

**University of Washington**  
**Faculty Council on University Facilities and Services**

April 6<sup>th</sup>, 2017  
10:00 – 11:30am  
Gerberding 26

**Meeting Synopsis:**

1. Call to order
  2. Approval of Agenda
  3. Review of the minutes from March 2<sup>nd</sup>, 2017
  4. Chair's remarks
  5. Updated Capital Plan – Mike McCormick, AVP, Capital Planning; Jenni Laughlin, Capital Planning; Steve Kennard, Director, Capital and Space Management
  6. Good of the Order
  7. Adjourn
- 

**1) Call to order**

Christie called the meeting to order at 10:00 a.m.

**2) Approval of agenda**

The agenda was approved as written.

**3) Review of the minutes from March 2<sup>nd</sup>, 2017**

The minutes from March 2<sup>nd</sup>, 2017 were approved as written.

**4) Chair's remarks**

Christie noted that the Faculty Senate passed the FCUFS resolution recommending that upper campus general assignment classroom needs be taken into account in planning any buildings within the ten-minute walk zone on the central campus. Certain senators from Health Sciences continued to push back against the resolution because it did not address their classroom concerns within South Campus. Those issues, however, are not university-wide issues, which is why FCUFS has not previously considered them.

The FCUFS meeting on April 20<sup>th</sup>, 2017 will be devoted to proposed UW construction over the U-District light rail station. The May 4<sup>th</sup> meeting will examine the West Campus plan and Sound Transit plans that affect UW. The May 18<sup>th</sup> meeting will reexamine the Population Health building proposal. Site selection is expected to be completed by that date.

**5) Updated Capital Plan – Mike McCormick, Jenni Laughlin, Steve Kennard**

Mike McCormick (Associate Vice President, Capital Planning & Development) discussed the development of the One Capital Plan system for stress testing the overall UW capital plan. The idea is to develop quantifiable categories that can be used to compare both new building projects and

renovations and to include construction and ongoing operations costs, including cost savings to older spaces that are renovated. UW's backlog of deferred maintenance is costly, and one way to reduce the problem is to remodel existing space rather than build new space.

The One Capital Plan system, now operative in a preliminary version, will enable comparisons across funding categories as well, since buildings are constructed or remodeled with some combination of state, debt, local, donor, and other funding. When fully developed, the system should enable low priority projects to be identified and removed from immediate consideration, which will save staff time. The highest priority projects will also be easy to identify and can often be pushed forward easily. More time will be spent on further evaluation of projects that score moderately well.

One reason to proceed with this project is a question about UW building debt capacity. Recent construction has depended heavily upon debt financing. To reduce the cost of debt servicing, it is possible that no projects will be built with debt financing in the near future. Capital Projects is working with the new Executive Vice President for Finance and Administration, Jeffrey Scott, to evaluate debt financing capacity.

The deferred maintenance issue will be presented to the UW Board of Regents next week. The plan is to at least keep up with maintenance needs so the backlog does not get larger. The plan is to spend more money on renovations than on new buildings in order to reduce maintenance costs. Another factor behind the One Capital Plan is to bring environmental stewardship into the scoring model.

Director of Capital & Space Management, Steve Kennard, noted that as buildings age, they become less useful. This fact needs to be taken into account, and flexibility for future use needs to be considered in building projects.

Jenni Laughlin (Assistant Director, UW-IT Information Management) gave FCUFS a demonstration of how the preliminary version of the One Capital Plan model is working at the present time. The scoring model leaves budget and finance as separate issues.

McCormick interjected that the One Capital Plan model is supposed to be used prior to any funding decisions.

Laughlin showed that the model presently used ten categories by which to evaluate proposed building or renovation projects. Each category is given a weight between 1 and 5. The weightings are derived from the overall UW mission statement stressing teaching, research, and service. Each project is then scored in each of the ten categories on a scale of 1 to 5. Criteria for each particular score are specific within each category. The goal is to balance teaching, research, and service with reference to particular projects. Category 10 weights highly ten-year maintenance costs, which shifts weight toward remodeling buildings.

Actual decisions about which buildings to construct or remodel remains with the Provost, President, and the Regents.

Kennard noted that the goal was to bring transparency to the decision process.

Laughlin said that UW has previously looked only at specific projects. The goal of the One Capital Plan is to compare existing to new buildings and use a building portfolio approach to property management.

The criteria are all mission-driven. The specific criteria would be subject to annual revision, as would weightings. Responding to a question about the low weighting for student housing, Laughton noted that present construction is already taking care of housing needs, which now has a low priority.

Balick observed that the present model does not consider land use or personnel who might use a particular building.

Whittington noted that there is a need to include in the criteria the fact that when UW constructs a building, it needs to build densely considering the scarcity of buildable land.

## 6) Good of the Order

Nothing was stated for the good of the order.

## 7) Adjourn

The meeting was adjourned at 11:20 a.m.

---

*Minutes by Bill Rorabaugh, rorabaug@uw.edu, Professor of History*

**Present:** **Faculty:** Bruce Balick, AnnMarie Borys, Rich Christie (chair), Ashley Emery, Bill Erdly, Murray Maitland, Bill Rorabaugh, Jan Whittington  
**Guests:** Mike McCormick, Jenni Laughlin, Steve Kennard

**Absent:** **Faculty:** Laura Little, Ann Mescher, Giovanni Migliaccio  
**Ex-officio reps:** Chris Byrne, Carly Bainbridge, John Carroll, Steve Goldblatt, JoAnn Taricani  
**President's designee:** Charles Kennedy

### Exhibits

Exhibit 1 – One Capital Plan (preliminary version)

Exhibit 2 –FINAL\_FCUFS\_April\_UW\_OCP\_Scoring\_Model-ac-Rev3





