Resolution 10444	Granted authority to name the new Music Performance Building the "Hamel Music Center."

Authority to Construct All Agency
Maintenance and Repair Projects,
UW System

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to construct various maintenance and repair projects at an estimated total cost of \$5,931,300 (\$1,510,800 General Fund Supported Borrowing; \$2,963,000 Program Revenue Supported Borrowing; and \$1,457,500 Agency Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
DECEMBER 2015**

INSTITUTION: University of Wisconsin System

PROJECT REQUEST: Authority to construct various maintenance and repair projects at an estimated total cost of \$5,931,300 (\$1,510,800 General Fund Supported Borrowing; \$2,963,000 Program Revenue Supported Borrowing; and \$1,457,500 Agency Cash).

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MIL	15K1G	Sandburg Hall South Tower Restroom Renv		\$2,963,000			\$2,963,000
MSN	14110	Eagle Heights Storage Bldg/Site Impr			\$450,300		\$450,300
MSN	15A1Y	Kohl Center Roof Repl	\$1,510,800		\$1,007,200		\$2,518,000
FMR SUBTOTALS			\$1,510,800	\$2,963,000	\$1,457,500	\$0	\$5,931,300

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
DECEMBER 2015 TOTALS	\$1,510,800	\$2,963,000	\$1,457,500	\$0	\$5,931,300

PROJECT DESCRIPTION:

Facility Maintenance and Repair Requests

MIL – 15K1G – Sandburg Hall South Tower Restroom Renovations (\$2,963,000): This project renovates 160 residence hall suite bathrooms located on floors one through twenty within the Sandburg Hall South Tower (120,000 GSF). This project will be accomplished in two phases. Phase I will complete work on floors 11-20 during the Summer of 2017 and Phase II will complete work on floors 1-10 during the Summer of 2018.

There are eight (8) restrooms per floor. Five of the restrooms have an atypical room layout and the remaining 155 rooms have a similar layout. Project work includes replacing domestic water and sanitary waste piping, shower stalls, water closets, sinks, vanity shelves, fixtures and fittings, and all room finishes. Partial demolition and restoration of the wall boards will be required to facilitate water closets, piping, and vanity fixtures replacement. Full demolition and restoration of the shower tile and wall board systems will be required to allow piping and shower stalls replacement. The wing walls separating the shower stalls and vanities will be reconstructed. All room finishes will be replaced. Electrical outlets, lighting controls, and exhaust grilles will be replaced. Fire-stopping will be installed for all existing vertical penetrations in affected plumbing chases.

The galvanized steel plumbing piping is original to the building (1967), and the lateral waste and water supply piping has failed in numerous locations due to corrosion and general age-related degradation. Emergency repairs have been performed to restore operations, but students have been displaced and inconvenienced by each occurrence. The frequency of failures is increasing, which has led to concerns regarding system dependability, safety, and loss of revenue. The lead lined shower pans have begun to leak, which has required costly and only temporary repairs due to the difficulties of interfacing with existing aged materials. When plumbing piping and shower leaks occur, wastewater and city water travels vertically through plumbing chases to the basement level due to the lack of fire-stop materials and penetration sealant. Fire safety will be enhanced with the completion of this project.

MSN – 14I1O – Eagle Heights Storage Building and Site Improvements (\$450,300): This project improves a gravel storage area and constructs a storage building to allow both UW Recycling and UW Housing to more efficiently store maintenance equipment and landscape materials and protects the adjacent steep slope and woods. Two gravel storage areas south of Eagle Heights Drive will be graded to form a single and more efficient gravel storage lot (~25,000 SF) and construct a new metal storage building (40 feet by 80 feet). Site work includes leveling out the gravel areas using on-site materials, redressing the gravel with new stone to define the edge of the lot, and restoring the adjacent slope and site vegetation to control persistent erosion issues. This project also constructs a new concrete pad for refuse containers and exterior bins for storing bulk landscape materials.

This project is needed to contain and organize the shared housing and campus recycling storage lot located at Eagle Heights Housing. The lot consists of two flattened areas dug into the hillside, which has expanded into the Lakeshore Nature Preserve. The storage lot is compacted gravel and sloped to drain toward the woods. With no defined edge, loose fill, concrete chunks, and brush from the lot spill down the hill and fill in the wooded slope. This weakens the top of the slope and kills the woodland vegetation. There are areas of erosion down the hillside, causing further degradation of the vegetation and stability of the slope. The lack of a hard surface makes it difficult to maneuver the trucks and large bins that are needed for the recycling operation. There have been scrap metal thefts from the area, as well as the dumping of unauthorized landscape material, which can be mitigated with this project.

MSN – 15A1Y – Kohl Center Roof Replacement (\$2,518,000): This project replaces all Hypalon roofing systems at the Kohl Center and the contiguous Nicholas-Johnson Pavilion. Project work includes replacing all 167,150 SF across 13 areas of roof membranes with fully adhered Ethylene Propylene Diene Monomer (EPDM) roof systems, and replacing or augmenting roof insulation as necessary to obtain an R24 rating. Roof systems will be tapered to the drain areas as needed. Drains will be inspected and clamping rings and bowl bolts replaced to ensure a proper seal. New wall flashing and cap metal with termination bar will be installed. Staging areas will be strictly defined and coordinated with the campus to ensure pedestrian safety and protection of underground utilities as roof replacement proceeds around the building.

The roof sections are more than 18 years old. Recent site inspections by the Physical Plant staff and the Division of Facilities Development determined these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. There have been numerous leaks on all roof areas since original installation; and the upper roof Area 7

has split open at the seams, requiring that the interior seating below be closed due to water leaks. The manufacturer of the existing roof system is no longer in business.

PROJECT JUSTIFICATION:

UW System Administration continues to work with each institution to develop a comprehensive campus physical development plan, including infrastructure maintenance planning. After a thorough review and consideration of All Agency Project proposals and infrastructure planning issues submitted, as well as the UW All Agency Projects Program funding targets set by the Division of Facilities Development, this request represents high-priority University of Wisconsin System infrastructure maintenance, repair, renovation, and upgrade needs. This request focuses on existing facilities and utilities, targets the known maintenance needs, and addresses outstanding health and safety issues. Where possible, similar work throughout a single facility or across multiple facilities has been combined into a single request to provide more efficient project management and project execution.

BUDGET AND SCHEDULE:

General Fund Supported Borrowing.....	\$ 1,510,800
Program Revenue Supported Borrowing.....	2,963,000
Gifts and Grants.... ..	0
Agency Cash..... ..	\$ <u>1,457,500</u>
Total Requested Budget	\$ 5,931,300

PREVIOUS ACTION: None.

Removal of Regent Policy Document 16-1,
“Environmental Policy Act Implementation”

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents directs the removal from the Regent Policy Documents of Regent Policy Document 16-1, “Environmental Policy Act Implementation,” because it is obsolete.

Removal of Regent Policy Document 19-9,
“Long Range Plan for Addressing Physical
Plant Needs”

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents directs the removal from the Regent Policy Documents of Regent Policy Document 19-9, “Long Range Plan for Addressing Physical Plant Needs,” because it is obsolete.

Revision of Regent Policy Document 19-4,
“Delegation of Approval Authority for Small
Building Project Requests”

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents approves the attached revisions to Regent Policy Document 19-4, to be renamed “Delegation of Authority for Small Project Requests.”

Revision of Regent Policy Document 19-5,
“Authorization to Remove Unneeded
Structures”

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents approves the attached revisions to Regent Policy Document 19-5, to be renamed “Delegation of Authority to Remove Unneeded Structures.”

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents approves the attached revisions to Regent Policy Document 19-15, to be renamed “Physical Development Principles.”

Approval of a New Regent Policy Document
on Building Program Planning and Approval

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents approves the attached Regent Policy Document on Building Program Planning and Approval.

REGENT POLICY DOCUMENT REVIEW CAPITAL PLANNING AND BUDGET

BACKGROUND

The UW System Board of Regents policies are codified in Regent Policy Documents (RPDs) that have been adopted over time, some dating back to the creation of the UW System. The Board has adopted these policies under the authority granted in Chapter 36 of the Wisconsin Statutes. The Regent Policy Documents address a wide array of subjects, including academic policies and programs, contracts, student activities, and trust and investment policies.

Over the past few years, various sections of the Regent Policy Documents have been reviewed and updated. This process has resulted in the updating and revising of current policies, the elimination of obsolete ones, and the identification of areas in which new policies are needed. In April 2015, the Board of Regents approved the removal of four Regent Policy Documents pertaining to Capital Planning and Budget. Since that time, several other Regent policies in this area have been reviewed for potential modification, replacement, or removal and recommendations related to these policies are presented below. In addition, a new policy outlining the process through which capital projects are to be approved for inclusion in the UW System building program is presented for approval.

REQUESTED ACTION

Adoption of Resolutions I.3.d.1 and I.3.d.2 which remove Regent Policy Document 16-1, "Environmental Policy Act Implementation," and 19-9, "Long Range Plan for Addressing Physical Plant Needs."

Adoption of Resolutions I.3.d.3, I.3.d.4, and I.3.d.5 which amend Regent Policy Documents 19-4, "Delegation of Approval Authority for Small Building Project Requests;" 19-5, "Authorization to Remove Unneeded Structures," and 19-15, "Physical Planning Principles," to be renamed "Physical Development Principles."

Adoption of Resolution I.3.d.6 which creates the Regent Policy Document titled, "Building Program Planning and Approval."

DISCUSSION

The Office of Capital Planning and Budget is recommending the removal of two Regent Policy Documents and the amendment of three other Regent Policy Documents. Provided below are brief descriptions of each policy, the policy's current status, including a reason for removal or

amendment, and the effects of the policy's removal or amendment. The amended Regent Policy Documents, highlighting changes to the existing policies, have been provided for the Board's review.

Additionally, the Office of Capital Planning and Budget has recommended the approval of a new Regent Policy Document related to the UW System's building program. The reasons for adopting the new policy are summarized below and the new policy has been provided for the Board's review.

RPDs Recommended for Removal

The following Regent Policy Documents are recommended for removal:

1. RPD 16-1, "Environmental Policy Act Implementation"

In November 1981, the Board of Regents adopted RPD 16-1, endorsing guidelines related to the Wisconsin Environmental Policy Act (WEPA). The guidelines were developed to provide initial guidance to UW System institutions on the appropriate level of evaluation, research, and documentation needed prior to undertaking capital projects. In October 1999, revised guidance was adopted by the Board to make current UW System policy more flexible and to delegate more responsibility for WEPA-related matters to UW System institutions.

RPD 16-1 (Appendix A) is now obsolete as the policy only endorses guidelines, and these guidelines are now outdated. The removal of RPD 16-1 does not affect the UW System's compliance with WEPA-related laws and regulations. UW System continues to be subject to and will comply with all applicable environmental protection laws, including the WEPA. The Office of Capital Planning and Budget would continue to provide guidance to UW System institutions on WEPA compliance.

2. RPD 19-9, "Long-Range Plan for Addressing Physical Plant Needs"

RPD 19-9 was adopted by the Board of Regents in December 1990 to endorse a long-range plan for physical plant needs. The plan endorsed by the Board encouraged better priority setting to meet infrastructure needs at UW System institutions.

RPD 19-9 (Appendix B) is now obsolete and should be removed. The RPD is an indication of the Board's support of a specific plan to meet physical plant needs 25 years ago. This RPD has not been amended since that point in time. A more comprehensive set of planning principles for UW System institutions can be found in RPD 19-15, which is also being updated as part of the review process.

RPDs Recommended for Amendment

In addition to removing RPD 16-1 and 19-9, the Board is asked to consider amending the following three policies:

1. RPD 19-4, “Delegation of Approval Authority for Small Building Project Requests”

The Board of Regents approved RPD 19-4 in December 1985. The purpose of the policy was to delegate to the then-Vice President for Physical Planning and Development, or a designee, authority to submit small building project requests, at that time defined as projects costing less than \$100,000, directly to the Division of State Facilities Management without requiring prior approval from the Board of Regents. Under RPD 19-4, the threshold under which the Vice President was allowed to submit small project requests was permitted to escalate if there were statutory changes that re-classified the level at which a project was considered to be a “small project.” This part of the delegation has not changed under the revised RPD 19-4, but outdated references to the specific dollar amounts have been removed. Currently, small building projects are defined as projects costing \$185,000 or less.

The amended policy (Appendices C and D) would delegate approval authority to the UW System President consistent with certain other delegations of authority made by the Board. The policy would permit the UW System President to further delegate this approval authority, recognizing that institutions directly submit small project requests to the Division of State Facilities Development.

Additionally, the revised policy removes the requirement to provide a quarterly report to the Board of Regents of small projects submitted to the Division of State Facilities Development as these projects are submitted by individual campuses.

Finally, references to “All-Agency Appropriations” and “Statewide Allocations” have been removed in the revised policy, as they are outdated. Small project requests currently may be submitted to the Division of State Facilities Development, regardless of the funding source, as long as the project is under the current \$185,000 threshold.

2. RPD 19-5, “Authorization to Remove Unneeded Structures”

RPD 19-5 was adopted by the Board of Regents in April 1986. The policy increased the authority delegated to chancellors to approve the removal and/or razing of unneeded structures with replacement values of less than \$100,000. This was consistent with authority delegated by the Secretary of the Building Commission to agency heads at that time for the removal or razing of buildings. The Regents amended this policy in March 1991 to stipulate that the removal or razing of a building named after an individual not occur until the Regents approved a plan to continue recognition of the person(s) for whom that facility was named.

The revised policy (Appendices E and F) would remove the specific monetary threshold at which a chancellor can approve the removal or razing of an unneeded structure. The new threshold under which chancellors can authorize the removal of unneeded structures would be the amount at which the Secretary of the Building Commission is able to delegate authority to the heads of state agencies for the removal of buildings.

Additionally, clarification is now provided that this policy does not apply to the removal of historic structures, covered separately under *Wis. Stat.* 13.48 (1m). Further, the references to “razing” obsolete or unneeded facilities are deleted as duplicative.

The last part of RPD 19-5, dealing with situations in which a facility named after an individual is removed, is broadly referenced in the framework of RPD 19-14. A cross-reference to 19-14 is now embedded within the policy statement of RPD 19-5, providing a single policy where guidance to institutions on issues related to the naming of facilities can be found.

3. RPD 19-15, “Physical Planning Principles”

RPD 19-15 was first adopted by the Board of Regents in March 1999. Part of the purpose of adopting the principles was to provide a common set of physical planning guidelines for UW System campuses. RPD 19-15 was amended in September 2001 to incorporate sustainability concepts into physical planning principles. The underlying principles were further altered in October 2012 to include physical asset stewardship goals.

The proposed amendments to RPD 19-15 (Appendices G and H) would formally incorporate the physical planning principles and stewardship objectives approved by the Board in October 2012.

Recommended Additional RPD

Lastly, the Board is asked to consider creating a new Regent Policy Document:

RPD 19-xx, “Building Program Planning and Approval”

This newly developed policy (Appendix I) affirms the Board’s commitment to the long-term planning and stewardship of the facilities and lands under its control. Additionally, the policy establishes appropriate governance mechanisms to ensure a cohesive UW System building program.

The policy requires UW System institutions to seek approval from the Board of Regents, and if applicable the State Building Commission, for the construction or renovation of any facilities and other physical assets on land controlled by the Board, before those projects are included as part of the UW System building program. The requirements under this policy are similar to previous *Wis. Stat.* 36.11 (26) (since eliminated) which prohibited projects from being considered by the State Building Commission before going through an approval process established by the Board of Regents.

The approval of small project requests, which are submitted under a separate process as outlined in RPD 19-4, would be exempt from the requirements of this policy.

RELATED REGENT POLICY DOCUMENTS

RPD 16-1, “Environmental Policy Act Implementation”

RPD 19-4, “Delegation of Approval Authority for Small Building Project Requests”

RPD 19-5, “Authorization to Remove Unneeded Structures”

RPD 19-9, “Long-Range Plan for Addressing Physical Plant Needs”

RPD 19-15, “Physical Planning Principles”



Regent Policy Document 16-1 Environmental Policy Act Implementation

Upon the recommendation of the President of the University of Wisconsin System, revisions to the “Guidelines for Implementation of the Wisconsin Environmental Policy Act Within the University of Wisconsin System” be adopted. The document may be obtained from the Office of the Secretary of the Board of Regents.

History: Res. 2508 adopted 11/6/81; revised by Res. 8015 adopted 10/8/99.

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Regent Policy Document 19-9 Long Range Plan for Addressing Physical Plant Needs

The University of Wisconsin Board of Regents adopt, in principle, the long-range plan for addressing the Physical Plant needs of the University of Wisconsin System, which has been prepared by University of Wisconsin System Administration, and give its commitment to a sustained level of funding to allow better long-range planning and the ability to engage in pro-active management through better priority setting to address the University of Wisconsin System Infrastructure needs, address the backlog of deferred maintenance projects, solve these problems and prevent them from recurring. (The long range is available from the office of the Vice President for Physical Planning and Development.)

History: Res. 5676 adopted 12/7/90.

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Appendix C

RPD 19-4, Changes Marked

Regent Policy Document 19-4 *(formerly Regent Policy Document 85-6)*
Delegation of Approval Authority for Small Building Project Requests

Scope

This policy applies to small construction projects, as defined in Wis. Stat. 13.48 (10) and (29), and the authority to submit such projects to the State Division of Facilities Development.

Purpose

State Building Commission policies permit the Board of Regents to submit certain reviewed and approved small projects directly to the State Division of Facilities Development for implementation rather than obtain prior approval of the State Building Commission. This policy delegates that authority to the UW System President.

Policy Statement

~~The Board of Regents extends to the Vice President for Physical Planning and Development (or his/her designee) the same authority as is extended to the Secretary of the State Building Commission under Commission Policy XIII.B.2.d. (on file) as presently written and as may be amended in the future. (This policy presently provides that projects from the All-Agency Appropriations that are estimated to cost \$100,000 or less can be reviewed and approved by the Division of State Facilities Management without prior approval by the Commission. By this action, the Vice President for Physical Planning and Development (or his designee) is authorized to submit reviewed and approved projects to be funded from Statewide Allocations directly to the Division of State Facilities Management for implementation. Quarterly reports are to be provided of all requests implemented during the preceding three months utilizing this procedure.)~~

The Board of Regents delegates its authority to the UW System President to submit reviewed and approved small project requests, as defined in Wis. Stat. 13.48 (10) and (29), directly to the Division of Facilities Development for implementation.

Requests submitted to the Division of Facilities Development under this policy shall not exceed the dollar-amount authority delegated to the Secretary of the State Building Commission, per applicable sections(s) of the Wisconsin Statutes and the State Building Commission Policy Manual, for the administration of small project requests.

Oversight, Roles, and Responsibilities

The UW System President is responsible for complying with all statutory requirements, as well as State Building Commission and Division of Facilities Development policies. The President may further delegate authority and responsibility for implementation of this policy to UW System offices and institutions.

The UW System Office of Capital Planning and Budget is responsible for communicating to UW institutions any changes in the definition of small projects under ss. 13.48 (1) and (29), Wis. Stats.

Related Regent Policies and Applicable Laws

Wis. Stat. 13.48 (10), (29)

Chp. IV, Secs. D-F, State Building Commission Policy and Procedures Manual

History: Res. 3442 adopted 12/6/85

Appendix D

RPD 19-4, Proposed Final Version

REGENT POLICY DOCUMENT 19-4

DELEGATION OF AUTHORITY FOR SMALL PROJECT REQUESTS

Scope

This policy applies to small construction projects, as defined in *Wis. Stat.* 13.48 (10) and (29), and the authority to submit such projects to the State Division of Facilities Development.

Purpose

State Building Commission policies permit the Board of Regents to submit certain reviewed and approved small projects directly to the State Division of Facilities Development for implementation rather than obtain prior approval of the State Building Commission. This policy delegates that authority to the UW System President.

Policy Statement

The Board of Regents delegates its authority to the UW System President to submit reviewed and approved small project requests, as defined in *Wis. Stat.* 13.48 (10) and (29), directly to the Division of Facilities Development for implementation.

Requests submitted to the Division of Facilities Development under this policy shall not exceed the dollar-amount authority delegated to the Secretary of the State Building Commission, per applicable sections(s) of the Wisconsin Statutes and the State Building Commission Policy Manual, for the administration of small project requests.

Oversight, Roles, and Responsibilities

The UW System President is responsible for complying with all statutory requirements, as well as State Building Commission and Division of Facilities Development policies. The President may further delegate authority and responsibility for implementation of this policy to UW System offices and institutions.

The UW System Office of Capital Planning and Budget is responsible for communicating to UW institutions any changes in the definition of small projects under ss. 13.48 (1) and (29), *Wis. Stats.*

Related Regent Policies and Applicable Laws

Wis. Stat. 13.48 (10), (29)

Chp. IV, Secs. D-F, State Building Commission Policy and Procedures Manual

History: Res. 3442, adopted 12/6/85.

Appendix E

RPD 19-5, Changes Marked

Regent Policy Document 19-5 (~~formerly Regent Policy Document 86-2~~)

Delegation of Authority to Remove Unneeded Structures

Scope

This policy applies to unneeded or obsolete structures within the UW System, and the authority to remove such structures.

Purpose

State Building Commission policies and procedures permit the delegation of authority to the Board of Regents to remove certain structures below an amount prescribed by the Building Commission, if the building is not a historic property under Wis. Stat. 13.48 (1m). The purpose of this policy is to delegate that authority to the UW System chancellors.

Policy Statement

~~Approval is granted to increase the~~The Board of Regents delegates its authority delegated to the ~~e~~Chancellors to permit their approval of the removal/razing of obsolete or unneeded university structures when the structure's current value, as determined by the State Department of Administration, does not exceed ~~\$100,000, subject to compliance with the policies~~ the amount delegated by the Secretary of the State Building Commission for the removal of such structures under the applicable provisions of the State Building Commission Policy and Procedures Manual.

Any removal of unneeded structures shall be subject to compliance with applicable policies and procedures of the State Building Commission. This delegation of authority does not apply to the removal of structures defined as 'historic properties' under Wis. Stat. 13.48 (1m).

No facility or portion thereof ~~which~~that has been named ~~or dedicated after a person~~ shall be removed/~~razed~~ or have the name ~~otherwise~~ removed ~~unless the Board has approved~~without a plan to continue recognition ~~as described in Regent Policy Document 19-14 of the person after whom the facility was named. Examples of such continued recognition are a plaque, an appropriately placed monument, a cornerstone of a new facility constructed on the site of the demolished building, etc.~~

Oversight, Roles, and Responsibilities

UW System chancellors are responsible for complying with all statutory requirements, as well as State Building Commission and Division of Facilities Development policies.

The UW System Office of Capital Planning and Budget is responsible for working with institutions to ensure adherence to this policy.

Related Regent Policies and Applicable Laws

State Building Commission Policy and Procedures Manual IX F. 5

RPD 19-14, Naming or Dedicating of University Facilities

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History: Res. 3509 adopted 4/11/86; amended by 89-5 and Res. 5722, 3/91

Appendix F

RPD 19-5, Proposed Final Version

REGENT POLICY DOCUMENT 19-5

DELEGATION OF AUTHORITY TO REMOVE UNNEEDED STRUCTURES

Scope

This policy applies to unneeded or obsolete structures within the UW System, and the authority to remove such structures.

Purpose

State Building Commission policies and procedures permit the delegation of authority to the Board of Regents to remove certain structures below an amount prescribed by the Building Commission, if the building is not a historic property under *Wis. Stat.* 13.48 (1m). The purpose of this policy is to delegate that authority to the UW System chancellors.

Policy Statement

The Board of Regents delegates its authority to the Chancellors to remove obsolete or unneeded university structures when the structure's current value, as determined by the State Department of Administration, does not exceed the amount delegated by the Secretary of the State Building Commission for the removal of such structures under the applicable provisions of the State Building Commission Policy and Procedures Manual.

Any removal of unneeded structures shall be subject to compliance with applicable policies and procedures of the State Building Commission. This delegation of authority does not apply to the removal of structures defined as 'historic properties' under *Wis. Stat.* 13.48 (1m).

No facility or portion thereof that has been named or dedicated shall be removed or have the name otherwise removed without a plan for continued recognition as described in Regent Policy Document 19-14.

Oversight, Roles, and Responsibilities

UW System chancellors are responsible for complying with all statutory requirements, as well as State Building Commission and Division of Facilities Development policies.

The UW System Office of Capital Planning and Budget is responsible for working with institutions to ensure adherence to this policy.

Related Regent Policies and Applicable Laws

State Building Commission Policy and Procedures Manual IX F. 5
RPD 19-14, "Naming or Dedicating of University Facilities"

History: Res. 3509 adopted 4/11/86; amended by 89-5 and Res. 5722, 3/91

Appendix G

RPD 19-15, Changes Marked

Regent Policy Document 19-15 *(formerly Regent Policy Document 99-1)*
Physical **PlanningDevelopment** Principles

Scope

This policy applies to the planning and development of all capital projects within the UW System.

Purpose

The purpose of this policy is to establish principles to guide decision-making at UW System institutions regarding the physical planning and development of campuses and the stewardship of the physical assets governed or controlled by the Board of Regents.

Policy Statement

It is the policy of the Board of Regents that the following principles shall guide the physical planning and development of UW System institutions and stewardship of physical assets controlled by the Board of Regents.

~~Upon recommendation of the President of the University of Wisconsin System, the Board of Regents adopts the following principles to guide physical planning of the University of Wisconsin System campuses:~~

- ~~1. To plan physical development within the context of planning guidelines specific to each institution.~~
- ~~2. To create a physical environment that contributes aesthetically and physically to the overall educational experience.~~
- ~~3. To plan facilities on the basis of student enrollment and other population levels and distributions that may reasonably be projected.~~
- ~~4. To plan facilities that are responsive to programs and the way they are delivered.~~
- ~~5. To recognized the increasingly diverse student population, and to provide for the needs of these students.~~
- ~~6. To maintain an ongoing comprehensive building space management function and a comprehensive space use plan specific to the university.~~
- ~~7. To make optimal use of all existing University of Wisconsin System facilities through renovation, conversion, and remodeling wherever possible.~~
- ~~8. To protect the large investments already made by students and the state in the physical plant and equipment.
 - ~~a. Health and Safety: To assure that proper consideration is given to the health and safety of all who use university facilities.~~
 - ~~b. Maintenance: To properly maintain all existing facilities, promoting maximum usefulness for program objectives, and to extend the useful life of facilities as long as economically feasible.~~~~

- ~~e. Accessibility: To develop an overall environment that is accessible to people with disabilities and to remove existing barriers that obstruct access to university buildings and facilities.~~
- ~~d. Resource Conservation: To achieve the maximum efficiency in the consumption of resources.~~
- ~~9. To encourage collaboration, partnerships, and innovation in planning.~~
- ~~10. To ensure facility development is compatible with the existing positive features of campus and neighborhood environs through joint university/community planning, addressing economic and environmental impact.~~
- ~~11. To include students in the planning process whenever feasible, but always in the case of planning for student fee-supported projects.~~
- ~~12. To provide for the transportation system needs of the university community.~~
- ~~13. To plan development at the University of Wisconsin Colleges in concert with the county and/or city in which the University of Wisconsin College is located.~~
- ~~14. To join in Wisconsin's commitment to the recognition of the state's heritage through historic preservation of buildings and other facilities.~~

A. Physical Planning and Development

1. Physical development that is planned using an integrated planning model that incorporates programmatic concerns, physical concerns, and financial realities.
2. Involvement of stakeholders that provides a meaningful role for students when student funding and fees are involved.
3. Physical development that is planned within the context of UW System, institutional, and State of Wisconsin planning guidelines, policies, and funding parameters.
4. Cooperative planning with the city and county in which the institution is located.
5. Campus physical environments that promote optimal accessibility for people with disabilities.
6. Comprehensive campus master plans that are periodically updated and address:
 - a) Space needs;
 - b) Image, identity, and aesthetics;
 - c) Multimodal transportation access and circulation;
 - d) Parking;
 - e) Open space;
 - f) Building sites;
 - g) Infrastructure and utilities;
 - h) Sustainability;
 - i) Implementation; and
 - j) Health and safety.

Physical development is planned in accordance with the campus master plan.

7. Planning that includes student enrollment, faculty, and staff projections; applicable space allocation and utilization benchmarks; evidence-based decision-making; and best planning practices.
8. Responsiveness to the needs of a diverse student body and the delivery of programs and services that meet those needs.
9. Sustainable design through:
 - a) Optimal use and reuse of existing facilities;
 - b) Minimal construction of new facilities;
 - c) Optimal adaptability for future changes;
 - d) High-performance and energy efficient design;
 - e) Ease of long-term maintenance and operation; and
 - f) Appropriate use of renewable energy.
10. Accurate and defensible project programs, budgets, and schedules developed prior to enumeration.

B. Stewardship of Physical Assets

Appropriate stewardship of physical assets should include:

1. An institutional commitment to assure sufficient resources, their optimal use, and adequate expertise to care for physical assets.
2. An accurate and current geographic information system (GIS) for all Board of Regents-owned land using a common UW System-wide format and minimum level of detail.
3. A comprehensive building space management function, an accurate and current space inventory, and a comprehensive space use plan specific to each institution.
4. An accurate and current record of the physical condition and maintenance needs of all facilities.
5. Proper maintenance of all existing facilities to protect and extend the life of existing investments and ensure that facilities are usable for their intended purposes.
6. A commitment to Wisconsin's heritage through preservation of historic buildings and other cultural resources.

Oversight, Roles, and Responsibilities

UW System institutions shall adhere to the principles contained in this policy when developing and maintaining facilities and other physical assets owned or controlled by the Board of Regents.

The UW System Office of Capital Planning and Budget shall provide assistance to UW System institutions with respect to the implementation of this policy.

Related Regent Policies and Applicable Laws

RPD 19-10, Physical Security and Safety

History: Res. 7868 adopted 3/5/99; amended by Res. 8431, 9/7/01

Appendix H

RPD 19-15, Proposed Final Version

Regent Policy Document 19-15 Physical Development Principles

Scope

This policy applies to the planning and development of all capital projects within the UW System.

Purpose

The purpose of this policy is to establish principles to guide decision-making at UW System institutions regarding the physical planning and development of campuses and the stewardship of the physical assets governed or controlled by the Board of Regents.

Policy Statement

It is the policy of the Board of Regents that the following principles shall guide the physical planning and development of UW System institutions and stewardship of physical assets controlled by the Board of Regents.

A. Physical Planning and Development

1. Physical development that is planned using an integrated planning model that incorporates programmatic concerns, physical concerns, and financial realities.
2. Involvement of stakeholders that provides a meaningful role for students when student funding and fees are involved.
3. Physical development that is planned within the context of UW System, institutional, and State of Wisconsin planning guidelines, policies, and funding parameters.
4. Cooperative planning with the city and county in which the institution is located.
5. Campus physical environments that promote optimal accessibility for people with disabilities.
6. Comprehensive campus master plans that are periodically updated and address:
 - a) Space needs;
 - b) Image, identity, and aesthetics;
 - c) Multimodal transportation access and circulation;
 - d) Parking;
 - e) Open space;
 - f) Building sites;
 - g) Infrastructure and utilities;

- h) Sustainability;
- i) Implementation; and
- j) Health and safety.

Physical development is planned in accordance with the campus master plan.

7. Planning that includes student enrollment, faculty, and staff projections; applicable space allocation and utilization benchmarks; evidence-based decision-making; and best planning practices.
8. Responsiveness to the needs of a diverse student body and the delivery of programs and services that meet those needs.
9. Sustainable design through:
 - a) Optimal use and reuse of existing facilities;
 - b) Minimal construction of new facilities;
 - c) Optimal adaptability for future changes;
 - d) High-performance and energy efficient design;
 - e) Ease of long-term maintenance and operation; and
 - f) Appropriate use of renewable energy.
10. Accurate and defensible project programs, budgets, and schedules developed prior to enumeration.

B. Stewardship of Physical Assets

Appropriate stewardship of physical assets should include:

1. An institutional commitment to assure sufficient resources, their optimal use, and adequate expertise to care for physical assets.
2. An accurate and current geographic information system (GIS) for all Board of Regents-owned land using a common UW System-wide format and minimum level of detail.
3. A comprehensive building space management function, an accurate and current space inventory, and a comprehensive space use plan specific to each institution.
4. An accurate and current record of the physical condition and maintenance needs of all facilities.
5. Proper maintenance of all existing facilities to protect and extend the life of existing investments and ensure that facilities are usable for their intended purposes.
6. A commitment to Wisconsin's heritage through preservation of historic buildings and other cultural resources.

Oversight, Roles, and Responsibilities

UW System institutions shall adhere to the principles contained in this policy when developing and maintaining facilities and other physical assets owned or controlled by the Board of Regents.

The UW System Office of Capital Planning and Budget shall provide assistance to UW System institutions with respect to the implementation of this policy.

Related Regent Policies and Applicable Laws

RPD 19-10, Physical Security and Safety

History: Res. 7868 adopted 3/5/99; amended by Res. 8431, 9/7/01

Appendix I

Proposed Policy

REGENT POLICY DOCUMENT 19-xx BUILDING PROGRAM PLANNING AND APPROVAL

Scope

This policy applies to the construction or renovation of facilities and other physical assets on property owned or controlled by the Board of Regents.

Purpose

This policy reaffirms and implements the Board of Regents stewardship role as relates to capital projects that occur on land owned or otherwise controlled by the Board. The policy also establishes the framework through which such capital projects are to be developed and approved in order to be considered a part of the UW System building program.

Policy Statement

It is the policy of the Board of Regents to promote a coordinated, long-range building program for capital projects that takes into account the overarching needs and priorities of the entire System. Additionally, the Board of Regents must exercise its governance responsibilities over the facilities and lands under the control of the Board to ensure adequate oversight and stewardship of such property.

To implement these objectives, UW System institutions shall obtain prior approval of the Board of Regents, and the State Building Commission if applicable, to construct or renovate facilities and other physical assets on property owned or controlled by the Board of Regents. Approved projects will be included in the UW System building program and incorporated in to the biennial capital budget request submission to the State Building Commission.

Authority to submit small project requests, as defined in *Wis. Stat.* 13.48 (10) and (29), directly to the State Division of Facilities Development is delegated to the UW System President under Regent Policy Document 19-4.

Oversight, Roles, and Responsibilities

Under *Wis. Stat.* 36.11 (1)(b), the Board of Regents is granted the ability to purchase, lease, possess, and otherwise control land.

The UW System Office of Capital Planning and Budget is responsible for establishing a process through which institutions shall submit capital projects for consideration by the Board of Regents. The Office of Capital Planning and Budget shall also be responsible for the development of a consolidated capital budget request to be provided to the Board of Regents for its approval.

Related Regent Policies and Applicable Laws

Wis. Stat. 13.48 (2)(a), 13.48 (29)

Wis. Stat. 36.11 (1)(b)

History: Res. xxxx, adopted on xx/xx/xxxx.

DRAFT

Approval of the Criteria for Evaluating
Major Capital Projects, UW System

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, the Criteria for Evaluating Major Capital Projects be adopted as the basis for prioritizing major capital projects for inclusion in UW System capital budget requests.

CRITERIA FOR EVALUATING MAJOR CAPITAL PROJECTS

BACKGROUND

Wisconsin Statutes require that projects constructing new space and exceeding \$760,000 be approved by the Legislature, regardless of fund source(s). Generally, such projects are presented and adopted in the biennial capital budget. Maintenance and remodeling projects may be constructed through the All Agency program, within the total amount approved by the legislature for such purposes.

The two primary sources of funding for UW System capital projects are state support through General Fund Supported Borrowing (GFSB) for academic facilities and university support through Program Revenue and Program Revenue Supported Borrowing (PRSB) for student life facilities. Other fund sources can include agency funds, gifts and grants. 2015 Wisconsin Act 55 now permits the Board of Regents to undertake development of projects fully funded by gifts and grants.

The need for academic facility improvements at UW System institutions far exceeds the amount of available state support each biennium. Therefore, the UW System and the Board of Regents must prioritize the capital projects requested by institutions. In the past only projects that required GFSB were scored and ranked through this prioritization process. Program revenue projects funded by activities that generate sufficient revenue were not ranked if they met long-range plan guidelines and demonstrated supportable operating and capital funding streams.

Other maintenance or remodeling projects may be constructed through the statewide All Agency fund. Such projects are also screened and prioritized before submission to the Division of Facilities Development and the State Building Commission.

The Board of Regents approves the criteria used by System Administration staff to prioritize proposed major projects that require enumeration by the legislature. The use of approved criteria in preparing capital budget submissions was established in 1999-2001, and the criteria have been updated to reflect current systemwide initiatives, priorities, and goals of the Board of Regents. The intended use of these criteria is to create a priority list that addresses the greatest needs, highest academic priorities, and most cost-effective solutions to established facility deficiencies.

REQUESTED ACTION

Adoption of Resolution I.3.e., authorizing the use of revised criteria for ranking major projects for enumerated consideration.

DISCUSSION

The proposed criteria for ranking major capital projects emphasize extending the useful life of existing facilities and their functionality. The criteria also focus on improving the quality of education by providing effective teaching and learning environments with appropriate technology. Strong consideration is given to projects offering operating efficiencies. The priority of each project, as established by the respective chancellor, is the primary institutional differentiating component of the ranking process. All general fund projects requiring enumeration must be supported by a completed capital plan.

Significant evaluation factors include a strong emphasis on facility reuse, innovation, and the impact on infrastructure and maintenance. Preference is given to projects that improve space utilization, reduce maintenance costs, promote facility reuse, and improve program functionality.

As part of the President's Reform Agenda, which reinforces the existing Regent policy of emphasizing the importance of considering renovation before construction of new space, an intermediate prerequisite process is now included to evaluate major project requests that propose new net square footage. Four categories have been created to evaluate the need for new space: Facility Standards and Compliance, Academic Program and Enrollment Growth, Revenue-Based Initiatives and Effective Use of Capital and Operating Resources. Each project must meet the criteria delineated in one of these categories, as well as demonstrate that no other appropriate facilities are available to accommodate expansion before it can move through the remaining steps of the evaluation process.

Given the magnitude of capital budget needs, each major project proposal will be ranked using the recommended criteria. The rankings assist in determining which projects are recommended to the Board of Regents for inclusion in the 2017-2019 Capital Budget.

System Administration has not yet received capital budget instructions from the Department of Administration for the 2017-2019 biennium. Additional guidelines, which may be established by the Department of Administration, will be addressed in the context of this framework.

RELATED REGENT POLICY DOCUMENTS

None.

THE UNIVERSITY OF WISCONSIN SYSTEM

MAJOR CAPITAL PROJECTS EVALUATION CRITERIA

PART I: These evaluation criteria apply to all requests for new assignable* square footage, regardless of funding source(s). Project requests seeking to add additional assignable square footage must **meet at least one of the following criteria** to advance further for capital budget consideration. If the net new square footage‡ prerequisite is satisfied, then the project request will continue through the remaining evaluation criteria and process. Each institution must provide demonstrated proof that no other appropriate facilities are available to accommodate the proposed expansion needs.

* Assignable square footage does not include any circulation; restrooms; mechanical or electrical rooms; structural areas; or building service areas.
 ‡ Net new square footage does not include replace-in-kind, even if the replacement space is larger than the original space due to current construction and facility standards and practices. This only applies to new square footage purely for program creation or expansion purposes.

SCORING	NET NEW SQUARE FOOTAGE PREREQUISITE	4 Criteria
Yes or No	FACILITY STANDARDS AND COMPLIANCE: The institution has demonstrated and documented building codes and standards compliance issues and/or health, safety, and environmental issues which would not be resolved through standard design and operating practice. The project scope must include extraordinary or non-routine conditions and examples to be resolved, as documented by a planning study such as: Campus Master or Precinct/College Plan, Facility Condition Assessment, and Pre-Design/Feasibility.	
Yes or No	ACADEMIC PROGRAM AND ENROLLMENT GROWTH: The institution has identified demonstrated space shortages related to Board of Regents-approved academic program creation or expansion with the following: 5-year enrollment trends responding to strategic or programmatic needs and a targeted space utilization analysis showing use consistently beyond UWSA standards, and/or evidence that enrollment exceeds original building design capacity. The project documentation will be accompanied by market studies, operational impact reports, historical enrollment data, and sound financial plans.	
Yes or No	REVENUE-BASED INITIATIVES: The institution has identified and demonstrated space shortages related to the need of additional residence hall beds, dining capacity, parking, or other student-supported and/or community-based initiatives. Project documentation must include market studies, financial analysis, debt service payment schedules, and/or sound business plans.	
Yes or No	EFFECTIVE USE OF CAPITAL AND OPERATING RESOURCES: The institution has identified and demonstrated that the existing facilities are insufficient, dysfunctional, and no longer cost effective to operate and maintain. The project documentation provides a Building Condition Assessment demonstrating poor adaptive reuse potential for its intended purpose and a cost to upgrade, renovate and repair that exceeds 75% of replacement cost.	

PART II: These evaluation criteria apply to all Major Project requests, regardless of funding source(s). The categories and criteria were established by determining distinguishing factors of project requests. Some criteria are entirely objective; either the project request meets the criteria definition or it doesn't. Other criteria are subjective; the criteria definition is partially met or the degree to which the criteria definition is met is open to interpretation. Only those projects ranked each biennium will be used to gauge the range of possible points given for the subjective criteria; there are no absolute standards for maximum points awarded. Subjective points will be an assigned consensus value by the group of evaluators. If all the capital project prerequisites are satisfied, then the project request will continue through the remaining evaluation criteria and process.

SCORING	CAPITAL PROJECT PREREQUISITES	5 Requirements
Yes or No	NET NEW SQUARE FOOTAGE: If the proposed project includes new assignable square footage, the institution has met the net new square footage prerequisite.	
Yes or No	EVIDENCE OF PLANNING: The institution has demonstrated and documented previous indication(s) and intent(s) for the majority of project scope through one or more of the following items: Campus Master or Capital Plan, Facility Condition Assessment, Feasibility Study, Project Priority and Sequence Chart, Pre-Design, Space Use Study.	
Yes or No	INSTITUTIONAL READINESS: The institution has demonstrated and documented its ability to execute and manage the proposed project in or by the proposed biennium through the following items: (a) Qualified institutional project team members identified and assigned, and (b) Surge space identified and reallocated or reserved as necessary.	
Yes or No	INFRASTRUCTURE IMPACT: The institution has identified and requested, if necessary, the required additional site infrastructure/utility funding commitments and/or those have been included in the Capital Plan in the biennium prior to, and/or in the same biennium as the project.	
Yes or No	OPERATIONAL SUPPORT: The institution has identified and documented appropriate operational funding resources and staffing to operate and maintain the resulting capital asset(s).	

**THE UNIVERSITY OF WISCONSIN SYSTEM
MAJOR CAPITAL PROJECTS EVALUATION CRITERIA**

12/11/15

Agenda Item I.3.e.

PART III

SCORING	INSTITUTIONAL PRIORITY	20 Points
0 or 10 pts	#1 RANK FOR CURRENT BIENNIUM: The institution ranked the project as its highest priority for current biennium.	
0 or 5 pts	#1 RANK FOR ONE (1) PAST BIENNIUM: The institution ranked the project as its highest priority for one past biennium.	
0 or 3 pts	#1 RANK FOR TWO (2) PAST BIENNIA: The institution ranked the project as its highest priority for two past biennia.	
0 or 2 pts	PROJECT SEQUENCE: Project must be completed prior to other projects identified in capital plan.	

SCORING	PHYSICAL DEVELOPMENT CONSIDERATIONS	40 Points
0 - 5 pts	CODES, STANDARDS, HEALTH & SAFETY: Project resolves demonstrated and documented building codes and standards compliance issues and/or health, safety, and environmental issues that would not be resolved through standard design practice and appropriate design standards. The project scope must include extraordinary or non-routine conditions and examples that need resolution.	
0 - 10 pts	DEMOLITION: Project eliminates demonstrated and documented capital maintenance or avoids anticipated future capital maintenance through demolition of space that is deteriorated, obsolete, and/or has no viable reuse.	
0 - 15 pts	CAPITAL RENEWAL: Project renews demonstrated and documented capital maintenance and/or anticipated future capital maintenance through renovation. Project scopes including only remodeled/renovated space receive full credit. Project scopes including new ancillary spaces and/or non-assignable spaces (elevators, mechanical rooms, restrooms, etc.) are not penalized. Project scopes including remodeled/renovated space + new assignable space receive partial credit. Partial credit scoring will be based on cost (\$) ratio of remodeled/renovated space to new space included in the project.	
0 - 10 pts	FACILITY REUSE: Existing space is adequate and appropriate for renovation; no new assignable space required. Project scopes including only remodeled/renovated space receive full credit. Project scopes including new ancillary spaces and/or non-assignable spaces (elevators, mechanical rooms, restrooms, etc.) are not penalized. Project scopes including remodeled/renovated space + new assignable space receive partial credit. Partial credit scoring will be based on space (GSF) ratio of remodeled/renovated space to new space included in the project.	

**THE UNIVERSITY OF WISCONSIN SYSTEM
MAJOR CAPITAL PROJECTS EVALUATION CRITERIA**

PART III (continued)

SCORING	PROGRAM CONSIDERATIONS	40 Points
0 - 15 pts	<p>FUNCTIONALITY: Project provides new/improved functionality through configuration, relocation, or technology. The project scope includes one or more of the following items for new/improved functionality: (a) area(s)/technology specifically designed/implemented and/or (b) remodeled/renovated/relocated.</p>	
0 - 5 pts	<p>OPERATIONAL IMPACT: Project improves operational efficiencies through consolidation, reorganization, and/or relocation and supports sustainability. The project scope includes one or more of the following items to improve operational efficiency: (a) area(s) and/or technology specifically designed and/or implemented, and/or (b) remodeling/renovation/relocation with (1) demonstrated operational budget reductions and/or projections as a result of completing this project and/or (2) demonstrated resource reallocation to accommodate any new net square footage constructed.</p>	
0 - 15 pts	<p>SPACE NEED: Project targets and resolves demonstrated space shortages. The project scope includes one or more of the following items to meet demonstrated space shortages: (a) area(s)/technology specifically designed/implemented and/or (b) remodeling/renovation/relocation; and the space need must be documented in the capital planning support documentation (i.e. the Space Needs Summary document or an appropriate space needs analysis report).</p>	
0 - 5 pts	<p>SPACE UTILIZATION: Project demonstrates improved space utilization and/or makes use of underutilized space. The project scope includes one or more of the following items to improve space utilization: (a) area(s) specifically designed to replace underutilized assigned/surplus space with assigned space and/or (b) remodeling/renovation/relocation.</p>	