

Report on State University Deferred Maintenance and Capital Renewal

Fall 2004



KANSAS BOARD OF REGENTS

Report on State University Deferred Maintenance and Capital Renewal

Kansas Board of Regents

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September 2004

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Executive Summary

This report has been produced in an effort to identify the magnitude of deferred maintenance on the state university campuses. Facilities audits were conducted in 537 buildings following sample audits that were performed to establish benchmarks. A consultant was retained to validate the process and has stated "...the condition assessment process is being applied consistently across the state" and "...it is probable that the actual scope of the problem is if anything, being understated".¹

Updates were performed on building replacement costs, utility and infrastructure replacement costs, building inventories, quantities of utilities and infrastructure and other data.

The resulting information was used to calculate the amount required to bring all buildings, utilities and infrastructure to a 90% condition value, assuming 100% as perfect condition.

The report briefly discusses the importance of addressing both the current deferred maintenance backlog as well as on-going annual maintenance to prevent further backlog growth.

Cause for the current dilemma can be attributed to a lack of adequate funding and the age of the physical plant.

The current estimate of the deferred maintenance backlog is approximately **\$584 million**. **To prevent further backlog,**

would require \$74 million per year, without factoring inflation, to adequately maintain the university campuses.

¹ Quote from Dan Harrison, Executive Vice-President, ISES Corporation, September 2, 2004.

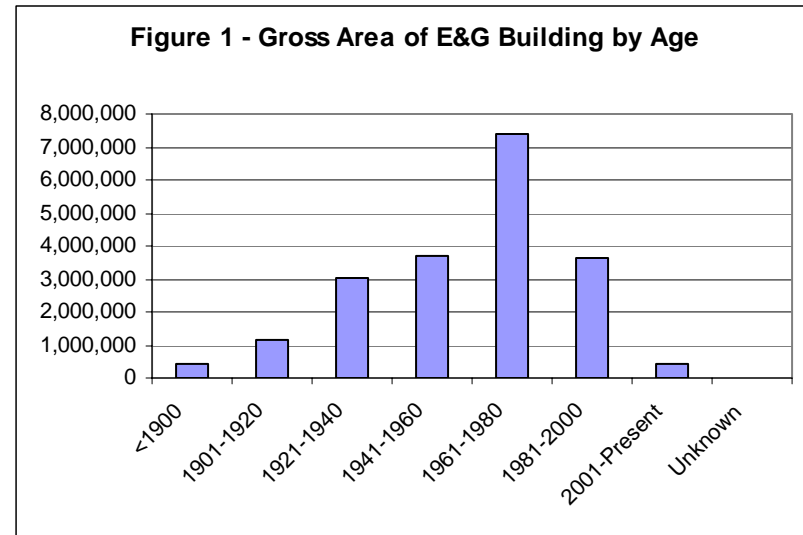
Introduction

The state's investment in buildings and infrastructure cannot be overemphasized. This is a report on the deferred maintenance and capital renewal needs of the state institutions under the control of the Kansas Board of Regents. These institutions comprise approximately 2/3 of the State of Kansas' building inventory. The report focuses on the academic/administrative buildings, commonly termed educational and general or E&G. These buildings exclude, auxiliary facilities such as residence halls, student unions, and parking garages. The 537 E&G buildings represent 20 million square feet, sited on 2,250 maintained acres. The replacement value of these buildings is \$3.68 billion. Utilities and infrastructure add another \$242 million in replacement costs for a total of \$3.9 billion.

Primary factors leading to the current state of deferred maintenance on the university campuses is a lack of funding coupled with the age of the buildings (Figure 1). It is important to note that 80% of the total inventory is at least 20 years old. Periodic maintenance or replacement is to be expected as building systems and materials reach the end of their life cycle.

Until 1991, the universities received relatively little in rehabilitation and repair funding (see Appendix A). The Joint Committee on State Building Construction and the Board of Regents recognized this as a problem and in FY '92 Educational Building Funds previously used for capital projects were redistributed for rehabilitation and repair projects. However, the universities continue to lose ground.

Acknowledging variances for age and type of facilities, the Building Research Board of the National Research Council in their study: *"Committing to the Cost of Ownership: Maintenance and Repair of Public Buildings"* conclude that an appropriate budget allocation for routine maintenance and capital renewal is in the range of 2 to 4 percent of the current replacement value (CRV), excluding major infrastructure. The Association of Physical Plant Administrators (APPA) and experts in the field of deferred maintenance generally accept this range. The 2 to 4 percent range is most valid as a budget guide for a large inventory of buildings over an extended period of time. An important and often misunderstood point is that this range *does not include* "one-time" funding to reduce deferred maintenance backlogs.



Assuming the low end of the range, 2% multiplied by the CRV of \$3.68 billion equals approximately \$74 million per year that should be spent maintaining the facilities properly. **This compares to the \$7 million allocated for FY '05.**

The deferred maintenance backlog is a national problem affecting both private and state institutions of higher education. Estimates of the nationwide problem vary from \$26 billion² (acknowledged to be conservative) to over \$50 billion³.

The 1960's through the 80's were periods of huge growth for all of higher education. Like many institutions across the nation, nearly 40% of the Kansas Board of Regents' university space was built within that 20-year time frame. The major expansion was initiated by unprecedented enrollment growth due to the "Baby Boom" generation.

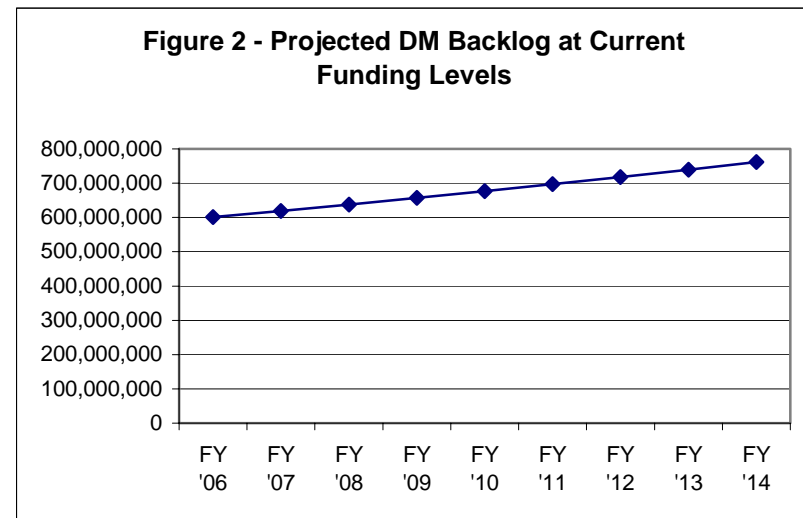
Now, some 20-40 years later, these buildings require simultaneous overhaul of their major subsystems. Heating, ventilation, electrical, and plumbing systems, if they haven't already been replaced, are either worn out or about to wear out - and it isn't because they haven't been maintained. It is simply because the systems have reached the end of their useful life. The average life cycle of the components that make up buildings is 23 years⁴.

² "A Foundation to Uphold" H. Kaiser (1995).

³ "The Decaying American Campus: A Ticking Time Bomb" S. Rush & S. Johnson (1989).

⁴ "Successful Strategies for Reducing University Deferred Maintenance" Matthew C. Adams, P.E., President, M.C. Adams & Associates.

This report represents a finite point in time. The costs presented are the amounts needed to bring the buildings, utilities and infrastructure to a **current** acceptable level. Any funding plan to address corrective measures must recognize two factors: the need for deferred maintenance backlog reduction and sufficient capital to perform on-going maintenance. Without this two-pronged approach, the deferred maintenance backlog will continue to grow. Figure 2 below, represents the projected backlog over the next 10 years if a 3% annual inflation rate is applied to the current backlog. It further assumes incremental increases to the EBF that would be allocated for Rehabilitation & Repair.



Properly attending to deferred maintenance/capital renewal will require funding from a dependable source over an extended time period to reach manageable levels.

Process

In the fall of 2002, the Kansas Board of Regents performed a study titled “Report on State University Deferred Maintenance and Capital Renewal”, in an effort to quantify the physical condition of the state university campuses. The thoroughness and accuracy of this initial report, was limited by the three-week time period allowed for its preparation. As examples: 1) buildings were given an overall facilities condition audit (FCA) score rather than evaluating individual system components to arrive at a score; 2) utilities and infrastructure costs were derived from data obtained from a 1987 report and the costs were indexed forward to 2002; and 3) time constraints also prevented a careful review and update of campus inventory information.

This fall 2004 report has been undertaken with the intent to provide the most accurate information available within a reasonable timeframe. To gain a better understanding as to how the information was arrived at, following is a brief description of the process:

1) At the March 2004 State University Council of Presidents meeting, the President’s and Chancellor charged the Business Officers to develop a plan for addressing deferred maintenance that would include annual spending and some revenue bond financing. Key components of the plan included:

- The Board’s Director of Facilities would work with the campus architects over the summer to update the estimated cost of the deferred maintenance problem. The update would review and update the building

condition values, condition of campus utilities and infrastructure and update the replacement costs of the aforementioned.

- Some portion of any new revenue would be dedicated to the annual allocation for Rehabilitation and Repair (R&R) projects.
- The balance of any new revenue would be used to address deferred maintenance.
- Detailed plans should be developed by each campus to address deferred maintenance that will include a listing of buildings with the greatest need in priority order. Allocations would be made by the Board of Regents based upon these plans.

The State University Council of Presidents and the Board of Regents subsequently concurred with these recommendations and also suggested that a consultant should be retained to validate the process.

2) In an effort to bring consistency to the facilities audits and prevent unintended biases or subjectivity, the Director of Facilities for the Kansas Board of Regents, performed sample audits with university architects between June 16 and July 2, 2004.

Approximately 40 buildings were evaluated on seven campuses. The buildings were intentionally selected to represent a cross-section by age, technology, programmatic use, historical significance and so forth. In most cases, physical plant personnel accompanied the university architects to provide additional history pertaining to the mechanical, plumbing and electrical systems.

The sample audits were used as a reference or benchmark. The campuses completed the audits for all 537 E&G buildings and submitted them to the Board office on August 1, 2004.

A few parameters were established prior to the audits:

- When evaluating conditions, err on the side of conservatism. For credibility sake, it is better to understate the problem than to overstate it.
- Assume conditions that will be improved by performance contract projects have been completed.
- Use the definitions on the assessment forms to evaluate the various building, utility and infrastructure components.

3) Simultaneously, the Board office worked with the universities to update replacement costs of buildings, utilities and infrastructure; building inventories; quantities of utilities and infrastructure and other data.

4) In July 2004, an RFP was sent to three well-known facilities management consultants, suggested by the Association of Physical Plant Administrators (APPA). The Council of Business Officers and the Campus Architects reviewed their credentials and ISES Corporation, Atlanta, Georgia was selected to provide validation to the process being undertaken.

The Executive Vice-President of ISES Corporation conducted an independent sample audit of the campus facilities the week of August 16-20, 2004. A brief final report will be provided by October 15, 2004.

5) Board staff reviewed assessment forms and other received data and coordinated with the campuses/consultant to resolve inconsistencies that were uncovered.

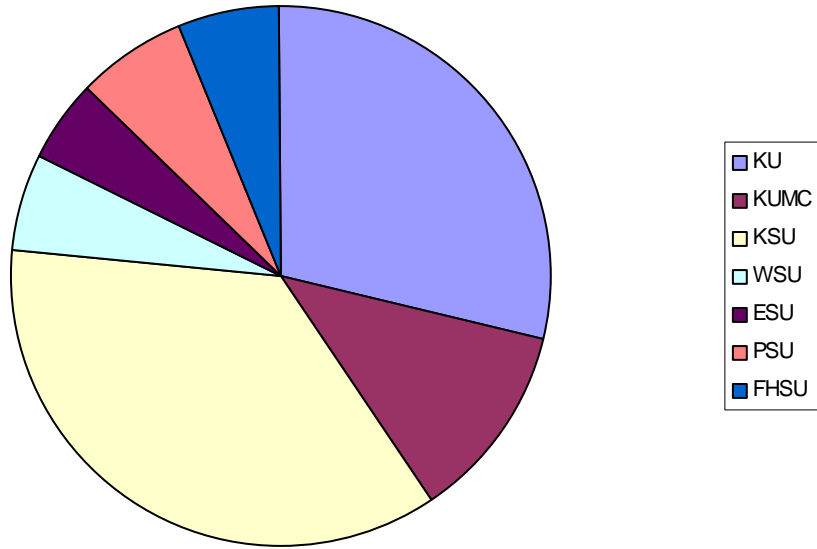
6) Finally, data was entered into calculation spreadsheets to formulate costs and other information contained in this report.

It needs to be clearly stated that given time and resources, a preferred method for conducting such a study would be to retain an independent consultant to conduct a facilities audit of all of the state university facilities. The cost of such a study would be in the range of \$.10/s.f. or approximately \$2 million.

FALL 2004
Summary Calculation of Total Renewal Costs
Kansas Board of Regents University Campuses

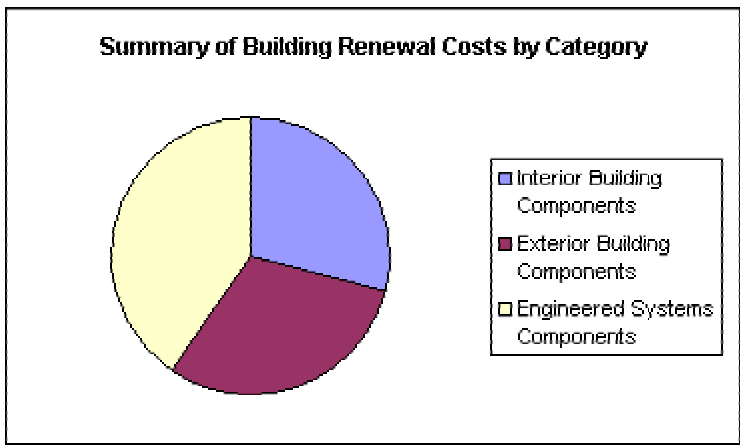
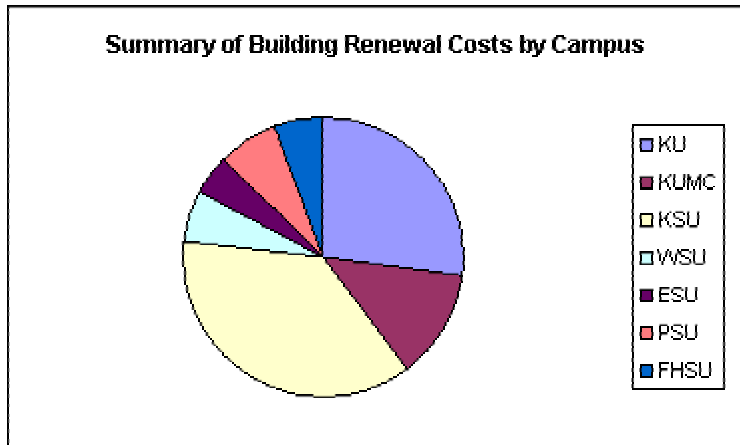
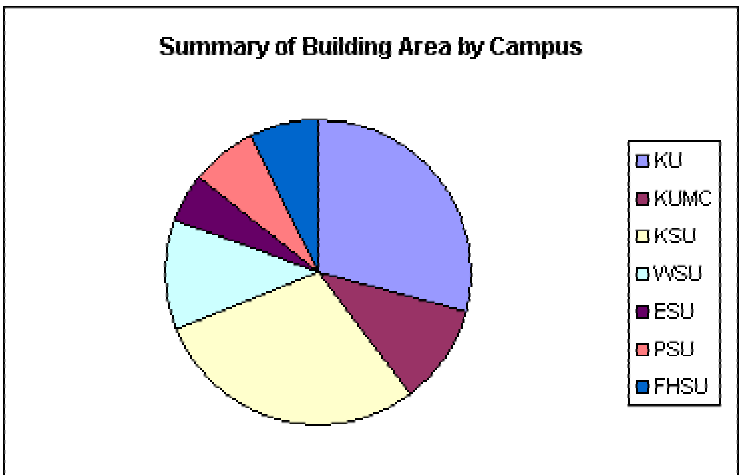
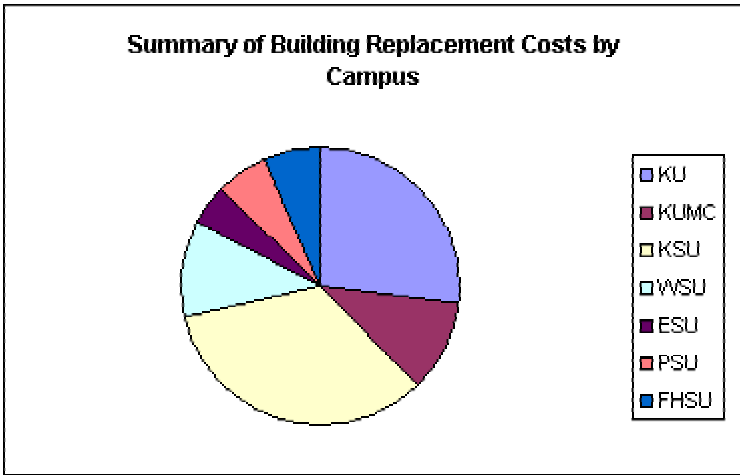
Institution	Building Renewal Costs	U & I Renewal Costs	Total Renewal Costs
The University of Kansas	144,308,625	24,163,979	168,472,604
The University of Kansas-Medical Center	65,551,699	3,271,284	68,822,982
Kansas State University	195,512,262	13,856,350	209,368,613
Wichita State University	31,154,453	2,744,987	33,899,440
Emporia State University	26,239,924	2,637,543	28,877,468
Pittsburg State University	36,797,516	2,991,044	39,788,560
Fort Hays State University	30,080,261	5,076,282	35,156,543
TOTAL	529,644,741	54,741,469	584,386,210

Summary of Total Renewal Costs by Campus



FALL 2004
Summary Calculation of Building Renewal
Kansas Board of Regents University Campuses

Institution	Replacement Cost	Gross Square Feet	Renewal Costs
The University of Kansas	991,846,630	5,772,142	144,308,625
The University of Kansas-Medical Center	398,091,125	2,068,550	65,551,699
Kansas State University	1,241,943,225	5,740,660	195,512,262
Wichita State University	407,375,030	2,295,496	31,154,453
Emporia State University	174,697,922	1,092,903	26,239,924
Pittsburg State University	225,555,760	1,355,985	36,797,516
Fort Hays State University	240,299,102	1,415,632	30,080,261
TOTAL	3,679,808,794	19,741,368	529,644,741



Fall 2004
Calculation of Building Renewal
The University of Kansas

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KU	Airport Hangar No. 1	125	1982	1,261,400	77	14,000	13%	160,829	0.23
KU	Airport Hangar No. 2	126	1962	554,380	69	3,900	21%	118,637	0.31
KU	Allen Field House	59	1955	43,958,200	70	188,500	20%	8,681,745	0.30
KU	Anschutz Science Library	179	1989	24,692,700	78	155,300	12%	3,074,241	0.22
KU	Anschutz Sports Pavilion/Anderson Stren	173	1984	15,838,000	83	151,700	7%	1,179,931	0.17
KU	Art and Design Building	151	1977	25,478,160	79	160,237	11%	2,687,946	0.21
KU	Baehr Audio Reader/KANU	156	1910	2,560,000	84	17,860	6%	154,880	0.16
KU	Bailey Hall	35	1900	11,294,300	68	76,108	22%	2,535,570	0.32
KU	Blake Hall	17	1964	7,421,060	72	50,010	18%	1,332,080	0.28
KU	Botany Greenhouse	120	1961	472,760	62	5,070	28%	131,191	0.38
KU	Bridwell Botany Res. Lab	98	1965	2,017,180	80	8,975	10%	202,727	0.20
KU	Broadcasting Hall	44	1941	1,202,040	75	7,873	15%	180,907	0.25
KU	Budig Hall/Hoch Auditoria	39	1927	21,896,420	87	92,839	3%	667,841	0.13
KU	Burt Hall	85	1961	3,524,500	72	19,054	18%	627,361	0.28
KU	Campanile	60	1951	340,260	73	1,285	17%	56,483	0.27
KU	Carruth O'Leary Hall	77	1955	7,466,640	67	50,314	23%	1,706,127	0.33
KU	Chamney Residence & Barns	143	1900	546,960	54	5,865	36%	195,265	0.46
KU	Chancellor's Guest House	13	1936	285,140	75	2,072	15%	43,056	0.25
KU	Chancellor's Res. Garage	15	1912	127,200	80	925	10%	13,102	0.20
KU	Chancellor's Residence	14	1912	1,566,680	69	11,366	21%	332,136	0.31
KU	Child Care Facility	196	2000	2,624,560	93	17,684	0%	0	0.07
KU	Chiller Building	3	1973	1,515,000	87	1,783	3%	47,723	0.13
KU	Computer Services Fac.	153	1978	7,769,800	73	47,595	17%	1,340,291	0.27
KU	Continuing Education Bldg.	199	1980	4,950,200	77	33,354	13%	665,802	0.23
KU	Danforth Chapel	49	1946	244,860	59	1,427	31%	75,784	0.41
KU	Dole Human Devel. Center	180	1990	20,295,820	81	132,963	9%	1,867,215	0.19
KU	Dole Institute	201	2003	7,299,000	94	27,150	0%	0	0.06
KU	Dyche Hall	5	1903	18,150,380	62	106,685	28%	5,063,956	0.38
KU	Eaton Hall	204	2003	14,363,000	95	96,400	0%	0	0.05
KU	Ellsworth Annex	89A	1963	4,129,000	79	8,259	11%	435,610	0.21
KU	Entomology Research Lab.	117	1954	407,040	60	2,400	30%	123,740	0.40
KU	Env. Health & Safety	112	1958	73,630	80	995	10%	7,473	0.20
KU	Fitch Farm Residence	331	1950	206,700	59	1,500	31%	64,594	0.41
KU	F.O. Const. & Land. Shops	177	1986	1,712,960	82	20,611	8%	141,319	0.18

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KU	F.O. Main Building	30	1908	2,292,780	59	24,721	31%	708,469	0.41
KU	F.O. Stone Barn/Hall Center	27	1905	5,137,000	95	14,728	0%	0	0.05
KU	F.O. Storage Bldg A	113	1959	340,260	79	6,418	11%	38,790	0.21
KU	F.O. Storage Bldg B	175	1984	144,160	81	2,712	9%	13,119	0.19
KU	F.O. Vehicle Maint. Shop	176	1986	1,076,960	80	13,817	10%	108,234	0.20
KU	F.O. Warehouse	202	1999	3,364,440	88	45,350	2%	70,653	0.12
KU	Foley Hall	163	1980	742,000	79	5,000	11%	82,362	0.21
KU	Fraser Hall	97	1967	21,507,400	68	124,100	22%	4,656,352	0.32
KU	Geological Core Library	191	1990	1,987,500	78	11,793	12%	240,488	0.22
KU	Green Hall	150	1977	15,597,900	76	101,833	14%	2,144,711	0.24
KU	Groundwater Treatment Bldg	343	1995	1,080,000	81	2,160	9%	100,440	0.19
KU	Haworth Hall	104	1969	59,128,920	72	274,788	18%	10,584,077	0.28
KU	Higuchi Building	136	1969	7,524,940	74	42,380	16%	1,230,328	0.26
KU	Hoglund-Maupin Bleachers	188	1970	689,000	92	4,333	0%	0	0.08
KU	Horejsi Family Athletics Fac.	197	1999	3,596,580	86	22,623	4%	158,250	0.14
KU	Info. Booth, Jayhawk Blvd	75	1951	2,120	74	34	17%	350	0.27
KU	J. R. Pearson Hall	80	1959	21,935,640	90	146,250	0%	43,871	0.10
KU	KANU Transmitter Building	192	1990	78,440	88	1,062	2%	1,726	0.12
KU	KLETC Admin. Building	601	1945	3,848,000	84	25,830	6%	230,880	0.16
KU	KLETC Dormitory Building	602	1945	7,632,000	83	55,305	7%	530,424	0.17
KU	KLETC Firing Range Clssrm	606	1994	239,560	82	1,616	8%	18,686	0.18
KU	KLETC Firing R. Obser Tower	607	1994	61,480	86	416	4%	2,521	0.14
KU	KLETC Garage Building	603	1985	296,800	76	4,000	14%	40,513	0.24
KU	Kansas Bio. Survey Storage	123	1968	73,140	70	1,378	20%	14,445	0.30
KU	Kurata Thermodynamics Lab	190	1990	995,340	85	5,430	5%	47,776	0.15
KU	Learned Hall	88	1963	42,401,060	76	229,892	14%	5,766,544	0.24
KU	Lied Center	184	1993	22,415,820	83	88,482	7%	1,580,315	0.17
KU	Lindley Hall	42	1943	14,424,480	68	86,675	22%	3,151,749	0.32
KU	Lindley Storage	105	1958	10,600	50	144	40%	4,245	0.50
KU	Lippincott Hall	8	1905	4,915,220	65	32,883	25%	1,238,635	0.35
KU	Malott Hall	58	1954	63,449,480	67	328,888	23%	14,307,858	0.33
KU	Marvin Hall	41	1908	9,073,600	81	55,226	9%	834,771	0.19
KU	Marvin Hall Annex	41B	1967	21,200	77	286	13%	2,851	0.23
KU	Max Kade Center	91	1928	863,900	75	6,267	15%	126,129	0.25
KU	McCollum Laboratories	141	1971	3,241,480	73	15,065	17%	562,397	0.27
KU	Memorial Stadium	50	1921	43,599,060	85	179,420	5%	2,049,156	0.15
KU	Military Science Building	46	1943	5,546,980	66	38,479	24%	1,334,049	0.34
KU	Moore Hall	139	1973	7,348,980	74	46,843	16%	1,175,837	0.26
KU	Multi-Cult. Resource Bldg.	47	1946	430,360	46	2,903	44%	189,574	0.54

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KU	Murphy Hall	76	1957	40,926,600	73	188,800	17%	6,814,279	0.27
KU	Nelson Tract Env. St. Lab	324	1993	590,420	81	3,620	10%	56,090	0.20
KU	Nelson Tract Res. Bldg.	323	1990	240,620	78	1,486	12%	29,235	0.22
KU	Nelson Tract Trailer	321	1970	198,220	38	1,440	53%	104,066	0.63
KU	Nichols Hall	135	1971	12,339,460	76	69,500	14%	1,746,034	0.24
KU	Nunemaker Hall	140	1971	1,497,780	78	10,090	12%	179,734	0.22
KU	Old Schoolhouse	99	1890	224,720	26	3,025	64%	143,596	0.74
KU	Oldfather Studios	193	1955	2,658,480	59	19,745	31%	834,763	0.41
KU	Parker Hall	122	1968	2,415,740	75	15,935	15%	362,361	0.25
KU	Parrott Athletic Center	174	1970	3,726,960	84	24,084	6%	236,662	0.16
KU	Pharmaceutical Chem. Lab.	121	1968	1,651,480	71	7,850	19%	317,084	0.29
KU	Pinet House	209		434,000	57	3,554	33%	144,956	0.43
KU	Power Plant	24	1922	15,166,000	59	17,843	31%	4,633,213	0.41
KU	Printing Services	116	1968	2,744,340	81	35,229	9%	259,340	0.19
KU	Pump House, Potter Lake	146	1911	36,040	77	490	13%	4,757	0.23
KU	Rec. Ser. Bldg. - Adams Cmps	351	1988	125,080	82	800	8%	9,631	0.18
KU	Rec. Ser. Stor. - Adams Cmps	352	1989	54,060	87	340	3%	1,514	0.13
KURC	Regents Center	410	1992	8,425,940	84	55,204	6%	535,047	0.16
KURC	Regents' Ctr Communications	411	1993	7,420	85	100	5%	349	0.15
KU	Robinson Farm Bldg. No. 1	302	1880	10,600	71	144	19%	1,972	0.29
KU	Robinson Farm Bldg. No. 2	303	1880	24,380	78	322	12%	2,974	0.22
KU	Robinson Health & PE Ctr.	94	1966	34,646,100	71	218,631	19%	6,738,666	0.29
KU	Shenk Restroom Facility	181	1988	99,640	80	595	11%	10,462	0.21
KU	Simons Biosci. Res. Labs	195	1995	9,762,600	87	48,345	3%	283,115	0.13
KU	Smissman Research Labs	157	1978	3,146,080	73	14,000	17%	522,249	0.27
KU	Smith Hall	21	1967	3,059,160	79	20,181	11%	338,037	0.21
KU	Snow Hall	40	1929	14,977,800	85	96,783	5%	688,979	0.15
KU	Spencer Museum of Art	152	1977	14,483,840	76	91,095	14%	2,063,947	0.24
KU	Spencer Research Library	100	1968	17,128,540	68	107,729	22%	3,734,022	0.32
KU	Spooner Hall	6	1894	3,774,660	73	23,272	17%	649,242	0.27
KU	Stauffer-Flint Hall	34	1897	5,588,320	70	36,868	20%	1,112,076	0.30
KU	Strong Hall	37	1911	26,089,780	73	175,806	17%	4,539,622	0.27
KU	Student Recreation & Fitness Center	205	2003	16,298,000	95	141,300	0%	0	0.05
KU	Sudler House Annex	92	1928	252,280	61	1,509	29%	74,044	0.39
KU	Summerfield Hall	79	1959	14,033,340	71	93,565	19%	2,687,385	0.29
KU	Sunflower Res. Residence	341	1945	290,440	31	2,107	60%	172,812	0.70
KU	Sunflower Wildcare Bldg.	342	1992	161,120	63	1,000	28%	44,308	0.38
KU	Traffic Control Stations	124	1962	29,680	73	200	17%	4,957	0.27
KU	Twente Hall	19	1931	4,514,540	65	30,418	25%	1,146,693	0.35

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KU	University Press Offices	185	1991	952,940	84	6,422	6%	59,082	0.16
KU	University Press Warehouse	183	1989	660,380	80	8,899	10%	65,708	0.20
KU	University Relations Ctr.	4	1915	1,121,480	51	7,554	39%	438,499	0.49
KU	Visitor's Center	83A	1998	2,403,020	85	16,190	5%	120,151	0.15
KU	Wagnon Student Athlete Ctr.	189	1992	8,473,640	84	55,900	6%	525,366	0.16
KU	Watkins Home	18	1937	1,013,360	64	6,828	26%	262,967	0.36
KU	Watkins Student Health Ctr.	147	1973	15,785,520	78	97,335	12%	1,941,619	0.22
KU	Watson Library	22	1924	30,090,220	69	189,249	21%	6,273,811	0.31
KU	Well Sample Library	701	1950	1,535,940	74	18,818	16%	242,679	0.26
KU	Wescoe Hall	132	1973	27,070,280	75	179,844	15%	4,155,288	0.25
KU	Wesley Building	155	1954	2,142,260	60	12,788	30%	648,034	0.40
KU	Youngberg Hall	86	1960	3,783,140	82	25,490	8%	315,892	0.18
KU	515-517 W. 14th St.	138	1900	412,340	67	2,664	23%	95,869	0.33
KU	525 W. 14th St.	137	1863	290,440	43	3,385	47%	136,797	0.57
KU	1043 Indiana	64	1900	916,900	36	6,182	54%	491,458	0.64
	Total			991,846,630		5,772,142		144,308,625	

Fall 2004
Calculation of Building Renewal
The University of Kansas Medical Center

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KUMC	Applegate Energy Center	42	1973	37,830,976	54	44,612	36%	13,524,574	0.46
KUMC	Breidenthal	52	1958	9,903,156	71	40,620	19%	1,891,503	0.29
KUMC	Breidenthal Annex	38	1970	1,930,896	79	7,920	11%	212,399	0.21
KUMC	Children's Dev. Unit (CDU)	18	1959	4,322,358	74	27,552	17%	713,189	0.27
KUMC	Delp Pavilion (D)	9	1939	22,861,341	66	118,177	24%	5,486,722	0.34
KUMC	Delp Pavilion (F)	15	1954	18,576,329	70	117,223	20%	3,798,859	0.30
KUMC	Dykes Library	21	1983	9,391,176	80	59,064	10%	981,378	0.20
KUMC	Eaton (E)	10	1940	5,106,147	72	34,408	18%	908,894	0.28
KUMC	Hixon	5	1936	5,262,423	80	21,585	10%	523,611	0.20
KUMC	Hoglund Brain Imaging Center	69	2002	2,086,000	95	11,500	0%	0	0.05
KUMC	Jaycare Center	46	1959	100,000	52	4,028	38%	38,300	0.48
KUMC	Kirmayer Fitness Center	60	1990	9,275,424	85	58,336	5%	491,597	0.15
KUMC	Landon Center on Aging	66	1968	9,068,300	95	59,000	0%	0	0.05
KUMC	Lied Biomedical Research Bldg.	62	1994	18,799,365	84	80,250	6%	1,165,561	0.16
KUMC	Miller	39	1973	8,694,756	72	54,684	18%	1,582,446	0.28
KUMC	Murphy (A)	1	1924	7,548,729	81	50,151	9%	686,934	0.19
KUMC	Nursing Ed. Facility	65	2000	13,761,442	95	91,426	0%	0	0.05
KUMC	Olathe Pavilion (G)	16	1957	10,247,893	67	55,403	23%	2,331,396	0.33
KUMC	Orr-Major	54	1976	21,291,891	79	118,157	11%	2,416,630	0.21
KUMC	Research Support Facility	30	1989	18,129,200	84	74,300	6%	1,160,269	0.16
KUMC	Robinson (L)	17	1958	9,347,292	76	62,100	14%	1,299,274	0.24
KUMC	School of Med., Wichita	90	1980	13,973,122	78	98,743	12%	1,662,802	0.22
KUMC	Shop Services Building	68	2002	742,000	92	10,000	0%	0	0.08
KUMC	Smith - East - MRRC	37	1973	10,110,153	76	44,990	14%	1,385,091	0.24
KUMC	Smith - West -MRRC	36	1972	1,641,872	76	10,908	14%	229,862	0.24
KUMC	Special Storage	25	1974	40,439	73	545	17%	7,036	0.27
KUMC	Spencer Chapel	27	1967	446,949	78	2,811	12%	51,623	0.22
KUMC	Student Center	14	1954	10,663,180	72	58,148	18%	1,919,372	0.28
KUMC	Sudler	7	1936	15,021,888	72	95,754	18%	2,703,940	0.28
KUMC	Support Services Bldg.	63	1974	11,119,464	77	74,929	13%	1,495,568	0.23
KUMC	Sutherland Institute	61	1992	3,309,744	84	19,515	7%	215,133	0.17
KUMC	Taylor Hall	13	1953	5,033,304	83	32,975	7%	352,331	0.17
KUMC	Wahl Annex	2	1928	1,724,415	68	17,877	22%	374,198	0.32
KUMC	Wahl Hall East	20	1963	30,901,894	73	126,751	17%	5,284,224	0.27

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KUMC	Wahl Hall West	12	1953	16,825,613	64	69,014	26%	4,441,962	0.36
KUMC	Wescoe Pavilion (B)	3	1928	12,327,217	66	78,050	24%	2,940,041	0.34
KUMC	Wescoe Pavilion (C)	6	1936	4,227,865	63	25,244	27%	1,128,840	0.37
KUMC	WRI/CPC Building	92	1996	5,492,886	85	29,443	5%	280,137	0.15
KUMC	4125 Rainbow	48	1972	5,257,322	62	39,363	28%	1,464,164	0.38
KUMC	Link: Cam.Prkg-Hospital	—	1980	151,050	82	1,140	8%	12,764	0.18
KUMC	Link: CDU-Miller	—	1972	593,335	85	4,478	5%	29,963	0.15
KUMC	Link: Delp to Wescoe	—	1980	79,500	84	600	6%	4,412	0.16
KUMC	Link: Hospital-Miller	—	1980	120,178	84	907	6%	6,670	0.16
KUMC	Link: Hospital-OrrMajor	—	1976	89,438	83	675	7%	6,171	0.17
KUMC	Link: Lied-Hospital	—	1994	318,000	85	2,400	5%	16,059	0.15
KUMC	Link: OlathePav.-OlathePrkg	—	1989	237,440	86	1,792	4%	9,972	0.14
KUMC	Link: OM-Taylor-SON	—	2000	336,550	93	2,540	0%	0	0.08
KUMC	Link: Sudler Link	—	1980	3,060,750	81	23,100	9%	278,528	0.19
KUMC	Link: Wahl E.-Library	23	1983	710,465	85	5,362	5%	37,299	0.15
	Total			398,091,125		2,068,550		65,551,699	

Fall 2004
Calculation of Building Renewal
Kansas State University

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KSU	Ackert/Chalmers Hall	136	1970	34,858,000	64	142,279	26%	8,993,364	0.36
KSU	Ahearn Field House	5	1951	14,425,540	71	90,096	19%	2,697,576	0.29
KSU	Anderson Hall	1	1879	9,927,960	51	66,439	39%	3,827,229	0.49
KSU	Beach Art Museum	175	1996++	7,255,700	93	26,720	0%	0	0.07
KSU	Biolog. & Indust. Value-Added Program	186	2004	4,756,000	95	30,466	0%	0	0.05
KSU	Bluemont Hall	158	1981	18,335,880	78	122,700	12%	2,227,809	0.22
KSU	Bramlage Coliseum	164	1988	41,025,009	88	176,073	3%	1,025,625	0.13
KSU	Brandeberry Indoor Practice Facil.	162	1980	6,085,460	89	25,915	1%	73,026	0.11
KSU	Burt Hall	9	1923	9,646,000	64	39,291	26%	2,507,960	0.36
KSU	Bushnell Annex	8	1969	571,340	75	2,328	15%	83,701	0.25
KSU	Bushnell Hall	10	1949	5,700,680	65	23,219	25%	1,410,918	0.35
KSU	Call Hall	72	1963	16,324,000	62	66,492	28%	4,627,854	0.38
KSU	Calvin Hall	13	1908	7,810,080	74	52,261	16%	1,230,088	0.26
KSU	Cardwell Hall	91	1963	36,792,600	74	149,866	16%	5,942,005	0.26
KSU	Chemical Storage Bldg.	171	1989	640,240	78	2,608	12%	76,189	0.22
KSU	Chemistry/Biochemistry	165	1988	21,935,640	72	89,350	18%	4,014,222	0.28
KSU	Danforth/All Faiths Chapels	3	1949	1,285,780	80	9,337	10%	128,578	0.20
KSU	Dickens Hall	18	1907	7,716,800	72	31,435	18%	1,381,307	0.28
KSU	Dole Hall	168	1990	8,082,500	77	32,923	13%	1,030,519	0.23
KSU	Durland/Rathbone/Fiedler Hall	153	1976	60,159,240	80	245,041	10%	6,256,561	0.20
KSU	Dykstra Hall	19	1955	5,543,800	75	37,095	15%	814,939	0.25
KSU	East Stadium	104	1922	3,341,120	50	22,357	40%	1,326,425	0.50
KSU	Edwards Hall	135	1967	8,183,200	66	54,758	24%	1,959,876	0.34
KSU	Eisenhower Hall	22	1951	8,203,340	67	54,893	23%	1,849,853	0.33
KSU	Ellen Richards/Galichia+++	27	1949	2,509,000	82	16,836	8%	212,011	0.18
KSU	English/Counseling Services	108	1960	5,749,440	72	33,666	18%	1,029,150	0.28
KSU	Environmental Research Lab	21	1963	1,566,000	74	6,762	16%	247,428	0.26
KSU	Facilities Grounds	97	1918	299,980	45	4,018	45%	134,991	0.55
KSU	Facilities Ground Storage	177	1995	392,200	86	5,250	4%	17,257	0.14
KSU	Facilities Shops	173	1993	656,140	82	8,785	8%	54,132	0.18
KSU	Fairchild Hall	30	1894	8,791,640	54	58,828	36%	3,204,553	0.46
KSU	Feed Technology	29	1956	4,624,780	71	18,837	19%	881,021	0.29
KSU	Gymnasium	73	1951	11,800,980	66	73,703	25%	2,891,240	0.35
KSU	Hale-Farrell Library	31	1927	57,308,900	89	357,927	1%	458,471	0.11
KSU	Handball Building	146	1969	90,100	68	4,980	22%	19,822	0.32
KSU	Hoeflin Stone House	156	18??	2,431,640	85	16,273	5%	116,719	0.15

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KSU	Holton Hall	34	1900	3,668,660	76	24,552	14%	497,103	0.24
KSU	Holtz Hall	74	1876	1,038,800	67	6,950	23%	239,443	0.33
KSU	Indoor Practice Facility	176	1993	7,266,300	92	97,248	0%	0	0.08
KSU	International Grains Program	160	2004	3,100,000	95	16,384	0%	0	0.05
KSU	International St. Center	155	1977	962,480	76	6,439	14%	135,228	0.24
KSU	Intramural Fields Bldg.	178	1996	92,220	90	576	0%	0	0.10
KSU	Justin Hall	41	1960	36,523,360	73	148,768	17%	6,154,186	0.27
KSU	Kedzie Hall	71	1897	6,219,020	63	41,616	27%	1,697,792	0.37
KSU	King Hall	20	1966	10,939,200	73	44,559	17%	1,821,377	0.27
KSU	KSU Football Stadium	134	1968	30,401,860	90	125,006	0%	0	0.10
KSU	Leasure Hall	112	1908	10,889,380	64	44,354	26%	2,874,796	0.36
KSU	Manufacturing Ln. Ct.	652	1984	1,936,620	82	22,683	8%	152,993	0.18
KSU	McCain Auditorium	133	1970	30,058,420	74	112,639	16%	4,809,347	0.26
KSU	Meyers Field - Baseball Compound	185	2000	2,710,420	95	13,055	0%	0	0.05
KSU	Military Science Hall	79	1943	5,858,620	60	39,206	30%	1,783,950	0.40
KSU	Natorium	150	1973	11,107,740	68	49,554	22%	2,471,472	0.32
KSU	Nichols Hall	82	1911	11,099,260	72	74,277	18%	2,042,264	0.28
KSU	Peters Rec., C.E.	159	1980	27,218,680	79	169,995	11%	2,939,617	0.21
KSU	Power Plant	93	1928	84,245,620	71	52,792	19%	16,133,036	0.29
KSU	President's Residence	92	1923	1,358,920	73	9,096	17%	237,132	0.27
KSU	Seaton Court	25	1874	6,802,020	55	45,515	35%	2,394,311	0.45
KSU	Seaton Hall	102	1922	57,931,120	74	235,967	16%	9,500,704	0.26
KSU	Shellenberger Hall	80	1960	12,533,440	65	51,051	25%	3,164,694	0.35
KSU	Thompson Hall	106	1921	8,123,840	68	33,092	22%	1,807,554	0.32
KSU	Throckmorton Hall	161	1981	96,253,300	78	392,058	12%	11,117,256	0.22
KSU	Umberger Hall	109	1956	8,758,780	66	58,611	24%	2,075,831	0.34
KSU	Vanier Football Complex	149	1972	8,719,560	85	58,351	5%	435,978	0.15
KSU	Ward Hall	85	1961	10,119,820	74	41,222	16%	1,593,872	0.26
KSU	Waters Hall	120	1923	36,114,200	73	147,102	17%	6,175,528	0.27
KSU	Waters Hall Annex	117	1923	3,844,620	68	15,658	22%	847,739	0.32
KSU	Weber Hall	4	1957	32,691,460	72	133,161	18%	5,819,080	0.28
KSU	West Stadium	105	1922	4,207,140	50	28,156	40%	1,670,235	0.50
KSU	Willard Hall	116	1939	26,873,120	59	109,459	31%	8,209,738	0.41
	Total Academic/Administration			1,034,494,709		4,648,959		161,554,673	

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KSU VETERINARY MEDICINE									
KSU	Coles Hall	147	1972	26,031,480	77	106,030	13%	3,410,124	0.23
KSU	Mosier Hall	154	1978	66,934,760	77	272,640	14%	9,036,193	0.24
KSU	Trotter Hall	151	1973	25,680,620	75	104,601	15%	3,762,211	0.25
	Total Veterinary Medicine			118,646,860		483,271		16,208,527	
KSU-SALINA									
KSU-S	Aero Center	706	1990	8,869,020	79	36,127	11%	971,158	0.21
KSU-S	Aero East Hangar	704	1956	3,548,880	57	27,703	33%	1,180,003	0.43
KSU-S	Aero West Hangar	703	1954	3,772,540	57	29,455	33%	1,254,370	0.43
KSU-S	Civil Laboratory	708	1956	1,358,920	57	5,537	33%	448,444	0.43
KSU-S	College Center	710	1995	3,230,880	85	18,915	5%	161,544	0.15
KSU-S	Composite Avionics	705	1996	1,166,000	85	4,750	5%	55,968	0.15
KSU-S	Facilities	718	1955	1,374,820	52	9,203	38%	516,932	0.48
KSU-S	Maintenance	717	1956	827,860	56	5,537	34%	281,472	0.44
KSU-S	Natural Gas Machine Lab	716	1956	1,358,920	46	5,537	44%	597,925	0.54
KSU-S	Science Center	715	1955	2,259,920	60	9,203	30%	683,626	0.40
KSU-S	Student Activities Center	714	1956	827,860	60	5,537	30%	250,428	0.40
KSU-S	Technology Assist. Ctr.	713	1955	913,720	60	6,113	30%	276,400	0.40
KSU-S	Technology Center+	709	1985	16,545,540	84	67,393	6%	967,914	0.16
KSU-S	Tullis Building	712	1956	1,358,920	53	5,537	37%	506,198	0.47
	Total Salina			47,413,800		236,547		8,152,381	
KSU AGRICULTURAL EXPERIMENT STATONS									
KSUAES	Quonset I - Office/Lab - St. John	486	1984	267,120	70	2,400	20%	53,958	0.30
KSUAES	Ranells - Nonclass Lab - Manhattan	493	1975	420,714	70	3,780	20%	86,036	0.30
KSUAES	Quonset 2 - Office - Hesston	503	1961	567,630	70	5,100	20%	116,080	0.30
KSUAES	Office - Hutchinson	514	1949	1,401,267	60	12,590	30%	423,883	0.40
KSUAES	Office/Lab - Ottawa	515	1950	267,120	58	2,400	32%	85,478	0.42
KSUAES	Operations Center - Manhattan	516	1961	1,469,160	54	13,200	37%	536,243	0.47
KSUAES	Steel BT - Office/Lab - Scandia	521	1984	133,560	70	1,200	20%	27,046	0.30
KSUAES	Seed Cond. Center - Manhattan	526	1967	534,240	70	4,800	20%	106,047	0.30
KSUAES	Office - Topeka/Rossville	535	1974	661,122	70	5,940	20%	133,877	0.30
KSUAES	Headquarters Unit III - Manhattan	540	1972	534,240	70	4,800	20%	108,184	0.30
KSUAES	Quonset 6 - Office - Powhattan	544	1980	250,425	70	2,250	20%	50,711	0.30
KSUAES	Dairy, Research Center - Manhattan	157	1977	275,468	71	2,475	20%	53,716	0.30
KSUAES	Office & Shop - Manhattan	300	1967	336,571	71	3,024	20%	65,631	0.30

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KSUAES	Feedmill, Office/Store - Manhattan	302	1960	106,848	71	960	20%	20,835	0.30
KSUAES	Poultry, Off./Classroom - Manhattan	304	1965	372,632	71	3,348	20%	72,663	0.30
KSUAES	Metal, Office/Lab - Manhattan	306	1977	99,168	71	891	20%	19,338	0.30
KSUAES	Sheep, Office/Lab - Manhattan	401	1967	225,383	71	2,025	20%	43,950	0.30
KSUAES	Purebred Beef, Office - Manhattan	440	1957	28,048	71	252	20%	5,469	0.30
KSUAES	Swine, T-R Unit, Office - Manhattan	462	1967	161,608	71	1,452	20%	31,513	0.30
KSUAES	Beef Research, Office - Manhattan	464	1967	54,092	71	486	20%	10,548	0.30
KSUAES	Horse Unit, Office - Manhattan	465	1976	55,094	71	495	20%	10,743	0.30
KSUAES	Office - Hays	860	1931	707,534	58	6,357	32%	225,350	0.42
KSUAES	Crops/Soils Lab - Hays	861	1936	878,936	65	7,897	25%	217,537	0.35
KSUAES	Auditorium - Hays	864	1948	1,153,402	71	10,363	19%	217,993	0.29
KSUAES	Greenhouse & Headhouse - Hays	865	1964	1,048,780	62	9,423	28%	296,280	0.38
KSUAES	Shop, Facilities Maint. - Hays	866	1951	508,975	62	4,573	28%	143,785	0.38
KSUAES	NCLAB Service - Hays	870	1974	805,589	65	7,238	25%	199,383	0.35
KSUAES	Research - Hays	886	1993	351,931	74	3,162	16%	56,485	0.26
KSUAES	Crop Process Facility - Hays	889	1970	523,110	71	4,700	20%	102,006	0.30
KSUAES	NCLAB - Hays	890	1973	527,117	72	4,736	18%	95,672	0.28
KSUAES	Grain Research Bldg - Manhattan	257	1957	667,800	48	6,000	42%	278,807	0.52
KSUAES	Classroom/TR - Manhattan	258	1980	133,560	72	1,200	18%	24,241	0.28
KSUAES	Class Lab Service - Manhattan	258A	1980	320,544	71	2,880	19%	59,781	0.29
KSUAES	Res. Ctr. Office/Off Serv. - Wichita	323	1974	500,850	78	4,500	12%	60,102	0.22
KSUAES	Res. Ctr. Office/Off Serv. - Wichita	324	1987	480,816	69	4,320	21%	100,731	0.31
KSUAES	Pecan Exp. Fi. Off/Serv. - Chetopa	325	1964	534,240	70	4,800	20%	104,711	0.30
KSUAES	Farm, Shop/Shop Serv. - Ashland	326	1974	1,252,125	72	11,250	18%	228,513	0.28
KSUAES	Ext. Field Lab (Tuttle) - Manhattan	610	1964	200,340	64	1,800	26%	52,890	0.36
KSUAES	Gallaher Forestry Bldg. - Manhattan	620	1967	3,460,762	64	31,094	26%	913,641	0.36
KSUAES	Extension Greenhouse - Manhattan	621	1974	1,246,226	61	11,197	29%	357,044	0.39
KSUAES	Extension Vehicle/Maint. - Manhattan	622	1974	1,204,600	66	10,823	24%	290,911	0.34
KSUAES	Laboratory/Shop/Headquarters - Manhatt	198,A,B	1950	1,494,203	65	13,425	25%	372,056	0.35
KSUAES	Boathouse - Manhattan	895	1981	737,919	67	6,630	23%	168,983	0.33
KSUAES	Office/Off. Service - Manhattan	382	1961	250,425	65	2,250	25%	63,608	0.35
KSUAES	Conference Facility - Colby	801	1933	295,168	62	2,652	28%	81,909	0.38
KSUAES	Office - Colby	806	1948	521,663	64	4,687	27%	138,241	0.37
KSUAES	Office/Animal Infirmary - Colby	809	1932	485,268	62	4,360	28%	134,662	0.38
KSUAES	Sample Prep	812	1938	200,340	62	1,800	28%	55,594	0.38
KSUAES	Seed Distr. Center - Colby	813	1927	312,530	62	2,808	28%	86,727	0.38
KSUAES	Shop - Colby	821	1959	428,394	72	3,849	19%	79,253	0.29
KSUAES	Soils Laboratory - Colby	828	1966	546,038	71	4,906	19%	103,201	0.29

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KSUAES	Greenhouse - Colby	829	1968	165,948	71	1,491	19%	31,364	0.29
KSUAES	Crop Research - Colby	837	1982	395,672	84	3,555	6%	23,147	0.16
KSUAES	NCLAB - Colby	838	1982	30,240	85	288	5%	1,588	0.15
KSUAES	Shop/Shop Serv. - Mound Valley	963	1951	133,560	58	1,200	32%	42,672	0.42
KSUAES	Shop/Shop Serv. - Mound Valley	964	1951	210,691	58	1,893	32%	67,316	0.42
KSUAES	Metabolism Research - Mound Valley	971	1968	160,272	76	1,440	14%	22,358	0.24
KSUAES	Office/Shop - Parsons	972	1985	133,560	79	1,200	11%	14,825	0.21
KSUAES	Field Laboratory - Mound Valley	973	1951	43,407	76	390	14%	6,099	0.24
KSUAES	Headquarters - Parsons	975	1979	1,941,183	73	17,441	17%	329,031	0.27
KSUAES	Office/Laboratory - Parsons	977	1985	133,560	76	1,200	14%	19,233	0.24
KSUAES	Seed Building - Parsons	979	2002	936,923	95	8,418	0%	0	0.05
KSUAES	Holcomb Proj.Bldg.& Shop - Garden City	925	1948	176,299	59	1,584	32%	55,534	0.42
KSUAES	Carpenter Shop - Garden City	926	1958	510,311	60	4,585	30%	151,817	0.40
KSUAES	Seed Room - Garden City	928	1960	271,238	59	2,437	32%	85,440	0.42
KSUAES	Research Lab/Shop - Garden City	930	1957	490,054	61	4,403	30%	144,566	0.40
KSUAES	Agronomy Project - Garden City	931	1965	534,240	59	4,800	32%	168,286	0.42
KSUAES	Greenhouse, Res. Bldg. - Garden City	932	1966	930,468	66	8,360	24%	219,125	0.34
KSUAES	Shop - Garden City	936	1968	557,947	59	5,013	32%	175,753	0.42
KSUAES	Pesticide Building - Garden City	941	1968	143,354	61	1,288	30%	42,290	0.40
KSUAES	Feed Mill - Garden City	942	1968	826,625	59	7,427	32%	260,387	0.42
KSUAES	Entomology Project - Garden City	945	1986	207,018	72	1,860	18%	37,574	0.28
KSUAES	Administration Building - Garden City	947	2000	1,310,891	95	11,778	0%	0	0.05
KSUAES	Barn (Lab) - Tribune	987	1925	247,086	59	2,220	32%	77,832	0.42
KSUAES	Office - Tribune	988	1928	61,438	59	552	32%	19,353	0.42
KSUAES	Project Room - Tribune	989	1928	144,245	48	1,296	42%	60,222	0.52
KSUAES	Shop - Tribune	990	1958	191,659	59	1,722	32%	60,372	0.42
KSUAES	Irrigation Shop - Tribune	992	1967	133,560	59	1,200	32%	42,071	0.42
KSUAES	NCLAB Service - Tribune	993	1985	350,595	72	3,150	18%	63,633	0.28
KSUAES	Pesticide Building - Tribune	994	1988	15,120	72	144	18%	2,744	0.28
Total KSUAES				41,387,856		371,883		9,596,681	
TOTAL KSU				1,241,943,225		5,740,660		195,512,262	

**Fall 2004
Calculation of Building Renewal
Wichita State University**

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
WSU	Ablah Library	1	1962	28,040,180	81	176,350	9%	2,579,697	0.19
WSU	Ahlberg Hall	54	1980	17,888,560	84	112,505	7%	1,162,756	0.17
WSU	Blake Hall	30	1980	1,166,000	72	6,878	18%	206,382	0.28
WSU	Brennan Hall #1	5	1953	3,506,480	82	23,628	8%	287,531	0.18
WSU	Campus Activity Center Theater	9	1968	3,148,200	80	11,878	10%	314,820	0.20
WSU	Central Energy Plant	48	1973	18,253,750	83	21,475	7%	1,268,636	0.17
WSU	Cessna Annex	43	1995	556,500	85	3,500	5%	25,599	0.15
WSU	Cessna Stadium	42	1946	16,542,360	70	39,661	20%	3,291,930	0.30
WSU	Charles Koch Arena	19	1956	44,440,000	91	211,385	0%	0	0.09
WSU	Child Development Center	81	1991	1,018,660	81	9,244	9%	90,151	0.19
WSU	Clinton Hall	46	1970	8,424,880	82	56,770	8%	686,628	0.18
WSU	Corbin Education Center	13	1963	4,044,960	70	27,257	20%	827,194	0.30
WSU	Credit Union	11	1953	376,300	85	2,536	5%	19,191	0.15
WSU	Devlin Hall	80	1989	3,846,740	85	25,922	5%	194,260	0.15
WSU	Duerksen Fine Arts Center	15	1956	18,911,460	75	97,494	15%	2,846,175	0.25
WSU	Eck Facilities Building	58	1992	1,895,280	84	12,331	7%	123,193	0.17
WSU	Eck Stadium	57	1985	8,271,180	82	22,181	8%	661,694	0.18
WSU	Elliott Hall	60	1994	5,544,860	85	37,365	5%	277,243	0.15
WSU	Engineering Building	16	1953	4,035,420	72	27,193	18%	708,216	0.28
WSU	Fiske Hall	20	1904	1,719,320	67	11,588	23%	400,602	0.33
WSU	Gaddis Physical Plant #A	73	1988	1,113,000	84	15,000	6%	68,450	0.16
WSU	Gaddis Physical Plant #B	74	1988	2,003,400	85	27,000	5%	105,179	0.15
WSU	Gaddis Physical Plant #C	75	1988	378,420	85	5,097	5%	19,867	0.15
WSU	Gaddis Physical Plant #D	76	1988	356,160	85	4,800	5%	18,698	0.15
WSU	Garvey International Center	10	1998	1,378,000	91	9,571	0%	0	0.09
WSU	Geology Building	32	1958	6,333,500	87	39,830	3%	161,504	0.13
WSU	Golf Maintenance	77	1988	296,800	83	4,000	7%	19,886	0.17
WSU	Golf Pro Shop	79	1988	330,720	84	3,328	6%	19,678	0.16
WSU	Grace Wilkie Hall	23	1953	5,387,980	81	36,306	10%	511,858	0.20
WSU	Greenhouse	45	1968	92,220	87	1,244	3%	3,043	0.13
WSU	Harvey D. Grace Memorial Chapel	24	1963	382,660	80	1,958	10%	37,309	0.20
WSU	Henrion Hall	25	1921	5,740,960	59	38,684	31%	1,768,216	0.41
WSU	Heskett Center	56	1983	26,273,160	84	165,239	6%	1,668,346	0.16
WSU	Heskett Center Storage	82	1991	16,960	90	231	0%	0	0.10

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
WSU	Housing Maintenance Shop	64	1945	214,120	85	2,880	5%	9,957	0.15
WSU	Hubbard Hall	49	1973	19,239,000	84	121,000	6%	1,135,101	0.16
WSU	Human Resources Center	27	1940	978,480	85	6,591	5%	46,967	0.15
WSU	Intensive English Annex	4	1995	270,300	88	1,818	2%	6,487	0.12
WSU	Intensive English Language Center	67	1943	1,628,160	85	10,971	5%	81,408	0.15
WSU	Jabara Hall	69	1992	20,072,160	83	135,259	7%	1,334,799	0.17
WSU	Jardine Hall	29	1930	8,625,220	81	58,118	9%	767,645	0.19
WSU	Lindquist Hall	50	1977	12,477,260	83	84,075	7%	848,454	0.17
WSU	McKinley Hall	31	1928	20,734,660	89	94,269	1%	238,449	0.11
WSU	McKnight Art Center	47	1964	11,022,940	85	74,275	5%	584,216	0.15
WSU	Media Resources Center	2	1986	4,028,000	85	23,750	5%	217,512	0.15
WSU	Metropolitan Complex	3	1991	11,176,640	81	75,313	9%	1,005,898	0.19
WSU	Metropolitan Storage Building	14	2000	90,100	95	1,352	0%	0	0.05
WSU	Morrison Hall	33	1938	4,518,780	79	30,452	11%	515,141	0.21
WSU	National Institute for Aviation Res.	68	1989	13,372,960	86	78,848	4%	575,037	0.14
WSU	Neff Hall	34	1951	4,481,680	88	30,197	3%	112,042	0.13
WSU	Original Pizza Hut	72	1984	160,060	86	1,077	4%	7,043	0.14
WSU	Police Building	55	1945	854,360	82	5,754	8%	71,766	0.18
WSU	President's Residence	39	1938	956,000	81	7,304	9%	81,738	0.19
WSU	Publications/Printing	37	1953	1,021,840	84	9,184	6%	58,245	0.16
WSU	Sheldon Coleman Tennis Complex	59	1993	1,381,180	85	3,975	5%	63,534	0.15
WSU	Tyler Field Storage Building	12	1999	31,800	95	768	0%	0	0.05
WSU	Visual Communications	22	1966	681,580	84	6,120	6%	41,917	0.16
WSU	Wallace Hall	51	1976	13,277,560	82	78,287	8%	1,082,121	0.18
WSU	Wiedemann Hall	66	1986	3,905,040	84	14,736	6%	222,587	0.16
WSU	Wilkins Stadium	41	1998	1,318,680	83	5,468	7%	90,989	0.17
WSU	Wilner Auditorium	44	1938	9,141,440	73	44,226	17%	1,581,469	0.27
	Total			407,375,030		2,295,496		31,154,453	

Fall 2004
Calculation of Building Renewal
Emporia State University

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
ESU	Anderson Library	95	1902	1,618,620	60	10,181	30%	488,823	0.40
ESU	Art Annex A	40	1970	147,340	54	1,984	36%	53,411	0.46
ESU	Art Annex B	41	1972	40,280	78	768	12%	4,854	0.22
ESU	Baseball Field Restrooms	78	2002	81,620	88	1,100	2%	1,714	0.12
ESU	Beach Music Hall	1	1926	8,326,300	88	56,104	2%	174,852	0.12
ESU	Biology Greenhouse	47	2001	96,460	90	1,296	0%	444	0.10
ESU	Brighton Lecture Hall	21	1961	1,885,740	83	12,706	8%	141,431	0.18
ESU	Butcher Children's School	19	1960	5,307,420	74	35,765	16%	843,880	0.26
ESU	Child Development Center	85	1930	703,840	76	4,742	14%	98,186	0.24
ESU	Concession Stand #1	92	1978	42,400	81	588	9%	3,689	0.19
ESU	Concession Stand #2	93	1978	42,400	81	588	9%	3,689	0.19
ESU	Cremer Hall	20	1964	10,634,980	78	71,664	12%	1,302,785	0.22
ESU	Dugout #1	80	1974	21,200	38	345	52%	11,088	0.62
ESU	Dugout #2	81	1974	21,200	38	345	52%	11,088	0.62
ESU	Earl Center	87	1974	3,233,000	81	21,784	9%	305,519	0.19
ESU	Hutchinson Family Pavilion	86	1997	1,716,140	84	7,360	6%	103,826	0.16
ESU	Information Booth	62	1998	13,780	82	51	8%	1,096	0.18
ESU	King Hall	24	1966	8,902,940	78	59,994	12%	1,099,513	0.22
ESU	Maintenance Greenhouse A	42	1996	230,020	81	2,402	9%	20,702	0.19
ESU	Mobile Unit #2	72	1965	63,600	57	1,000	34%	21,306	0.44
ESU	Mobile Unit #4	74	1965	63,600	57	1,000	34%	21,306	0.44
ESU	Mobile Unit #6	76	1965	63,600	57	1,000	34%	21,306	0.44
ESU	Mobile Unit #7	77	1965	63,600	60	1,000	30%	19,048	0.40
ESU	One Room School	60	1900	93,280	68	832	22%	20,102	0.32
ESU	P.E. Storage Bldg. B.	79	1965	13,780	69	144	21%	2,894	0.31
ESU	Physical Education	2	1974	20,943,480	64	131,721	26%	5,508,135	0.36
ESU	Plumb Hall	12	1917	16,825,380	81	113,381	9%	1,522,697	0.19
ESU	Police and Safety	46	1957	472,760	72	3,184	18%	84,388	0.28
ESU	Power Plant	11	1920	6,001,042	66	9,362	24%	1,416,246	0.34
ESU	President's Residence	35	1960	354,040	70	4,694	20%	69,923	0.30
ESU	Roosevelt Hall	13	1953	6,000,660	73	40,438	17%	1,047,115	0.27
ESU	Ross Reservation A	50	1963	349,800	59	3,136	31%	107,564	0.41
ESU	Ross Reservation B	51	1977	16,960	59	176	31%	5,215	0.41
ESU	Ross Reservation C	52	1969	50,880	46	864	44%	22,387	0.54

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
ESU	Ross Reservation D	53	1961	26,500	55	202	35%	9,275	0.45
ESU	Ross Reservation E	54	1969	16,960	55	120	35%	5,936	0.45
ESU	Ross Reservation F	55	1979	22,260	55	304	35%	7,791	0.45
ESU	Ross Reservation G	56	1980	53,000	65	720	25%	13,383	0.35
ESU	Ross Reservation H	57	1999	53,000	81	720	9%	4,903	0.19
ESU	Ross Reservation I	58	2000	53,000	81	720	9%	4,903	0.19
ESU	Science Hall	22	1959	29,530,540	82	121,124	8%	2,362,443	0.18
ESU	Silent Joe	66	1939	82,680	65	242	26%	21,083	0.36
ESU	Storage Building A	36	1966	181,260	62	3,200	28%	50,300	0.38
ESU	Storage Building B	37	1966	181,260	62	3,200	28%	50,300	0.38
ESU	Storage Building C	38	1966	181,260	62	3,200	28%	50,300	0.38
ESU	Storage Building D	39	1966	181,260	62	3,200	28%	50,300	0.38
ESU	Stormont Maintenance Center	23	1962	2,220,700	69	29,922	21%	461,906	0.31
ESU	Student Recreational Facility	88	2001	2,494,180	91	35,700	0%	0	0.09
ESU	Trusler Sports Complex	98	1993	5,676,300	85	21,390	5%	289,491	0.15
ESU	Visser Hall	8	1979	14,013,200	79	94,429	11%	1,583,492	0.21
ESU	Welch Stadium	15	1938	5,699,620	67	48,885	23%	1,319,462	0.33
ESU	William Allen White Library	18	1970	19,519,900	62	122,768	28%	5,377,732	0.38
ESU	Wilson Park Shelter	82	1935	68,900	66	1,158	24%	16,708	0.34
	Total			174,697,922		1,092,903		26,239,924	

Fall 2004
Calculation of Building Renewal
Pittsburg State University

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
PSU	Axe Library	019	1966	14,151,000	77	89,000	13%	1,882,083	0.23
PSU	Baseball Dugout NW	40a	1998	59,360	81	820	9%	5,253	0.19
PSU	Baseball Dugout SE	40b	1998	59,360	81	820	9%	5,253	0.19
PSU	Baseball/Softball Concessions	40e	1999	100,700	81	869	9%	8,912	0.19
PSU	Baseball/Softball House	034	1974	326,480	71	2,660	20%	63,664	0.30
PSU	Baseball/Softball Shed/Garage	036	1974	36,040	71	334	20%	7,028	0.30
PSU	Biology Reserve House A	050	1950	111,300	71	1,212	20%	21,704	0.30
PSU	Biology Reserve Shed B	051	1940	131,440	46	1,690	44%	57,834	0.54
PSU	Biology Reserve Shed C	52	1950	121,000	46	1,555	44%	53,240	0.54
PSU	Brandenburg/Carnie Smith Stadium-East	020a	1940	8,241,500	89	51,836	1%	57,691	0.11
PSU	Brandenburg/Carnie Smith Stadium-West	020b	1924	3,393,060	65	21,340	25%	851,658	0.35
PSU	Chemical Storage Building	005b	2001	239,000	90	704	0%	0	0.10
PSU	Family & Consumer Sciences	007	2003	1,869,000	93	17,399	0%	0	0.07
PSU	FM Transmitter Building	053	1988	42,000	71	396	20%	8,190	0.30
PSU	Greenhouse	008	2000	69,960	95	1,916	0%	0	0.05
PSU	Grubbs Hall	014	1967	8,475,760	75	57,116	15%	1,292,553	0.25
PSU	Hartman Hall	006	1927	8,941,100	73	60,248	17%	1,551,281	0.27
PSU	Heckert Wells Hall	005a	1984	15,895,760	63	65,200	27%	4,315,699	0.37
PSU	Horace Mann	013	1922	3,826,600	92	25,784	0%	0	0.08
PSU	HPER Storage Building	021	1955	42,400	71	549	20%	8,268	0.30
PSU	Hughes Hall	012	1961	5,665,700	79	38,176	11%	597,731	0.21
PSU	Kansas Technology Center	033	1980	48,533,160	85	286,164	5%	2,426,658	0.15
PSU	Kelce Center	011	1950	9,528,340	71	64,206	19%	1,772,271	0.29
PSU	Landscape Maintenance Building	027	2000	445,200	95	6,000	0%	0	0.05
PSU	McCray Hall	010	1929	4,747,740	58	31,996	32%	1,497,912	0.42
PSU	McPherson Hall	030	1977	4,230,460	68	28,506	22%	945,508	0.32
PSU	Physical Plant	028	1913	6,979,040	64	40,467	26%	1,814,550	0.36
PSU	Porter Building	002	1927	5,484,440	70	36,956	20%	1,085,919	0.30
PSU	President's Residence	023	1954	637,060	64	4,591	26%	164,043	0.36
PSU	Russ Hall	001	1908	13,011,500	87	87,678	3%	396,851	0.13
PSU	Shelter House	022a	NA	86,920	77	1,360	13%	11,647	0.23
PSU	Shelter House	022b	NA	87,980	77	1,382	13%	11,789	0.23
PSU	Shelter House © Gazebo	022c	2002	22,260	95	342	0%	0	0.05
PSU	Shirk Hall	015	1958	7,974,380	71	53,738	20%	1,555,004	0.30

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
PSU	Softball Dugout NW	40c	1998	39,220	83	580	7%	2,843	0.17
PSU	Softball Dugout SE	40d	1998	39,220	83	580	7%	2,843	0.17
PSU	Special Education	026	1930	187,620	15	1,399	75%	140,715	0.85
PSU	Student Health Center	025	NA	648,720	70	3,825	20%	129,744	0.30
PSU	Timmons Chapel	024	1966	427,180	71	1,836	19%	82,446	0.29
PSU	Weede P.E. Building	031	1969	31,232,900	59	133,933	31%	9,604,117	0.41
PSU	Whitesitt Hall	009	1912	13,371,900	67	90,110	23%	3,129,025	0.33
PSU	Yates Hall	004	1963	6,042,000	70	40,712	20%	1,235,589	0.30
	Total			225,555,760		1,355,985		36,797,516	

**Fall 2004
Calculation of Building Renewal
Fort Hays State University**

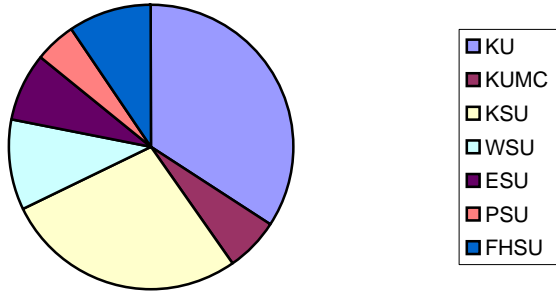
INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
FHSU	Akers Energy Center	224	1968	763,310	75	10,315	15%	115,641	0.25
FHSU	Albertson Hall	104	1928	19,298,448	90	79,092	0%	0	0.10
FHSU	Animal Research House	134	1967	92,352	77	1,248	14%	12,468	0.24
FHSU	Animal Science Lab	133	1976	576,534	73	7,791	17%	96,569	0.27
FHSU	Beach Hall	142	1984	17,370,940	76	102,182	14%	2,484,044	0.24
FHSU	Beef Cattle Shed	401	1940	575,646	88	7,779	2%	10,937	0.12
FHSU	Butler-Farm Shop	402	1972	340,474	75	4,601	15%	52,433	0.25
FHSU	C.A. Witt Maintenance Building	221	1960	1,309,504	76	17,696	15%	189,878	0.25
FHSU	Calf Sheds	407	1954	74,370	83	1,005	7%	5,541	0.17
FHSU	Cunningham Hall & Gross Coliseum	138	1973	51,353,661	78	322,979	12%	6,008,378	0.22
FHSU	Custer Hall	310	1922	8,602,664	59	57,736	31%	2,705,538	0.41
FHSU	Dairy	406	1954	716,320	67	9,680	23%	165,112	0.33
FHSU	Davis Hall	106	1952	8,066,500	79	47,450	11%	855,049	0.21
FHSU	Farm Workers Res & Garage	404	1940	316,020	66	2,290	24%	76,951	0.34
FHSU	Forsyth Library	127	1967	16,760,826	70	105,414	20%	3,327,024	0.30
FHSU	Grounds Bldg. & Greenhouse	220	1960	1,148,776	72	15,524	19%	212,524	0.29
FHSU	Heather Hall	141	1981	784,550	78	4,615	12%	94,931	0.22
FHSU	Hog Farrowing House	410	1980	136,900	83	1,850	7%	9,925	0.17
FHSU	Hog House	405	1938	216,524	83	2,926	8%	16,239	0.18
FHSU	Hog Nursery	411	1954	123,358	83	1,667	8%	9,252	0.18
FHSU	Lambing Barn	403		66,526	81	899	9%	5,788	0.19
FHSU	Lewis Field Stadium	116	1937	9,964,245	72	42,765	18%	1,773,636	0.28
FHSU	Livestock Pavilion	412	1980	2,218,964	75	29,986	15%	325,078	0.25
FHSU	Malloy Hall	109	1965	8,477,951	74	56,899	16%	1,318,321	0.26
FHSU	Martin Allen Hall	108	1905	1,467,650	85	9,850	5%	79,253	0.15
FHSU	McCartney Hall	103	1926	6,605,915	84	44,335	6%	373,234	0.16
FHSU	Motor Pool	222	1960	391,090	75	5,285	15%	59,055	0.25
FHSU	Old Power Plant	223	1932	372,146	51	5,029	39%	143,462	0.49
FHSU	Picken Hall	101	1904	5,992,482	58	40,218	32%	1,923,587	0.42
FHSU	President's Residence	319	1954	1,071,570	79	7,765	11%	117,337	0.21
FHSU	Rarick Hall	140	1981	17,531,489	74	117,661	16%	2,848,867	0.26
FHSU	Repair Shop	409	1980	175,824	69	2,376	21%	36,308	0.31
FHSU	RU Brooks Service Building	115	1968	754,800	77	10,200	13%	97,369	0.23
FHSU	Sheridan Hall	102	1916	28,004,405	79	105,677	11%	3,206,504	0.21

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
FHSU	Softball Field Pressbox	144	1998	33,744	85	456	5%	1,839	0.15
FHSU	Storage Buidling	420	1999	555,000	91	7,500	0%	0	0.09
FHSU	Stroup Hall	139	1981	3,850,756	81	25,844	9%	333,090	0.19
FHSU	Tomanek Hall	143	1995	24,123,548	86	98,867	4%	989,065	0.14
FHSU	Well House	408	1949	13,320	90	180	0%	33	0.10
	Totals			240,299,102		1,415,632		30,080,261	

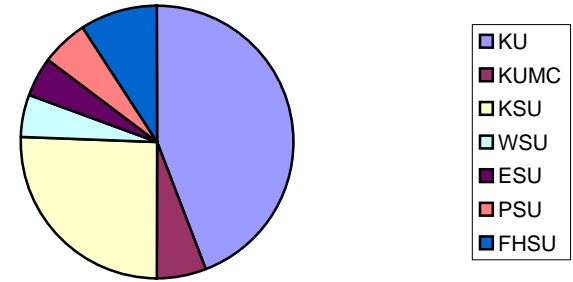
FALL 2004
Summary Calculation of Utilities & Infrastructure Renewal
Kansas Board of Regents University Campuses

Institution	Replacement Cost	Renewal Costs
The University of Kansas	83,037,727	24,163,979
The University of Kansas-Medical Center	14,474,706	3,271,284
Kansas State University	66,617,068	13,856,350
Wichita State University	25,183,367	2,744,987
Emporia State University	18,705,982	2,637,543
Pittsburg State University	11,548,432	2,991,044
Fort Hays State University	22,866,136	5,076,282
TOTAL	242,433,418	54,741,469

Summary of Utility & Infrastructure Replacement Cost by Campus



Summary of Utility & Infrastructure Renewal Costs by Campus



Quantities of Utilities & Infrastructure Items

08/23/04

Item	Unit	KU	KUMC	KSU	WSU	ESU	PSU	FHSU
Steam and Chilled Water	Lin. Ft.	47,690	29,880	72,336	33,340	11,626	8,445	9,520
Water Mains	Lin. Ft.	69,980	19,915	79,832	15,601	22,170	15,750	23,800
Gas Mains	Lin. Ft.	6,275	1,960	56,496	4,675	4,441	5,040	15,100
Storm Sewer	Lin. Ft.	125,205	11,665	45,792	23,505	21,670	9,225	9,900
Sanitary Sewer	Lin. Ft.	56,770	13,830	82,825	22,410	18,340	12,061	20,650
Electrical Lines	Lin. Ft.	185,580	21,000	103,090	0*	25,489	4,856	56,372
Utility Tunnels	Lin. Ft.	18,500	3,100	18,973	4,520	5,344	3,115	6,363
Streets & Drives	Sq.Yd.	234,490	26,445	154,681	53,760	43,300	37,076	75,450
Sidewalks	Sq.Ft.	1,144,850	173,715	976,765	750,000	309,000	273,038	473,363
Retaining Walls	Lin. Ft.	10,238	3,600	10,986	4,636	1,450	928	3,790
Exterior Stairs/Ramps	Sq. Ft.	100,560	6,250	3,480	500	850	1,670	3,850
Outdoor Recreation Surfaces	Sq.Yd.	20,300	2,300	9,600	14,721	6,022	6,400	6,150
Lawns	Acre	727	17	491	191	240	104	120
Trees & Shrubs	Ea.	22,880	750	19,500	25,200	350	3,848	2,500
Fencing	Lin. Ft.	24,400	4,225	26,048	12,530	21,000	3,844	4,142
Exterior Lighting	Ea.	1,770	287	544	720	648	207	510
Graphics	Ea.	852	35	107	70	6	25	36
Trash Receptacles	Ea.	228	50	146	67	133	60	95
Benches/Seating	Ea.	125	70	60	73	75	46	101

* Electric Lines owned/maintained by utility

Fall 2004
Calculation of Utilities & Infrastructure Renewal
The University of Kansas

Inst.	Item	Unit	Qty.	Unit Cost	Replacement Cost	Cond. Value	To 90% Condition	Renewal Costs
KU	Steam & Chilled Water	Lin. Ft.	47,690	\$ 131	\$ 6,247,390			
KU	Water Mains	Lin. Ft.	69,980	\$ 52	\$ 3,638,960			
KU	Gas Mains	Lin. Ft.	6,275	\$ 48	\$ 301,200			
KU	Storm Sewer	Lin. Ft.	125,205	\$ 50	\$ 6,260,250			
KU	Sanitary Sewer	Lin. Ft.	56,770	\$ 46	\$ 2,611,420			
KU	Electric Lines	Lin. Ft.	185,580	\$ 48	\$ 8,907,840			
KU	Utility Tunnels	Lin. Ft.	18,500	\$ 922	\$ 17,057,000			
KU	Streets & Drives	Sq. Yd.	234,490	\$ 53	\$ 12,427,970			
KU	Sidewalks	Sq. Ft.	1,144,850	\$ 4	\$ 4,579,400			
KU	Retaining Walls	Lin. Ft.	10,238	\$ 191	\$ 1,955,458			
KU	Exterior Stairs/Ramps	Sq. Ft.	100,560	\$ 38	\$ 3,821,280			
KU	Outdoor Recreation Surfaces	Sq. Yd.	20,300	\$ 38	\$ 771,400			
KU	Lawns	Acre	727	\$ 5,181	\$ 3,766,587			
KU	Trees & Shrubs	Ea.	22,880	\$ 100	\$ 2,288,000			
KU	Fencing	Lin. Ft.	24,400	\$ 23	\$ 561,200			
KU	Exterior Lighting	Ea.	1,770	\$ 2,767	\$ 4,897,590			
KU	Graphics	Ea.	852	\$ 3,266	\$ 2,782,632			
KU	Trash Receptacles	Ea.	228	\$ 300	\$ 68,400			
KU	Benches/Seating	Ea.	125	\$ 750	\$ 93,750			
	Total				\$ 83,037,727	60.9	29.1%	\$ 24,163,979

Fall 2004
Calculation of Utilities & Infrastructure Renewal
The University of Kansas Medical Center

Inst.	Item	Unit	Qty.	Unit Cost	Replacement Cost	Cond. Value	To 90% Condition	Renewal Costs
KUMC	Steam & Chilled Water	Lin. Ft.	29,880	\$ 131	\$ 3,914,280			
KUMC	Water Mains	Lin. Ft.	19,915	\$ 52	\$ 1,035,580			
KUMC	Gas Mains	Lin. Ft.	1,960	\$ 48	\$ 94,080			
KUMC	Storm Sewer	Lin. Ft.	11,665	\$ 50	\$ 583,250			
KUMC	Sanitary Sewer	Lin. Ft.	13,830	\$ 46	\$ 636,180			
KUMC	Electric Lines	Lin. Ft.	21,000	\$ 48	\$ 1,008,000			
KUMC	Utility Tunnels	Lin. Ft.	3,100	\$ 922	\$ 2,858,200			
KUMC	Streets & Drives	Sq. Yd.	26,445	\$ 53	\$ 1,401,585			
KUMC	Sidewalks	Sq. Ft.	173,715	\$ 4	\$ 694,860			
KUMC	Retaining Walls	Lin. Ft.	3,600	\$ 191	\$ 687,600			
KUMC	Exterior Stairs/Ramps	Sq. Ft.	6,250	\$ 38	\$ 237,500			
KUMC	Outdoor Recreation Surfaces	Sq. Yd.	2,300	\$ 38	\$ 87,400			
KUMC	Lawns	Acre	17	\$ 5,181	\$ 88,077			
KUMC	Trees & Shrubs	Ea.	750	\$ 100	\$ 75,000			
KUMC	Fencing	Lin. Ft.	4,225	\$ 23	\$ 97,175			
KUMC	Exterior Lighting	Ea.	287	\$ 2,767	\$ 794,129			
KUMC	Graphics	Ea.	35	\$ 3,266	\$ 114,310			
KUMC	Trash Receptacles	Ea.	50	\$ 300	\$ 15,000			
KUMC	Benches/Seating	Ea.	70	\$ 750	\$ 52,500			
	Total				\$ 14,474,706	67.4	22.6%	\$ 3,271,284

Fall 2004
Calculation of Utilities & Infrastructure Renewal
Kansas State University

Inst.	Item	Unit	Qty.	Unit Cost	Replacement Cost	Cond. Value	To 90% Condition	Renewal Costs
KSU	Steam & Chilled Water	Lin. Ft.	72,336	\$ 131	\$ 9,476,016			
KSU	Water Mains	Lin. Ft.	79,832	\$ 52	\$ 4,151,264			
KSU	Gas Mains	Lin. Ft.	56,496	\$ 48	\$ 2,711,808			
KSU	Storm Sewer	Lin. Ft.	45,792	\$ 50	\$ 2,289,600			
KSU	Sanitary Sewer	Lin. Ft.	82,825	\$ 46	\$ 3,809,950			
KSU	Electric Lines	Lin. Ft.	103,090	\$ 48	\$ 4,948,320			
KSU	Utility Tunnels	Lin. Ft.	18,973	\$ 922	\$ 17,493,106			
KSU	Streets & Drives	Sq. Yd.	154,681	\$ 53	\$ 8,198,093			
KSU	Sidewalks	Sq. Ft.	976,765	\$ 4	\$ 3,907,060			
KSU	Retaining Walls	Lin. Ft.	10,986	\$ 191	\$ 2,098,326			
KSU	Exterior Stairs/Ramps	Sq. Ft.	3,480	\$ 38	\$ 132,240			
KSU	Outdoor Recreation Surfaces	Sq. Yd.	9,600	\$ 38	\$ 364,800			
KSU	Lawns	Acre	491	\$ 5,181	\$ 2,543,871			
KSU	Trees & Shrubs	Ea.	19,500	\$ 100	\$ 1,950,000			
KSU	Fencing	Lin. Ft.	26,048	\$ 23	\$ 599,104			
KSU	Exterior Lighting	Ea.	544	\$ 2,767	\$ 1,505,248			
KSU	Graphics	Ea.	107	\$ 3,266	\$ 349,462			
KSU	Trash Receptacles	Ea.	146	\$ 300	\$ 43,800			
KSU	Benches/Seating	Ea.	60	\$ 750	\$ 45,000			
	Total				\$ 66,617,068	69.2	20.8%	\$ 13,856,350

Fall 2004
Calculation of Utilities & Infrastructure Renewal
Wichita State University

Inst.	Item	Unit	Qty.	Unit Cost	Replacement Cost	Cond. Value	To 90% Condition	Renewal Costs
WSU	Steam & Chilled Water	Lin. Ft.	33,340	\$ 131	\$ 4,367,540			
WSU	Water Mains	Lin. Ft.	15,601	\$ 52	\$ 811,252			
WSU	Gas Mains	Lin. Ft.	4,675	\$ 48	\$ 224,400			
WSU	Storm Sewer	Lin. Ft.	23,505	\$ 50	\$ 1,175,250			
WSU	Sanitary Sewer	Lin. Ft.	22,410	\$ 46	\$ 1,030,860			
WSU	Electric Lines	Lin. Ft.	0	\$ 48	\$ -			
WSU	Utility Tunnels	Lin. Ft.	4,520	\$ 922	\$ 4,167,440			
WSU	Streets & Drives	Sq. Yd.	53,760	\$ 53	\$ 2,849,280			
WSU	Sidewalks	Sq. Ft.	750,000	\$ 4	\$ 3,000,000			
WSU	Retaining Walls	Lin. Ft.	4,636	\$ 191	\$ 885,476			
WSU	Exterior Stairs/Ramps	Sq. Ft.	500	\$ 38	\$ 19,000			
WSU	Outdoor Recreation Surfaces	Sq. Yd.	14,721	\$ 38	\$ 559,398			
WSU	Lawns	Acre	191	\$ 5,181	\$ 989,571			
WSU	Trees & Shrubs	Ea.	25,200	\$ 100	\$ 2,520,000			
WSU	Fencing	Lin. Ft.	12,530	\$ 23	\$ 288,190			
WSU	Exterior Lighting	Ea.	720	\$ 2,767	\$ 1,992,240			
WSU	Graphics	Ea.	70	\$ 3,266	\$ 228,620			
WSU	Trash Receptacles	Ea.	67	\$ 300	\$ 20,100			
WSU	Benches/Seating	Ea.	73	\$ 750	\$ 54,750			
	Total				\$ 25,183,367	79.1	10.9%	\$ 2,744,987

Fall 2004
Calculation of Utilities & Infrastructure Renewal
Emporia State University

Inst.	Item	Unit	Qty.	Unit Cost	Replacement Cost	Cond. Value	To 90% Condition	Renewal Costs
ESU	Steam & Chilled Water	Lin. Ft.	11,626	\$ 131	\$ 1,523,006			
ESU	Water Mains	Lin. Ft.	22,170	\$ 52	\$ 1,152,840			
ESU	Gas Mains	Lin. Ft.	4,441	\$ 48	\$ 213,168			
ESU	Storm Sewer	Lin. Ft.	21,670	\$ 50	\$ 1,083,500			
ESU	Sanitary Sewer	Lin. Ft.	18,340	\$ 46	\$ 843,640			
ESU	Electric Lines	Lin. Ft.	25,489	\$ 48	\$ 1,223,472			
ESU	Utility Tunnels	Lin. Ft.	5,344	\$ 922	\$ 4,927,168			
ESU	Streets & Drives	Sq. Yd.	43,300	\$ 53	\$ 2,294,900			
ESU	Sidewalks	Sq. Ft.	309,000	\$ 4	\$ 1,236,000			
ESU	Retaining Walls	Lin. Ft.	1,450	\$ 191	\$ 276,950			
ESU	Exterior Stairs/Ramps	Sq. Ft.	850	\$ 38	\$ 32,300			
ESU	Outdoor Recreation Surfaces	Sq. Yd.	6,022	\$ 38	\$ 228,836			
ESU	Lawns	Acre	240	\$ 5,181	\$ 1,243,440			
ESU	Trees & Shrubs	Ea.	350	\$ 100	\$ 35,000			
ESU	Fencing	Lin. Ft.	21,000	\$ 23	\$ 483,000			
ESU	Exterior Lighting	Ea.	648	\$ 2,767	\$ 1,793,016			
ESU	Graphics	Ea.	6	\$ 3,266	\$ 19,596			
ESU	Trash Receptacles	Ea.	133	\$ 300	\$ 39,900			
ESU	Benches/Seating	Ea.	75	\$ 750	\$ 56,250			
	Total				\$ 18,705,982	75.9	14.1%	\$ 2,637,543

Fall 2004
Calculation of Utilities & Infrastructure Renewal
Pittsburg State University

Inst.	Item	Unit	Qty.	Unit Cost	Replacement Cost	Cond. Value	To 90% Condition	Renewal Costs
PSU	Steam & Chilled Water	Lin. Ft.	8,445	\$ 131	\$ 1,106,295			
PSU	Water Mains	Lin. Ft.	15,750	\$ 52	\$ 819,000			
PSU	Gas Mains	Lin. Ft.	5,040	\$ 48	\$ 241,920			
PSU	Storm Sewer	Lin. Ft.	9,225	\$ 50	\$ 461,250			
PSU	Sanitary Sewer	Lin. Ft.	12,061	\$ 46	\$ 554,806			
PSU	Electric Lines	Lin. Ft.	4,856	\$ 48	\$ 233,088			
PSU	Utility Tunnels	Lin. Ft.	3,115	\$ 922	\$ 2,872,030			
PSU	Streets & Drives	Sq. Yd.	37,076	\$ 53	\$ 1,965,028			
PSU	Sidewalks	Sq. Ft.	273,038	\$ 4	\$ 1,092,152			
PSU	Retaining Walls	Lin. Ft.	928	\$ 191	\$ 177,248			
PSU	Exterior Stairs/Ramps	Sq. Ft.	1,670	\$ 38	\$ 63,460			
PSU	Outdoor Recreation Surfaces	Sq. Yd.	6,400	\$ 38	\$ 243,200			
PSU	Lawns	Acre	104	\$ 5,181	\$ 538,824			
PSU	Trees & Shrubs	Ea.	3,848	\$ 100	\$ 384,800			
PSU	Fencing	Lin. Ft.	3,844	\$ 23	\$ 88,412			
PSU	Exterior Lighting	Ea.	207	\$ 2,767	\$ 572,769			
PSU	Graphics	Ea.	25	\$ 3,266	\$ 81,650			
PSU	Trash Receptacles	Ea.	60	\$ 300	\$ 18,000			
PSU	Benches/Seating	Ea.	46	\$ 750	\$ 34,500			
	Total				\$ 11,548,432	64.1	25.9%	\$ 2,991,044

Fall 2004
Calculation of Utilities & Infrastructure Renewal
Fort Hays State University

Inst.	Item	Unit	Qty.	Unit Cost	Replacement Cost	Cond. Value	To 90% Condition	Renewal Costs
FHSU	Steam & Chilled Water	Lin. Ft.	9,520	\$ 131	\$ 1,247,120			
FHSU	Water Mains	Lin. Ft.	23,800	\$ 52	\$ 1,237,600			
FHSU	Gas Mains	Lin. Ft.	15,100	\$ 48	\$ 724,800			
FHSU	Storm Sewer	Lin. Ft.	20,650	\$ 50	\$ 1,032,500			
FHSU	Sanitary Sewer	Lin. Ft.	9,900	\$ 46	\$ 455,400			
FHSU	Electric Lines	Lin. Ft.	56,372	\$ 48	\$ 2,705,856			
FHSU	Utility Tunnels	Lin. Ft.	6,363	\$ 922	\$ 5,866,686			
FHSU	Streets & Drives	Sq. Yd.	75,450	\$ 53	\$ 3,998,850			
FHSU	Sidewalks	Sq. Ft.	473,363	\$ 4	\$ 1,893,452			
FHSU	Retaining Walls	Lin. Ft.	3,790	\$ 191	\$ 723,890			
FHSU	Exterior Stairs/Ramps	Sq. Ft.	3,850	\$ 38	\$ 146,300			
FHSU	Outdoor Recreation Surfaces	Sq. Yd.	6,150	\$ 38	\$ 233,700			
FHSU	Lawns	Acre	120	\$ 5,181	\$ 621,720			
FHSU	Trees & Shrubs	Ea.	2,500	\$ 100	\$ 250,000			
FHSU	Fencing	Lin. Ft.	4,142	\$ 23	\$ 95,266			
FHSU	Exterior Lighting	Ea.	510	\$ 2,767	\$ 1,411,170			
FHSU	Graphics	Ea.	36	\$ 3,266	\$ 117,576			
FHSU	Trash Receptacles	Ea.	95	\$ 300	\$ 28,500			
FHSU	Benches/Seating	Ea.	101	\$ 750	\$ 75,750			
	Total				\$ 22,866,136	67.8	22.2%	\$ 5,076,282

**ALLOCATIONS BY KANSAS BOARD OF REGENTS FROM APPROPRIATIONS
FOR REHABILITATION AND REPAIR (SINCE 1977)**

September 9, 2004

Fiscal Year	Allocated Amount	Fund Source	KU	KUMC	KSU	WSU	ESU	PSU	FHSU	KSU-S
1977	1,271,500	SGF	288,131	135,029	234,350	213,325	145,400	122,550	116,680	16,035
1978	1,050,994	SGF	168,650	268,551	181,750	145,100	77,200	92,000	60,000	57,743
1979	1,000,451	FRS	196,919	161,000	229,950	163,500	67,700	95,882	62,500	23,000
1980	1,000,000	FRS	235,900	161,000	176,500	112,000	134,523	84,475	59,000	36,602
1981	899,000	EBF	226,500	102,000	225,600	91,000	88,000	63,000	68,500	34,400
1982	1,000,000	EBF	223,700	111,000	199,300	141,500	73,000	69,500	107,000	75,000
1983	1,075,000	EBF	303,600	121,000	281,150	103,000	81,500	82,000	80,000	22,750
1984	1,915,000	EBF	588,440	259,085	472,080	173,000	111,450	124,300	139,350	47,295
1985	2,800,000	SGF	812,050	388,791	670,090	251,507	200,310	186,613	221,339	69,300
1986	3,400,000	SGF	924,214	572,874	809,013	330,100	236,331	271,968	195,500	60,000
1987	2,500,000	SGF	658,500	350,528	673,159	239,200	162,300	171,020	160,293	85,000
1988	1,500,000	SGF	427,300	274,075	442,139	118,400	68,100	75,886	75,400	18,700
1989	2,500,000	SGF	764,629	372,000	582,200	231,700	180,950	154,884	173,637	40,000
1990	4,000,000	EBF	1,150,397	605,000	1,018,000	430,000	260,977	233,000	248,626	54,000
1991	5,197,000	EBF	1,390,925	800,650	1,389,300	569,325	302,000	367,150	304,425	73,225
1992	9,000,000	EBF	2,407,900	1,423,200	2,399,100	963,600	536,200	621,100	540,000	108,900
1993	10,000,000	EBF	2,703,150	1,695,650	2,673,700	1,100,000	569,000	648,500	610,000	-
1994	10,000,000	EBF	2,720,000	1,700,000	2,575,000	1,100,000	559,000	641,000	610,000	95,000
1995	10,000,000	EBF	2,625,000	1,700,000	2,590,000	1,168,000	571,000	606,000	600,000	140,000
1996	10,000,000	EBF	2,761,000	1,650,000	2,584,000	1,140,000	535,000	590,000	592,000	148,000
1997	14,000,000	EBF	3,830,400	2,317,000	3,661,000	1,565,200	756,000	854,000	809,200	207,200
1998	5,000,000	EBF	1,347,500	815,500	1,327,000	563,500	266,000	300,500	310,500	69,500
1999	5,000,000	EBF	1,296,500	828,000	1,313,000	557,000	292,500	331,000	316,500	65,500
2000	7,500,000	EBF	2,108,250	783,000	2,148,750	894,000	434,250	511,500	517,500	102,750
2001	8,000,000	EBF	2,261,600	828,000	2,304,000	944,000	460,800	545,600	548,000	108,000
2002	10,000,000	EBF	2,822,000	1,077,000	2,866,000	1,161,000	556,000	668,000	718,000	132,000
2003	10,000,000	EBF	2,873,000	1,008,000	2,864,000	1,160,000	573,000	688,000	702,000	132,000
2004	13,000,000	EBF	3,719,300	1,348,100	3,707,600	1,501,500	761,800	881,400	910,000	170,300
2005	7,000,000	EBF	2,035,000	715,000	1,952,000	871,000	399,000	465,000	474,000	89,000
Total	159,608,945		43,870,455	22,571,033	42,549,731	18,001,457	9,459,291	10,545,828	10,329,950	2,281,200

CAMPUS BUILDING CONDITION ASSESSMENT

Date: _____
 University Campus: _____
 Building Name: _____
 Surveyor Name: _____

Mark with an **X** for each category shown

			Excellent	Good	Deficient	Poor	Unsatisfactory
A. Exterior Building Components	28 pt. possible	Foundation/Structure (9 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Walls (8 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Roof (7 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Windows/Doors (4 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Points awarded	0					
B. Interior Building Components	29 pts. possible	Floors (8 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Partitions (8 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Ceilings (5 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Fixed Equipment (2 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Doors (2 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Interior finish/trim (2 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Points awarded	0	Elevators (2 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
C. Engineered Systems Components	43 pts. possible	Electrical (8 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Plumbing (6 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Heating/Ventilation/AC & BACS (16 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		IT Voice/Data (4 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Lighting (6 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Fire Alarm Systems (2 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Emergency Lighting (1 pt.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Points awarded	0					
Total Points Awarded		0.0					

Building Condition Classification:

- Excellent (90-100)** New or near new condition as a result of recent installation, repair and/or replacement; typically less than 5 years of depreciation
- Good (80-89)** No obvious deficiencies in condition or performance, serviceable with basic maintenance; typically less than 10 years of depreciation
- Deficient (60-79)** Need for minor repair and limited replacement of components based on age and/or performance
- Poor (30-59)** Failure of primary components and multiple systems evident; major repair or replacement required
- Unsatisfactory (0-29)** Components or systems unusable, code deficient and/or not suited for current use; complete replacement required

CAMPUS UTILITY & INFRASTRUCTURE CONDITION ASSESSMENT

Date: _____

University Campus: _____

Surveyor Name: _____

Mark with an **X** for each category shown

		Excellent	Good	Deficient	Poor	Unsatisfactory
A. Utility Components	63 pts. Possible	Steam & Chilled Water (13 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Water Mains (6 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Gas Mains (2 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Storm Sewer (5 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Sanitary Sewer (5 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Electrical Lines (5 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Points awarded	0	Utility Tunnels (27 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B. Hard Surface Components	24 pts. Possible	Streets & Drives (13 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Sidewalks (7 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Retaining Walls (2 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Exterior Stairs/Ramps (1 pt.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Points awarded	0	Outdoor Recreation Surfaces (1 pt.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
C. Landscape Components	13 pts. Possible	Lawns (3 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Trees & Shrubs (2 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Fencing (1 pt.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Exterior Lighting (4 pts.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Graphics (1 pt.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Trash Receptacles (1 pt.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Points awarded	0	Benches/Seating (1 pt.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Total Points awarded	0.0					

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Definitions

Capital Renewal - The systematic replacement of building and utility systems to extend their useful life.

Capital Improvements - The addition or expansion of facilities or significant work performed to change the interior alignment of space or other physical characteristics of an existing facility so that it can be used more effectively, or adapted for a new use.

Current Replacement Value (CRV) - The total project cost to construct or renovate a building, including both direct costs and soft costs.

Deferred Maintenance - Work that has been deferred on a planned or unplanned basis to a future budget cycle or until funds are available.

Direct Costs - The cost of labor and materials directly required to construct or renovate a building project.

Facility Condition Assessment (FCA) - A systematic approach to the inventory of the current maintenance and current capital renewal requirements of a facility.

Facility Condition Index (FCI) - The FCI provides a simple measurement of a facility's condition. FCI represents the ratio of the cost to correct a facility's deficiencies to the current replacement value (CRV) of the facility. The higher the FCI, the poorer the condition of the facility. General industry guidelines are: 0-5% is good; 5.01-10% is fair; and greater than 10% is poor.

Life Cycle - The period of time that a building or building system can be expected to adequately serve its intended function.

Operations and Maintenance - Activities required for ongoing, routine operations and maintenance of a building.

Soft Costs - The cost of services, material and labor indirectly required to construct or renovate a building project.

Space Inventory - An inventory of square feet and usage for every space within a building.