

Report on State University Deferred and Annual Maintenance

Kansas Board of Regents

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Fall 2006

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Executive Summary

This report has been produced in an effort to identify and update the magnitude of deferred maintenance problems on the state university campuses. This current report follows the processes used in 2004 that were validated by an independent national consultant. Furthermore, the 2005 Legislature authorized a limited-scope post audit study that confirmed the severity and magnitude of the deferred maintenance problem and affirmed that the age of the buildings and lack of funding contributed directly to the current state of facilities.

This Summer, facilities condition assessments were conducted on 567 academic and administration buildings following previously established uniform methodologies. 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.

The current estimate of the deferred maintenance backlog is approximately \$727 million, and an annual on-going maintenance estimate of \$84 million is required to prevent further backlog (without factoring inflation) to adequately maintain the university campuses.

The October 2004 deferred maintenance backlog estimate of \$584 million has increased due to a significant increase in construction inflation, increased age of the physical plant, and the continued under-funding of both deferred and annual maintenance.

Introduction

The state's investment in buildings and infrastructure cannot be overemphasized. The state universities and their governing Board - the Kansas Board of Regents, oversee this investment, but the buildings and the land that they occupy belong to the citizens of Kansas.

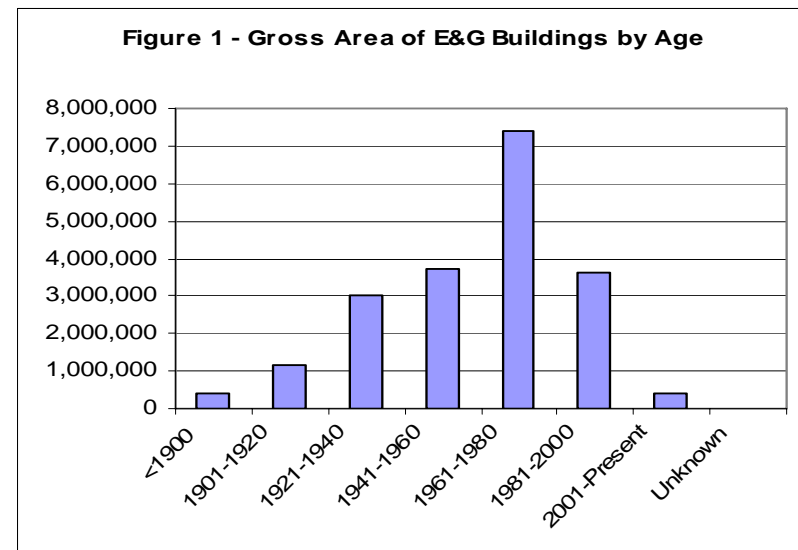
This is a report on the deferred maintenance and capital renewal needs of the state institutions under the governance of the Kansas Board of Regents. These institutions comprise approximately 2/3 of the State of Kansas' building inventory. The report focuses on the academic/administrative buildings, commonly termed educational and general or E&G. These buildings exclude auxiliary facilities such as residence halls, student unions, and parking garages. The 567 E&G buildings represent 20.5 million square feet, sited on 2,250 maintained acres. The replacement value of these buildings is \$4.2 billion. Utilities and infrastructure add another \$300 million in replacement costs for a total of \$4.5 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 life cycles.

The universities receive 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 new capital projects were redistributed for rehabilitation and repair projects. However,

the amount is inadequate and 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 \$4.2 billion equals approximately \$84 million per year that should be spent maintaining the facilities properly. **This compares to the \$15 million allocated for FY '07.**

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 billion¹ (acknowledged to be conservative) to over \$50 billion².

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 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 years³.

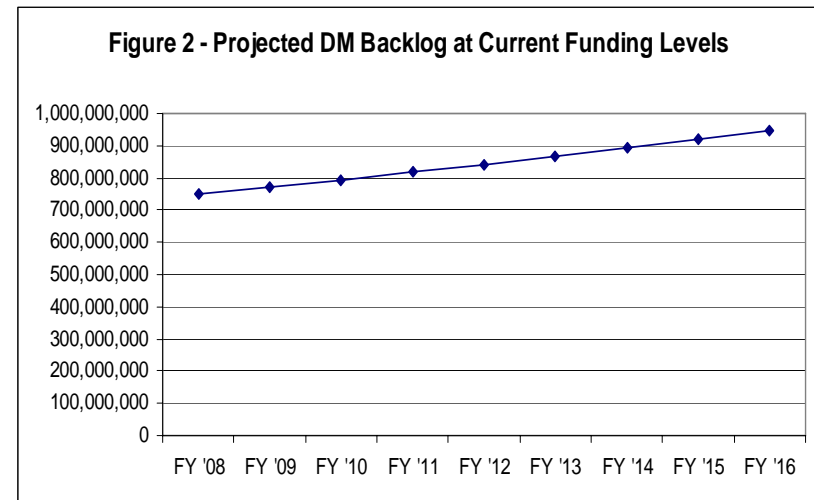
This report represents a finite point in time. The \$727 million renewal cost figure presented, is the amount needed to bring

¹ "A Foundation to Uphold" H. Kaiser (1995).

² "The Decaying American Campus: A Ticking Time Bomb" S. Rush & S. Johnson (1989).

³ "Successful Strategies for Reducing University Deferred Maintenance" Matthew C. Adams, P.E., President, M.C. Adams & Associates.

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 funding 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 conservative 3% annual construction 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

History

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.

Significant improvements were made to the fall 2004 report 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 2004 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.

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.

A final report from the ISES Corporation was provided in October, 2004. Although there were some recommended improvements, the report found the process to be valid and well within industry standards.

In the spring of 2005 the state's Division of Post Audit conducted a limited-scope performance audit pertaining to the use of past funding spent on deferred maintenance and the current need for additional funds. The audit, completed in July 2005, reaffirmed the notion that aging buildings and a lack of state funding contributed directly to the current state of the facilities.

Current Updating of the Projected Costs

There was general consensus by all concerned parties that costs generated two years ago were becoming of little value and that they needed to be updated.

Over the summer and fall of 2006, the campuses audited the E&G buildings as well as the utilities and infrastructure. The forms used can be found in Appendices C and D respectively. Board staff reviewed the 2004 ISES recommendations (i.e. using national cost data vs. historical data - Appendix B), and ultimately decided to use the processes used in 2004 with minor variations to the building assessment form.

Results

The following pages in this report include the Total Renewal Costs by Campus (page 6); a Summary of Building Renewal Costs and costs for individual campus buildings (pages 7-26); and a Summary of Utility & Infrastructure Costs and costs for individual campus components (pages 27-35).

FALL 2006
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	182,505,283	26,591,826	209,097,109
The University of Kansas-Medical Center	71,603,826	3,981,077	75,584,903
Kansas State University	235,225,827	18,838,439	254,064,267
Wichita State University	41,276,108	2,842,642	44,118,750
Emporia State University	41,750,900	2,945,352	44,696,252
Pittsburg State University	55,000,577	3,555,870	58,556,446
Fort Hays State University	34,925,173	5,946,877	40,872,050
TOTAL	662,287,695	64,702,082	726,989,777

FALL 2006
Summary Calculation of Building Renewal
Kansas Board of Regents University Campuses

Institution	Replacement Cost	Gross Square Feet	Renewal Costs
The University of Kansas	1,163,985,785	6,088,322	182,505,283
The University of Kansas-Medical Center	497,243,317	2,291,329	71,603,826
Kansas State University	1,374,528,082	5,903,049	235,225,827
Wichita State University	449,108,379	2,312,668	41,276,108
Emporia State University	196,107,812	1,127,312	41,750,900
Pittsburg State University	246,086,297	1,365,285	55,000,577
Fort Hays State University	263,369,437	1,417,072	34,925,173
TOTAL	4,190,429,108	20,505,037	662,287,695

**Fall 2006
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	Allen Field House	59	1955	48,134,229	76	236,020	14%	6,690,658	0.24
KU	Anschutz Science Library	179	1989	27,038,507	82	149,720	8%	2,244,196	0.18
KU	Anschutz Sports Pavilion/Anderson Stren	173	1984	17,342,610	82	151,990	8%	1,456,779	0.18
KU	Arrocha Ballpark	216	2004	45,990	94	240	0%	0	0.06
KU	Art and Design Building	151	1977	27,898,585	78	159,300	12%	3,459,425	0.22
KU	Baehr Audio Reader	156	1910	2,803,200	82	17,860	8%	224,256	0.18
KU	Bailey Hall	35	1900	12,367,259	72	67,085	18%	2,219,923	0.28
KU	Blake Hall	17	1964	8,126,061	64	50,010	26%	2,084,335	0.36
KU	Botany Greenhouse	120	1961	517,672	58	5,070	32%	163,843	0.42
KU	Bridwell Botany Res. Lab	98	1965	2,208,812	78	8,970	12%	256,222	0.22
KU	Budig Hall/Hoch Auditoria	39	1927	23,976,580	87	91,730	3%	647,368	0.13
KU	Burt Hall	85	1961	3,859,328	70	19,155	20%	766,077	0.30
KU	Campanile	60	1951	372,585	74	1,285	16%	58,310	0.26
KU	Carruth O'Leary Hall	77	1955	8,175,971	62	50,315	28%	2,309,712	0.38
KU	Chamney Residence & Barns	143	1900	598,921	49	5,925	41%	248,253	0.51
KU	Chancellor's Guest House	13	1936	312,228	76	2,155	14%	45,117	0.24
KU	Chancellor's Res. Garage	15	1912	139,284	72	925	18%	24,444	0.28
KU	Chancellor's Residence	14	1912	1,715,515	65	11,360	25%	427,163	0.35
KU	Child Care Facility	196	2000	2,873,893	92	17,685	0%	0	0.08
KU	Chiller Building	3	1973	1,658,925	86	1,780	4%	70,504	0.14
KU	Computer Services Fac.	153	1978	8,507,931	70	47,630	20%	1,688,824	0.30
KU	Continuing Education Bldg.	199	1980	5,420,469	72	33,395	18%	994,656	0.28
KU	Danforth Chapel	49	1946	268,122	66	1,342	24%	63,947	0.34
KU	Dole Human Devel. Center	180	1990	22,223,923	78	132,965	12%	2,644,647	0.22
KU	Dole Institute of Politics	201	2003	7,992,405	94	27,150	0%	0	0.06
KU	Dyche Hall	5	1903	19,874,666	71	107,530	19%	3,815,936	0.29
KU	Eaton Hall	204	2003	15,727,485	95	84,735	0%	0	0.05
KU	Ellsworth Annex	89A	1963	4,521,255	78	7,930	12%	556,114	0.22
KU	Entomology Research Lab.	117	1954	445,709	55	2,400	35%	157,781	0.45
KU	Env. Health & Safety	112	1958	80,625	75	1,150	15%	12,215	0.25
KU	Fitch Farm Residence	331	1950	226,337	58	1,200	32%	72,428	0.42
KU	F.O. Const. & Land. Shops	177	1986	1,875,691	79	20,540	11%	201,637	0.21
KU	F.O. Main Building	30	1908	2,510,594	61	24,720	29%	739,370	0.39
KU	F.O. Storage Bldg A	113	1959	5,625,015	79	6,425	11%	615,939	0.21

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KU	F.O. Storage Bldg B	175	1984	372,585	75	2,712	15%	54,956	0.25
KU	F.O. Vehicle Maint. Shop	176	1986	157,855	78	12,000	12%	19,258	0.22
KU	F.O. Warehouse	202	1999	1,179,271	88	45,350	2%	22,996	0.12
KU	Foley Hall	163	1980	3,684,062	77	5,000	13%	491,822	0.23
KU	Fraser Hall	97	1967	812,490	77	124,095	13%	104,811	0.23
KU	Geological Core Library	191	1990	23,550,603	78	11,590	12%	2,778,971	0.22
KU	Green Hall	150	1977	2,176,313	80	101,970	10%	223,072	0.20
KU	Groundwater Treatment Bldg	343	1995	17,079,701	83	2,160	7%	1,229,738	0.17
KU	Hall Center for the Humanities	27	1905	1,182,600	92	14,470	0%	0	0.08
KU	Hangar No. 1 Airport	125	1982	7,130,640	77	19,270	13%	955,506	0.23
KU	Hangar No. 2 Airport	126	1962	1,381,233	69	4,230	21%	283,843	0.31
KU	Haworth Hall	104	1969	607,046	76	279,690	14%	83,165	0.24
KU	Higuchi Building	136	1969	64,746,167	67	42,655	23%	14,891,619	0.33
KU	Higuchi Building Annex	133	1969	8,239,809	70	2,725	20%	1,647,962	0.30
KU	Hoglund Ballpark	188	1970	501,510	91	4,335	0%	0	0.09
KU	Hoglund Indoor Facility	217	2006	754,455	95	5,455	0%	0	0.05
KU	Horejsi Family Athletics Fac.	197	1999	949,000	86	22,640	4%	33,690	0.14
KU	Info. Booth, Jayhawk Blvd	75	1951	3,938,255	66	34	24%	951,089	0.34
KU	J. R. Pearson Hall	80	1959	2,321	91	143,020	0%	0	0.09
KU	Kansas Bio. Survey Storage	123	1968	24,019,526	65	1,380	25%	5,944,833	0.35
KU	KANU Transmitter Building	192	1990	80,088	86	1,125	4%	3,524	0.14
KU	KLETC Admin. Building	601	1945	85,892	84	25,830	6%	5,497	0.16
KU	KLETC Admin. & Learning Center	608	1977	4,213,560	76	20,015	14%	598,326	0.24
KU	KLETC Firing Range Classrm.	606	1994	3,263,100	80	1,850	10%	340,994	0.20
KU	KLETC Garage	603	1985	262,318	75	4,129	15%	40,266	0.25
KU	KLETC Observation Tower	607	1994	324,996	80	416	10%	31,037	0.20
KU	KLETC Practice House	610	1990	67,321	76	1,294	14%	9,358	0.24
KU	KLETC Quonset Hut	609	1945	1,954,575	65	4,410	25%	488,644	0.35
KU	KLETC Residence Hall	602	1945	356,970	81	55,305	9%	30,521	0.19
KU	Kurata Thermodynamics Lab	190	1990	8,357,040	80	5,430	10%	798,097	0.20
KU	Learned Hall	88	1963	1,089,897	74	225,115	16%	178,198	0.26
KU	Library Annex	214	2006	46,429,161	95	17,510	0%	0	0.05
KU	Lied Center	184	1993	5,813,000	84	80,150	6%	328,435	0.16
KU	Lindley Hall	42	1943	24,545,323	69	86,200	21%	5,215,881	0.31
KU	Lindley Storage	105	1958	15,794,806	74	150	16%	2,495,579	0.26
KU	Lippincott Hall	8	1905	11,607	62	32,565	28%	3,233	0.38
KU	Malott Hall	58	1954	5,382,166	75	331,925	15%	810,016	0.25
KU	Marvin Hall	41	1908	69,477,181	75	287	15%	10,421,577	0.25
KU	Marvin Hall Annex	41B	1967	9,935,592	80	55,225	10%	1,003,495	0.20

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KU	Marvin Studios	44	1941	23,214	77	7,840	13%	2,960	0.23
KU	Max Kade Center	91	1928	1,316,234	75	6,305	15%	196,119	0.25
KU	McCollum Laboratories	141	1971	945,971	64	17,530	26%	244,533	0.36
KU	Memorial Stadium	50	1921	3,549,421	84	245,050	6%	198,768	0.16
KU	Military Science Building	46	1943	47,740,971	65	38,480	25%	11,863,631	0.35
KU	Moore Hall	139	1973	6,073,943	72	46,850	18%	1,072,051	0.28
KU	Multicultural Resource Bldg.	47	1946	8,047,133	37	2,905	53%	4,273,028	0.63
KU	Multidisciplinary Research Bldg.	220	2005	471,244	95	112,990	0%	0	0.05
KU	Murphy Hall	76	1957	42,936,000	71	190,615	19%	8,286,648	0.29
KU	Nelson Aquatic Lab	321	1990	44,814,627	44	1,480	46%	20,435,470	0.56
KU	Nelson Tract Res. Bldg.	323	1993	440,000	34	1,400	56%	246,400	0.66
KU	Nelson Tract Env. St. Lab	324	1993	263,479	78	3,450	12%	30,695	0.22
KU	Nelson Residence Trailer	322	1970	646,510	77	1,440	13%	81,784	0.2265
KU	Nelson Storage Building	326	1993	217,051	52	3,000	38%	81,720	0.48
KU	Nichols Hall	135	1971	450,000	72	71,430	19%	83,250	0.29
KU	Nunemaker Hall	140	1971	13,511,709	76	10,835	14%	1,918,663	0.24
KU	Old Schoolhouse	99	1890	1,640,069	29	3,145	61%	999,622	0.71
KU	Oldfather Studios	193	1955	246,068	63	19,745	27%	66,931	0.37
KU	Parker Hall	122	1968	2,911,036	75	15,935	16%	451,211	0.26
KU	Parrott Athletic Center	174	1970	2,645,235	80	23,940	10%	269,814	0.20
KU	Pharmaceutical Chem. Lab.	121	1968	4,081,021	68	7,470	22%	912,108	0.32
KU	Pinet House	209		1,808,371	57	3,554	33%	595,858	0.43
KU	Power Plant	24	1922	475,230	60	17,845	30%	141,619	0.40
KU	Public Safety Building	116	1968	16,606,770	88	35,175	2%	373,652	0.12
KU	Pump House, Potter Lake	146	1911	3,005,052	79	513	11%	344,078	0.21
KU	Recreation Services Building #1	351	1988	39,464	81	800	9%	3,532	0.19
KU	Recreation Services Building #2	352	1989	136,963	86	340	4%	5,205	0.14
KUEC	Regents Center	410	1992	59,196	84	55,370	6%	3,818	0.16
KUEC	Regents' Ctr Communications	411	1993	9,226,404	88	115	2%	216,821	0.12
KUEC	Regnier Hall	412	2004	14,072,940	95	86,255	0%	0	0.05
KU	Robinson Farm Bldg. No. 1	302	1880	8,125	76	144	14%	1,154	0.24
KU	Robinson Farm Bldg. No. 2	303	1880	11,607	81	322	10%	1,103	0.20
KU	Robinson Health & PE Ctr.	94	1966	26,696	76	222,435	14%	3,697	0.24
KU	Shenk Restroom Facility	181	1988	37,937,480	78	727	12%	4,552,498	0.22
KU	Simons Laboratories	195	1995	109,106	88	48,650	2%	2,619	0.12
KU	Smissman Research Labs	157	1978	10,690,047	63	14,000	27%	2,875,623	0.37
KU	Smith Hall	21	1967	3,444,958	77	20,205	13%	453,012	0.23
KU	Snow Hall	40	1929	3,349,780	84	98,240	6%	200,987	0.16
KU	Spencer Museum of Art	152	1977	16,400,691	75	91,085	15%	2,533,907	0.25

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KU	Spencer Research Library	100	1968	15,859,805	69	107,730	21%	3,386,068	0.31
KU	Spooner Hall	6	1894	18,755,751	73	23,275	17%	3,141,588	0.27
KU	Stauffer-Flint Hall	34	1897	4,133,253	70	42,220	21%	847,317	0.31
KU	Strong Hall	37	1911	6,119,210	77	176,070	13%	801,617	0.23
KU	Structural Biology Center	212	2004	28,568,309	95	17,085	0%	0	0.05
KU	Student Recreation & Fitness Center	205	2003	17,846,310	93	103,905	0%	0	0.07
KU	Sudler House Annex	92	1928	276,247	61	1,505	29%	79,973	0.39
KU	Summerfield Hall	79	1959	15,366,507	71	94,925	19%	2,896,587	0.29
KU	Sunflower Research Residence	341	1945	318,032	21	2,107	69%	220,714	0.79
KU	Sunflower Wildcare Bldg.	342	1992	176,426	77	1,005	13%	22,318	0.23
KU	Traffic Control Stations	124	1962	32,500	72	187	18%	5,866	0.28
KU	Twente Hall	19	1931	4,943,421	69	30,060	21%	1,020,816	0.31
KU	University Press Offices	185	1991	1,043,469	83	6,420	7%	75,652	0.17
KU	University Press Warehouse	183	1989	723,116	78	8,900	12%	83,881	0.22
KU	University Relations	4	1915	1,228,021	52	7,475	38%	461,122	0.48
KU	Visitor's Center	83A	1998	2,631,307	85	15,750	5%	139,459	0.15
KU	Wagnon Student Athlete Ctr.	189	1992	9,278,636	83	57,255	7%	681,980	0.17
KU	Watkins Home	18	1937	1,109,629	66	6,825	24%	265,201	0.34
KU	Watkins Student Health Ctr.	147	1973	17,285,144	81	79,715	9%	1,555,663	0.19
KU	Watson Library	22	1924	32,948,791	68	189,760	22%	7,182,836	0.32
KU	Well Sample Library	701	1950	1,681,854	72	15,005	18%	310,302	0.28
KU	Wescoe Hall	132	1973	29,641,957	71	181,635	19%	5,602,330	0.29
KU	Wesley Building	155	1954	2,345,775	54	12,805	36%	836,269	0.46
KU	Youngberg Hall	86	1960	4,142,538	77	25,460	14%	559,243	0.24
KU	515-517 W. 14th St.	138	1900	451,512	57	2,664	33%	148,773	0.43
KU	525 W. 14th St.	137	1863	318,032	44	3,385	46%	146,931	0.56
KU	1043 Indiana	64	1900	1,004,006	37	6,180	53%	528,107	0.63
	Total			1,163,985,785		6,088,322		182,505,283	

Fall 2006
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	41,424,919	55	56,350	35%	14,685,134	0.45
KUMC	Biomedical Research Center	64	2006	60,841,935	100	207,900	0%	0	0.00
KUMC	Breidenthal	52	1958	10,843,956	70	40,635	20%	2,206,745	0.30
KUMC	Breidenthal Annex	38	1970	2,114,331	81	7,920	9%	192,404	0.19
KUMC	Children's Dev. Unit (CDU)	18	1959	4,732,982	77	27,552	13%	627,120	0.23
KUMC	Delp Pavilion (D)	9	1939	25,033,168	65	118,177	25%	6,258,292	0.35
KUMC	Delp Pavilion (F)	15	1954	20,341,080	66	117,223	24%	4,871,689	0.34
KUMC	Dykes Library	21	1983	10,283,338	83	59,064	8%	771,250	0.18
KUMC	Eaton (E)	10	1940	5,591,231	71	34,408	19%	1,051,151	0.29
KUMC	Hixon	5	1936	5,762,353	80	21,585	10%	561,829	0.20
KUMC	Hoglund Brain Imaging Center	69	2002	2,284,170	95	12,200	0%	0	0.05
KUMC	Jaycare Center	46	1959	109,500	51	4,028	39%	42,760	0.49
KUMC	Kirmayer Fitness Center	60	1990	10,156,589	84	58,336	6%	589,082	0.16
KUMC	Landon Center on Aging	66	1968	9,929,789	92	59,000	0%	0	0.08
KUMC	Lied Biomedical Research Bldg.	62	1994	20,585,305	82	80,250	8%	1,626,239	0.18
KUMC	Miller	39	1973	9,520,758	71	54,000	19%	1,804,184	0.29
KUMC	Murphy (A)	1	1924	8,265,858	83	50,151	7%	541,414	0.17
KUMC	Nursing Ed. Facility	65	2000	15,068,778	93	91,426	0%	0	0.07
KUMC	Olathe Pavilion (G)	16	1957	11,221,443	67	55,403	23%	2,575,321	0.33
KUMC	Orr-Major	54	1976	23,314,621	78	118,157	12%	2,821,069	0.22
KUMC	Research Support Facility	30	1989	19,851,474	84	74,300	6%	1,270,494	0.16
KUMC	Robinson (L)	17	1958	10,235,285	75	62,100	15%	1,530,175	0.25
KUMC	School of Med., Wichita	90	1980	15,300,569	79	98,743	11%	1,706,013	0.21
KUMC	Shop Services Building	68	2002	812,490	94	10,000	0%	0	0.06
KUMC	Smith - East - MRRC	37	1973	11,070,617	77	44,990	13%	1,389,362	0.23
KUMC	Smith - West -MRRC	36	1972	1,797,850	75	10,908	15%	265,183	0.25
KUMC	Special Storage	25	1974	44,281	78	545	12%	5,203	0.22
KUMC	Spencer Chapel	27	1967	489,409	78	2,811	12%	60,197	0.22
KUMC	Student Center	14	1954	11,676,182	73	58,148	17%	2,014,141	0.27
KUMC	Sudler	7	1936	16,448,967	72	95,754	18%	2,969,039	0.28
KUMC	Support Services Bldg.	63	1974	12,175,813	84	74,929	6%	785,340	0.16
KUMC	Sutherland Institute	61	1992	3,624,170	82	19,515	8%	289,934	0.18
KUMC	Taylor Hall	13	1953	5,511,468	82	32,725	8%	427,139	0.18
KUMC	Wahl Annex	2	1928	1,888,235	67	17,877	23%	438,070	0.33

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KUMC	Wahl Hall East	20	1963	33,837,574	72	126,751	18%	6,040,007	0.28
KUMC	Wahl Hall West	12	1953	18,424,046	69	69,014	21%	3,915,110	0.31
KUMC	Wescoe Pavilion (B)	3	1928	13,498,303	64	78,050	26%	3,516,308	0.36
KUMC	Wescoe Pavilion (C)	6	1936	4,629,512	62	25,244	28%	1,293,949	0.38
KUMC	WRI/CPC Building	92	1996	6,014,710	85	29,443	5%	303,743	0.15
KUMC	4125 Rainbow	48	1972	5,756,768	61	39,363	29%	1,689,611	0.39
KUMC	Link: CDU-Miller	—	1972	649,702	86	4,478	4%	27,612	0.14
KUMC	Link: Delp to Wescoe	—	1980	87,053	85	600	5%	4,309	0.15
KUMC	Link: Hospital-Miller	—	1980	131,594	85	907	5%	6,909	0.15
KUMC	Link: Hospital-Orr Major	—	1976	97,934	81	675	9%	8,814	0.19
KUMC	Link: Lied-Hospital	—	1994	348,210	78	2,400	12%	42,482	0.22
KUMC	Link: OlathePav.-OlathePrkg	—	1989	259,997	84	1,792	6%	16,380	0.16
KUMC	Link: OM-Taylor-SON	—	2000	368,522	93	2,540	0%	0	0.07
KUMC	Link: Sudler Link	—	1980	3,351,521	81	23,100	9%	316,719	0.19
KUMC	Link: Wahl E.-Library	23	1983	777,959	84	5,362	6%	45,900	0.16
KUMC	Link: BRC-39th St.	—	2006	657,000	100	4,500	0%	0	0.00
	Total			497,243,317		2,291,329		71,603,826	

Fall 2006
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	38,169,510	63	192,069	27%	10,181,717	0.37
KSU	Ahearn Field House	5	1951	15,795,966	70	90,096	20%	3,171,040	0.30
KSU	Anderson Hall	1	1879	10,871,116	50	66,439	40%	4,313,115	0.50
KSU	Beach Art Museum	175	1996	7,944,992	93	26,720	0%	0	0.07
KSU	Biolog. & Indust. Value-Added Program	186	2004	5,207,820	95	33,439	0%	0	0.05
KSU	Bill Snyder Family Stadium	134	1968	33,290,037	83	125,006	7%	2,438,495	0.17
KSU	Bluement Hall	158	1981	20,077,789	77	122,700	13%	2,539,840	0.23
KSU	Bramlage Coliseum	164	1988	44,922,385	87	176,073	3%	1,403,825	0.13
KSU	Brandeberry Indoor Practice Facil.	162	1980	6,663,579	88	25,915	2%	104,951	0.12
KSU	Burt Hall	9	1923	10,562,370	63	39,291	27%	2,865,043	0.37
KSU	Bushnell Annex	8	1969	625,617	74	2,328	16%	97,127	0.26
KSU	Bushnell Hall	10	1949	6,242,245	64	23,219	26%	1,622,984	0.36
KSU	Call Hall	72	1963	17,874,780	61	66,492	29%	5,246,248	0.39
KSU	Calvin Hall	13	1908	8,552,038	74	52,261	17%	1,411,086	0.27
KSU	Cardwell Hall	91	1963	40,287,897	73	22,175	17%	6,959,734	0.27
KSU	Chemical Storage Bldg.	171	1989	701,063	78	149,866	12%	86,055	0.22
KSU	Chemistry/Biochemistry	165	1988	24,019,526	71	2,608	19%	4,485,646	0.29
KSU	Campus Creek Complex	27	1949	2,747,355	81	89,350	9%	242,454	0.19
KSU	Danforth/All Faiths Chapels	3	1949	1,407,929	79	9,337	11%	154,872	0.21
KSU	Dickens Hall	18	1907	8,449,896	71	31,435	19%	1,597,030	0.29
KSU	Dole Hall	168	1990	8,850,338	77	32,923	13%	1,161,607	0.23
KSU	Durland/Rathbone/Fiedler Hall	153	1976	65,874,368	78	245,041	12%	7,592,021	0.22
KSU	Dykstra Hall	19	1955	6,070,461	74	37,095	16%	975,827	0.26
KSU	East Stadium	104	1922	3,658,526	49	22,357	41%	1,507,313	0.51
KSU	Edwards Hall	135	1967	8,960,604	65	54,758	25%	2,269,273	0.35
KSU	Eisenhower Hall	22	1951	8,982,657	67	54,893	23%	2,104,187	0.33
KSU	English/Counseling Services	108	1960	6,295,637	71	33,666	19%	1,182,006	0.29
KSU	Environmental Research Lab	21	1963	1,714,770	73	6,762	17%	285,938	0.27
KSU	Facilities Grounds	97	1918	328,478	44	4,018	46%	150,279	0.56
KSU	Facilities Ground Storage	177	1995	429,459	84	5,250	6%	24,801	0.16
KSU	Facilities Shops	173	1993	718,473	81	8,785	9%	63,765	0.19
KSU	Fairchild Hall	30	1894	9,626,846	53	58,828	37%	3,605,254	0.47
KSU	Feed Technology	29	1956	5,064,134	70	18,837	20%	1,034,349	0.30
KSU	Greenhouse D	15	1907	127,020	85	2,279	5%	6,256	0.15
KSU	Gymnasium	73	1951	12,922,073	64	73,703	26%	3,327,434	0.36
KSU	Hale-Farrell Library	31	1927	62,753,246	89	357,927	1%	815,792	0.11

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KSU	Handball Building	146	1969	98,660	67	4,980	23%	22,322	0.33
KSU	Hoeflin Stone House	156	18??	2,662,646	85	16,273	5%	141,120	0.15
KSU	Holton Hall	34	1900	4,017,183	76	24,552	14%	559,393	0.24
KSU	Holtz Hall	74	1876	1,137,486	66	6,950	24%	270,722	0.34
KSU	Indoor Practice Facility	176	1993	7,956,599	91	97,248	0%	0	0.09
KSU	International Grains Program	160	2004	3,394,500	95	19,732	0%	0	0.05
KSU	International St. Center	155	1977	1,053,916	75	6,439	15%	155,980	0.25
KSU	Intramural Fields Bldg.	178	1996	100,981	55	576	35%	34,914	0.45
KSU	Justin Hall	41	1960	39,993,079	72	148,768	18%	7,288,739	0.28
KSU	Kedzie Hall	71	1897	6,809,827	62	41,616	28%	1,918,669	0.38
KSU	King Hall	20	1966	11,978,424	73	44,559	17%	1,994,408	0.27
KSU	Leasure Hall	112	1908	11,923,871	62	44,354	28%	3,296,950	0.38
KSU	Manufacturing Ln. Ct.	652	1984	2,120,599	82	22,683	8%	175,480	0.18
KSU	McCain Auditorium	133	1970	32,913,970	73	112,639	17%	5,677,660	0.27
KSU	Mechanical Engineering Lab	182	1996	833,295	86	10,800	4%	29,999	0.14
KSU	Meyers Field - Baseball Compound	185	2000	2,967,910	95	13,055	0%	0	0.05
KSU	Military Science Hall	79	1943	6,415,189	58	39,206	32%	2,033,615	0.42
KSU	Natatorium	150	1973	12,162,975	69	49,554	21%	2,566,388	0.31
KSU	National Gas Machine Lab	654	1999	957,030	65	12,400	25%	243,564	0.35
KSU	Nichols Hall	82	1911	12,153,690	71	74,277	19%	2,297,047	0.29
KSU	Peters Rec., C.E.	159	1980	29,804,455	74	169,995	16%	4,709,104	0.26
KSU	Phys. Plant Stor. Bldg.	167	1987	513,555	82	6,650	8%	41,855	0.18
KSU	Power Plant	93	1928	92,248,954	69	52,792	21%	18,934,098	0.31
KSU	President's Residence	92	1923	1,488,017	72	9,096	18%	266,727	0.28
KSU	Public Safety Service -1	166	1987	192,720	80	2,500	10%	19,802	0.20
KSU	Public Safety Service -2	184	2000	278,130	95	3,600	0%	0	0.05
KSU	Seaton Court	25	1874	7,448,212	54	45,515	36%	2,705,563	0.46
KSU	Seaton Hall	102	1922	63,434,576	72	235,967	18%	11,110,566	0.28
KSU	Shellenberger Hall	80	1960	13,724,117	64	51,051	26%	3,619,736	0.36
KSU	Straube House	99	1925	1,460,730	73	9,460	17%	250,150	0.27
KSU	Testing Lab - Civil Eng.	653	1996	528,885	81	6,000	9%	46,013	0.19
KSU	Thompson Hall	106	1921	8,895,605	67	33,092	23%	2,034,870	0.33
KSU	Throckmorton Hall	161	1981	105,397,364	78	392,058	12%	13,121,972	0.22
KSU	Track Locker Facility	81	2005	623,000	95	2,800	0%	0	0.05

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KSU	Umberger Hall	109	1956	9,590,864	65	58,611	25%	2,392,921	0.35
KSU	Vanier Football Complex	149	1972	9,547,918	88	58,351	2%	155,154	0.12
KSU	Ward Hall	85	1961	11,081,203	73	41,222	17%	1,883,804	0.27
KSU	Waters Hall	120	1923	39,545,049	72	147,102	18%	7,305,948	0.28
KSU	Waters Hall Annex	117	1923	4,209,859	67	15,658	23%	986,159	0.33
KSU	Weber Hall	4	1957	35,797,149	71	133,161	19%	6,864,103	0.29
KSU	West Stadium	105	1922	4,606,818	49	28,156	41%	1,898,009	0.51
KSU	Willard Hall	116	1939	29,426,066	58	109,459	32%	9,394,272	0.42
KSU	Wind Erosion Lab	121	1963	3,023,295	69	11,920	21%	624,310	0.31
KSU	Womens Rowing Facility	396	2005	1,218,000	95	5,475	0%	0	0.05
KSUVM	Coles Hall	147	1972	28,504,471	76	106,030	14%	3,912,239	0.24
KSUVM	Mosier Hall	154	1978	73,293,562	76	272,640	14%	10,261,099	0.24
KSUVM	Trotter Hall	151	1973	28,120,279	74	104,601	16%	4,435,974	0.26
KSU-S	Aero Center	706	1990	9,711,577	78	36,127	12%	1,124,115	0.22
KSU-S	Aero East Hangar	704	1956	3,886,024	55	27,703	35%	1,345,536	0.45
KSU-S	Aero West Hangar	703	1954	4,130,931	55	29,455	35%	1,430,335	0.45
KSU-S	Civil Laboratory	708	1956	1,488,017	56	5,537	34%	507,786	0.44
KSU-S	College Center	710	1995	3,537,814	84	18,915	6%	199,002	0.16
KSU-S	Composite Avionics	705	1996	1,276,770	84	4,750	6%	70,861	0.16
KSU-S	Facilities	718	1955	1,505,428	51	9,203	39%	586,741	0.49
KSU-S	Gymnasium	700	1956	3,684,675	75	22,277	15%	561,913	0.25
KSU-S	Maintenance	717	1956	906,507	55	5,537	35%	320,677	0.45
KSU-S	Natural Gas Machine Lab	716	1956	1,488,017	45	5,537	45%	675,188	0.55
KSU-S	Science Center	715	1955	2,474,612	58	9,203	32%	782,596	0.42
KSU-S	Student Activities Center	714	1956	906,507	58	5,537	32%	286,683	0.42
KSU-S	Technology Assist. Ctr.	713	1955	1,000,523	58	6,113	32%	316,416	0.42
KSU-S	Technology Center+	709	1985	18,117,366	84	67,393	6%	1,127,806	0.16
KSU-S	Tullis Building	712	1956	1,488,017	51	5,537	39%	574,747	0.49
KSUAES	Dairy, Research Center - Manhattan	157	1977	301,637	70	2,475	20%	61,459	0.30
KSUAES	Grain Research Bldg - Manhattan	257	1957	731,241	47	6,000	43%	313,520	0.53
KSUAES	Classroom/TR - Manhattan	258	1980	146,248	71	1,200	19%	27,824	0.29
KSUAES	Office & Shop - Manhattan	300	1967	368,545	70	3,024	20%	74,630	0.30
KSUAES	Feedmill, Office/Store - Manhattan	302	1960	116,999	70	960	21%	23,985	0.31
KSUAES	Poultry, Off./Classroom - Manhattan	304	1965	408,032	70	3,348	20%	82,627	0.30
KSUAES	Metal, Office/Lab - Manhattan	306	1977	108,589	70	891	20%	21,989	0.30
KSUAES	Res. Ctr. Office/Off Serv. - Wichita	323	1974	548,431	77	4,500	13%	69,925	0.23
KSUAES	Res. Ctr. Office/Off Serv. - Wichita	324	1987	526,494	68	4,320	22%	115,565	0.32
KSUAES	Pecan Exp. Fi. Off/Serv. - Chetopa	325	1964	584,993	70	4,800	20%	119,192	0.30

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KSUAES	Farm, Shop/Shop Serv. - Ashland	326	1974	1,371,077	71	11,250	19%	260,847	0.29
KSUAES	KABSU Office	374	2005	331,000	0	1,488	90%	297,900	1.00
KSUAES	Office/Off. Service - Manhattan	382	1961	274,215	64	2,250	26%	72,393	0.36
KSUAES	Sheep, Office/Lab - Manhattan	401	1967	246,794	70	2,025	20%	49,976	0.30
KSUAES	Purebred Beef, Office - Manhattan	440	1957	30,712	70	252	20%	6,219	0.30
KSUAES	Swine, T-R Unit, Office - Manhattan	462	1967	176,960	70	1,452	20%	36,056	0.30
KSUAES	Beef Research, Office - Manhattan	464	1967	59,231	70	486	20%	11,994	0.30
KSUAES	Horse Unit, Office - Manhattan	465	1976	60,327	70	495	20%	12,216	0.30
KSUAES	Quonset I - Office/Lab - St. John	486	1984	292,496	69	2,400	21%	61,424	0.31
KSUAES	Ranells - Nonclass Lab - Manhattan	493	1975	460,682	69	3,780	21%	98,816	0.31
KSUAES	Quonset 2 - Office - Hesston	503	1961	621,555	69	5,100	21%	132,080	0.31
KSUAES	Office - Hutchinson	514	1949	1,534,387	59	12,590	31%	481,414	0.41
KSUAES	Office/Lab - Ottawa	515	1950	292,496	0	2,400	90%	263,247	1.00
KSUAES	Operations Center - Manhattan	516	1961	1,608,730	52	13,200	38%	605,285	0.48
KSUAES	Steel BT - Office/Lab - Scandia	521	1984	146,248	69	1,200	21%	30,712	0.31
KSUAES	Seed Cond. Center - Manhattan	526	1967	584,993	69	4,800	21%	121,240	0.31
KSUAES	Office - Topeka/Rossville	535	1974	723,929	69	5,940	21%	153,835	0.31
KSUAES	Headquarters Unit III - Manhattan	540	1972	584,993	69	4,800	21%	124,311	0.31
KSUAES	Quonset 6 - Office - Powhattan	544	1980	274,215	69	2,250	21%	58,271	0.31
KSUAES	Ext. Field Lab (Tuttle) - Manhattan	610	1964	219,372	0	1,800	90%	197,435	1.00
KSUAES	Gallaher Forestry Bldg. - Manhattan	620	1967	3,789,535	63	31,094	27%	1,033,596	0.37
KSUAES	Extension Greenhouse - Manhattan	621	1974	1,364,618	60	11,197	30%	406,315	0.40
KSUAES	Extension Vehicle/Maint. - Manhattan	622	1974	1,319,037	65	10,823	25%	331,738	0.35
KSUAES	Conference Facility - Colby	801	1933	323,209	61	2,652	29%	92,922	0.39
KSUAES	Office - Colby	806	1948	571,221	63	4,687	27%	155,658	0.37
KSUAES	Office/Animal Infirmary - Colby	809	1932	531,368	61	4,360	29%	152,768	0.39
KSUAES	Sample Prep	812	1938	219,372	61	1,800	29%	62,795	0.39
KSUAES	Seed Distr. Center - Colby	813	1927	342,221	61	2,808	29%	98,388	0.39
KSUAES	Shop - Colby	821	1959	469,091	71	3,849	19%	90,300	0.29
KSUAES	Soils Laboratory - Colby	828	1966	597,911	0	4,906	90%	538,120	1.00
KSUAES	Greenhouse - Colby	829	1968	181,713	70	1,491	20%	35,934	0.30
KSUAES	Crop Research - Colby	837	1982	433,260	84	3,555	6%	28,054	0.16
KSUAES	NCLAB - Colby	838	1982	33,113	84	288	6%	1,904	0.16
KSUAES	Office - Hays	860	1931	774,750	0	6,357	90%	697,275	1.00
KSUAES	Crops/Soils Lab - Hays	861	1936	962,435	64	7,897	26%	249,030	0.36
KSUAES	Auditorium - Hays	864	1948	1,262,975	70	10,363	20%	254,489	0.30
KSUAES	Greenhouse & Headhouse - Hays	865	1964	1,148,414	61	9,423	29%	335,911	0.39
KSUAES	Shop, Facilities Maint. - Hays	866	1951	557,328	61	4,573	29%	163,715	0.39

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
KSUAES	NCLAB Service - Hays	870	1974	882,120	64	7,238	26%	227,146	0.36
KSUAES	Animal Nutrition Lab - Hays	873	1945	828,915	0	3,290	90%	746,024	1.00
KSUAES	Research - Hays	886	1993	385,364	73	3,162	17%	64,741	0.27
KSUAES	Crop Process Facility - Hays	889	1970	572,805	70	4,700	20%	115,993	0.30
KSUAES	NCLAB - Hays	890	1973	577,193	71	4,736	19%	109,089	0.29
KSUAES	Boathouse - Manhattan	895	1981	808,021	0	6,630	90%	727,219	1.00
KSUAES	Holcomb Proj.Bldg.& Shop - Garden City	925	1948	193,048	58	1,584	33%	62,740	0.43
KSUAES	Carpenter Shop - Garden City	926	1958	558,790	59	4,585	31%	171,828	0.41
KSUAES	Seed Room - Garden City	928	1960	297,006	59	2,437	32%	93,557	0.42
KSUAES	Research Lab/Shop - Garden City	930	1957	536,609	60	4,403	31%	163,666	0.41
KSUAES	Agronomy Project - Garden City	931	1965	584,993	58	4,800	33%	190,123	0.43
KSUAES	Greenhouse, Res. Bldg. - Garden City	932	1966	1,018,862	87	8,360	3%	30,311	0.13
KSUAES	Shop - Garden City	936	1968	610,952	59	5,013	32%	192,450	0.42
KSUAES	Pesticide Building - Garden City	941	1968	156,973	60	1,288	31%	47,877	0.41
KSUAES	Feed Mill - Garden City	942	1968	905,154	58	7,427	33%	294,175	0.43
KSUAES	Entomology Project - Garden City	945	1986	226,685	71	1,860	19%	42,843	0.29
KSUAES	Administration Building - Garden City	947	2000	1,435,426	95	11,778	0%	0	0.05
KSUAES	Shop/Shop Serv. - Mound Valley	963	1951	146,248	57	1,200	33%	48,372	0.43
KSUAES	Shop/Shop Serv. - Mound Valley	964	1951	230,707	57	1,893	33%	76,306	0.43
KSUAES	Metabolism Research - Mound Valley	971	1968	175,498	0	1,440	90%	157,948	1.00
KSUAES	Office/Shop - Parsons	972	1985	146,248	78	1,200	12%	17,148	0.22
KSUAES	Field Laboratory - Mound Valley	973	1951	47,531	75	390	15%	6,987	0.25
KSUAES	Headquarters - Parsons	975	1979	2,125,596	72	17,441	18%	376,230	0.28
KSUAES	Office/Laboratory - Parsons	977	1985	146,248	75	1,200	15%	21,974	0.25
KSUAES	Seed Building - Parsons	979	2002	1,025,931	95	8,418	0%	0	0.05
KSUAES	Barn (Lab) - Tribune	987	1925	270,559	59	2,220	32%	85,226	0.42
KSUAES	Office - Tribune	988	1928	67,274	58	552	33%	21,864	0.43
KSUAES	Project Room - Tribune	989	1928	157,948	47	1,296	43%	67,523	0.53
KSUAES	Shop - Tribune	990	1958	209,866	58	1,722	33%	68,207	0.43
KSUAES	Irrigation Shop - Tribune	992	1967	146,248	59	1,200	32%	46,068	0.42
KSUAES	NCLAB Service - Tribune	993	1985	383,902	71	3,150	19%	73,517	0.29
KSUAES	Pesticide Building - Tribune	994	1988	16,556	71	144	19%	3,129	0.29
KSUAES	Laboratory/Shop/Headquarters - Manhatt	198,A,B	1950	1,636,152	0	13,425	90%	1,472,537	1.00
KSUAES	Class Lab Service - Manhattan	258A	1980	350,996	70	2,880	20%	68,532	0.30
Total				1,374,528,082		5,903,049		235,225,827	

Fall 2006
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	30,703,997	82	176,350	8%	2,425,616	0.18
WSU	Ahlberg Hall	54	1980	19,587,973	82	112,505	8%	1,655,184	0.18
WSU	Blake Hall	30	1980	1,276,770	73	6,878	17%	212,582	0.27
WSU	Brennan Hall #1	5	1953	3,839,596	78	23,628	12%	445,393	0.22
WSU	Central Energy Plant	48	1973	19,987,856	81	21,475	9%	1,798,907	0.19
WSU	Cessna Annex	43	1995	609,368	85	3,500	5%	29,250	0.15
WSU	Cessna Stadium	42	1946	18,113,884	68	39,661	22%	4,012,225	0.32
WSU	Charles Koch Arena	19	1956	48,661,800	92	211,385	0%	0	0.08
WSU	Child Development Center	81	1991	1,115,433	81	9,244	9%	98,158	0.19
WSU	Clinton Hall	46	1970	9,225,244	78	56,770	12%	1,120,867	0.22
WSU	Corbin Education Center	13	1963	4,429,231	74	27,257	16%	693,175	0.26
WSU	Credit Union	11	1953	412,049	85	2,536	5%	21,014	0.15
WSU	Devlin Hall	80	1989	4,212,180	84	25,922	6%	244,306	0.16
WSU	Duerksen Fine Arts Center	15	1956	20,708,049	66	97,494	24%	5,042,410	0.34
WSU	Eck Facilities Building	58	1992	2,075,332	82	12,331	8%	156,688	0.18
WSU	Eck Stadium	57	1985	9,056,942	84	22,181	6%	584,173	0.16
WSU	Elliott Hall	60	1994	6,071,622	85	37,365	5%	303,581	0.15
WSU	Engineering Building	16	1953	4,418,785	70	27,193	20%	881,548	0.30
WSU	Fiske Hall	20	1904	1,882,655	62	11,588	28%	529,967	0.38
WSU	Gaddis Physical Plant #A	73	1988	1,218,735	81	15,000	9%	110,296	0.19
WSU	Gaddis Physical Plant #B	74	1988	2,193,723	80	27,000	10%	225,953	0.20
WSU	Gaddis Physical Plant #C	75	1988	414,370	83	5,097	7%	28,177	0.17
WSU	Gaddis Physical Plant #D	76	1988	389,995	83	4,800	7%	26,520	0.17
WSU	Garvey International Center	10	1998	1,508,910	89	9,571	1%	12,071	0.11
WSU	Geology Building	32	1958	6,935,183	82	39,830	8%	586,023	0.18
WSU	Golf Maintenance	77	1988	324,996	83	4,000	7%	24,050	0.17
WSU	Golf Pro Shop	79	1988	362,138	80	3,328	10%	36,757	0.20
WSU	Grace Wilkie Hall	23	1953	5,899,838	76	36,306	14%	852,527	0.24
WSU	Greenhouse	45	1968	100,981	87	1,244	3%	3,332	0.13
WSU	Harvey D. Grace Memorial Chapel	24	1963	419,013	80	1,958	10%	41,901	0.20
WSU	Henrion Hall	25	1921	6,286,351	59	38,684	31%	1,961,342	0.41
WSU	Heskett Center	56	1983	28,769,110	83	165,239	7%	1,898,761	0.17
WSU	Heskett Center Storage	82	1991	18,571	90	231	0%	0	0.10
WSU	Housing Maintenance Shop	64	1945	234,461	82	2,880	8%	19,695	0.18

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
WSU	Hubbard Hall	49	1973	21,066,705	81	121,000	9%	1,980,270	0.19
WSU	Human Resources Center	27	1940	1,071,436	83	6,591	7%	77,143	0.17
WSU	Intensive English Annex	4	1995	295,979	86	1,818	4%	12,579	0.14
WSU	Intensive English Language Center	67	1943	1,782,835	82	10,971	8%	136,387	0.18
WSU	Jabara Hall	69	1992	21,979,015	83	135,259	7%	1,582,489	0.17
WSU	Jardine Hall	29	1930	9,444,616	81	58,118	9%	850,015	0.19
WSU	Lindquist Hall	50	1977	13,662,600	81	84,075	9%	1,236,465	0.19
WSU	Marcus Welcome Center	17	2005	6,480,000	95	29,320	0%	0	0.05
WSU	McKinley Hall	31	1928	22,704,453	84	94,269	6%	1,373,619	0.16
WSU	McKnight Art Center	47	1964	12,070,119	80	74,275	10%	1,207,012	0.20
WSU	Media Resources Center	2	1986	4,410,660	84	23,750	6%	249,202	0.16
WSU	Metropolitan Complex	3	1991	12,238,421	83	75,313	7%	887,286	0.17
WSU	Metropolitan Storage Building	14	2000	98,660	95	1,352	0%	0	0.05
WSU	Morrison Hall	33	1938	4,948,064	81	30,452	9%	450,274	0.19
WSU	National Institute for Aviation Res.	68	1989	14,643,391	85	78,848	5%	666,274	0.15
WSU	Neff Hall	34	1951	4,907,440	85	30,197	5%	240,465	0.15
WSU	Original Pizza Hut	72	1984	175,266	83	1,077	7%	12,882	0.17
WSU	Police Building	55	1945	935,524	80	5,754	10%	96,827	0.20
WSU	President's Residence	39	1938	1,046,820	79	7,034	11%	113,580	0.21
WSU	Publications/Printing	37	1953	1,118,915	82	9,184	8%	90,632	0.18
WSU	Sheldon Coleman Tennis Complex	59	1993	1,512,392	85	3,975	5%	69,570	0.15
WSU	Tyler Field Storage Building	12	1999	34,821	95	768	0%	0	0.05
WSU	Visual Communications	22	1966	746,330	75	6,120	15%	108,964	0.25
WSU	Wallace Hall	51	1976	14,538,928	79	78,287	11%	1,577,474	0.21
WSU	Wiedemann Hall	66	1986	4,276,019	83	14,736	7%	307,873	0.17
WSU	Wilkins Stadium	41	1998	1,443,955	83	5,468	7%	99,633	0.17
WSU	Wilner Auditorium	44	1938	10,009,877	72	44,226	18%	1,766,743	0.28
	Total			449,108,379		2,312,668		41,276,108	

**Fall 2006
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	1,772,389	51	10,181	39%	685,028	0.49
ESU	Art Annex A	40	1970	161,337	52	1,984	38%	61,308	0.48
ESU	Art Annex B	41	1972	44,107	63	768	27%	11,799	0.37
ESU	Beach Music Hall	1	1926	9,117,299	86	56,104	4%	405,720	0.14
ESU	Biology Greenhouse	47	2001	105,624	84	1,296	6%	6,390	0.16
ESU	Brighton Lecture Hall	21	1961	2,064,885	77	12,706	13%	260,176	0.23
ESU	Butcher Education Center	19	1960	5,811,625	71	35,765	19%	1,089,680	0.29
ESU	Cremer Hall	20	1964	11,645,303	70	71,664	20%	2,323,238	0.30
ESU	Earl Center	87	1974	3,540,135	75	21,784	15%	520,400	0.25
ESU	Hamilton Quarry Garage		1975	109,200	56	1,456	34%	36,964	0.44
ESU	Hutchinson Family Pavilion	86	1997	1,879,173	79	7,360	11%	213,286	0.21
ESU	Information Booth	62	1998	15,089	74	51	16%	2,467	0.26
ESU	King Hall	24	1966	9,748,719	71	59,994	19%	1,866,880	0.29
ESU	Maintenance Greenhouse A	42	1996	251,872	70	2,402	20%	50,878	0.30
ESU	Mobile Unit #2	72	1965	69,642	50	1,000	40%	27,857	0.50
ESU	Mobile Unit #4	74	1965	69,642	50	1,000	40%	27,857	0.50
ESU	Mobile Unit #6	76	1965	69,642	53	1,000	37%	25,907	0.47
ESU	Mobile Unit #7	77	1965	69,642	50	1,000	40%	27,857	0.50
ESU	Morse Hall Complex South	5	1961	5,045,760	63	33,389	27%	1,339,649	0.37
ESU	One Room School	60	1900	102,142	64	832	26%	26,608	0.36
ESU	P.E. Storage Bldg. - Football	79	1965	15,089	58	144	32%	4,896	0.42
ESU	P.E. Storage Bldg. - Tennis			9,600	78	100	12%	1,181	0.22
ESU	Physical Education	2	1974	22,933,111	58	131,721	32%	7,418,861	0.42
ESU	Plumb Hall	12	1917	18,423,791	79	113,381	11%	2,081,888	0.21
ESU	Police and Safety	46	1957	517,672	69	3,184	21%	110,005	0.31
ESU	Power Plant	11	1920	6,571,141	57	9,362	33%	2,178,333	0.43
ESU	President's Residence	35	1960	387,674	62	4,694	28%	109,712	0.38
ESU	Recreation Field Restrooms	78	2002	89,790	86	1,100	4%	3,771	0.14
ESU	Roosevelt Hall	13	1953	6,570,723	57	40,438	33%	2,161,768	0.43
ESU	Ross Reservation A	50	1963	383,031	56	3,136	34%	131,188	0.44
ESU	Ross Reservation B	51	1977	18,571	44	176	46%	8,543	0.56
ESU	Ross Reservation C	52	1969	55,714	44	864	46%	25,768	0.56
ESU	Ross Reservation D	53	1961	29,018	49	202	41%	11,825	0.51
ESU	Ross Reservation E	54	1969	18,571	48	120	42%	7,753	0.52

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
ESU	Ross Reservation F	55	1979	24,375	48	304	42%	10,176	0.52
ESU	Ross Reservation G	56	1980	58,035	56	720	34%	19,877	0.44
ESU	Ross Reservation H	57	1999	58,035	66	720	24%	13,928	0.34
ESU	Ross Reservation I	58	2000	58,035	66	720	24%	13,928	0.34
ESU	Ross Reservation J		1970	32,000	69	540	21%	6,720	0.31
ESU	Ross Reservation K		1990	12,000	69	360	21%	2,520	0.31
ESU	Ross Reservation L		2000	8,000	76	160	14%	1,116	0.24
ESU	Science Hall	22	1959	32,335,941	72	121,124	18%	5,788,133	0.28
ESU	Silent Joe	66	1939	90,535	62	242	28%	25,531	0.38
ESU	Storage Building A	36	1966	198,480	61	3,200	29%	58,055	0.39
ESU	Storage Building B	37	1966	198,480	61	3,200	29%	58,055	0.39
ESU	Storage Building C	38	1966	198,480	61	3,200	29%	58,055	0.39
ESU	Storage Building D	39	1966	198,480	61	3,200	29%	58,055	0.39
ESU	Storage Facility 18th & Merchant	85	1930	474,200	55	4,742	35%	163,836	0.45
ESU	Stormont Maintenance Center	23	1962	2,431,667	66	29,922	24%	587,247	0.34
ESU	Student Recreational Facility	88	2001	2,731,127	89	35,700	1%	15,021	0.11
ESU	Trusler Sports Complex	98	1993	6,215,549	82	21,390	8%	497,244	0.18
ESU	Visser Hall	8	1979	15,344,454	71	94,429	19%	2,892,430	0.29
ESU	Welch Stadium	15	1938	6,241,084	65	48,885	25%	1,557,150	0.35
ESU	William Allen White Library	18	1970	21,374,291	59	122,768	31%	6,636,717	0.41
ESU	Wilson Park Shelter	82	1935	75,446	64	1,158	26%	19,767	0.36
ESU	Wilson Park Restrooms		2003	32,400	84	270	6%	1,895	0.16
	Total			196,107,812		1,127,312		41,750,900	

Fall 2006
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	15,495,345	72	89,000	18%	2,827,900	0.28
PSU	Baseball Dugout NW	40a	1998	64,999	81	820	9%	6,142	0.19
PSU	Baseball Dugout SE	40b	1998	64,999	81	820	9%	6,142	0.19
PSU	Baseball/Softball Concessions	40e	1999	110,267	79	869	11%	12,626	0.21
PSU	Baseball/Softball House	034	1974	357,496	60	2,660	30%	107,785	0.40
PSU	Baseball/Softball Shed/Garage	036	1974	39,464	72	334	18%	6,965	0.28
PSU	Biology Reserve House A	050	1950	121,874	60	1,212	30%	36,928	0.40
PSU	Biology Reserve Shed B	051	1940	143,927	53	1,690	37%	53,469	0.47
PSU	Brandenburg/Carnie Smith Stadium-East	020a	1940	9,024,443	89	51,836	1%	130,854	0.11
PSU	Brandenburg/Carnie Smith Stadium-West	020b	1924	3,715,401	86	32,315	4%	131,897	0.14
PSU	Chemical Storage Building	005b	2001	261,705	85	704	6%	14,394	0.16
PSU	Family & Consumer Sciences	007	2003	2,046,555	93	17,135	0%	0	0.07
PSU	FM Transmitter Building	053	1988	45,990	70	396	20%	9,198	0.30
PSU	Greenhouse	008	2000	76,606	94	1,916	0%	0	0.06
PSU	Grubbs Hall	014	1967	9,280,957	63	57,116	27%	2,491,937	0.37
PSU	Hartman Hall	006	1927	9,790,505	57	60,248	33%	3,211,285	0.43
PSU	Heckert Wells Hall	005a	1984	17,405,857	61	65,200	29%	5,082,510	0.39
PSU	Horace Mann	013	1922	4,190,127	91	25,784	0%	0	0.09
PSU	HPER Storage Building	021	1955	46,428	72	549	18%	8,195	0.28
PSU	Hughes Hall	012	1961	6,203,942	67	38,176	23%	1,411,397	0.33
PSU	Kansas Technology Center	033	1980	53,143,810	81	286,164	9%	4,650,083	0.19
PSU	Kelce Center	011	1950	10,433,532	67	64,206	23%	2,420,579	0.33
PSU	Landscape Maintenance Building	027	2000	487,494	95	6,000	0%	0	0.05
PSU	McCray Hall	010	1929	5,198,775	50	31,996	40%	2,079,510	0.50
PSU	McPherson Hall	030	1977	4,632,354	71	28,506	19%	891,728	0.29
PSU	Physical Plant	028	1913	7,642,049	56	40,467	34%	2,567,728	0.44
PSU	Physical Plant Storage Bldg.	027c	2005	174,000	95	6,000	0%	0	0.05
PSU	Porter Building	002	1927	6,005,462	47	36,956	43%	2,591,357	0.53
PSU	President's Residence	023	1954	697,581	60	4,591	30%	211,018	0.40
PSU	Russ Hall	001	1908	14,247,593	85	87,678	5%	705,256	0.15
PSU	Shelter House A	022a	NA	95,177	73	1,360	17%	16,085	0.27
PSU	Shelter House B	022b	NA	96,338	73	1,382	17%	16,281	0.27
PSU	Shelter House/Gazebo	022c	2002	24,375	95	342	0%	0	0.05
PSU	Shirk Hall	015a	1958	4,577,100	68	28,448	22%	997,808	0.32

INST.	Building Name	Bldg. No.	Year Built	Replacement Cost	Cond. Value	Gross Sq. Ft.	To 90% Condition	Renewal Costs	FCI
PSU	Shirk Hall Annex	015b	1963	3,969,375	59	24,658	31%	1,214,629	0.41
PSU	Softball Dugout NW	40c	1998	42,946	82	580	8%	3,371	0.18
PSU	Softball Dugout SE	40d	1998	205,444	82	580	8%	16,127	0.18
PSU	Timmons Chapel	024	1966	467,762	66	1,836	24%	110,158	0.34
PSU	Weede P.E. Building	031	1969	34,200,026	48	133,933	42%	14,381,111	0.52
PSU	Whitesitt Hall	009	1912	14,642,231	58	90,110	33%	4,758,725	0.43
PSU	Yates Hall	004	1963	6,615,990	63	40,712	28%	1,819,397	0.38
	Total			246,086,297		1,365,285		55,000,577	

Fall 2006
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	835,824	73	10,315	17%	143,971	0.27
FHSU	Albertson Hall	104	1928	21,131,801	85	79,092	5%	1,146,400	0.15
FHSU	Animal Research House	134	1967	101,125	75	1,248	15%	15,169	0.25
FHSU	Animal Science Lab	133	1976	631,305	74	7,791	17%	104,165	0.27
FHSU	Beach Hall	142	1984	19,021,179	75	102,182	16%	2,948,283	0.26
FHSU	Beef Cattle Shed	401	1940	630,332	87	7,779	3%	18,595	0.13
FHSU	Butler-Farm Shop	402	1972	372,819	73	4,601	17%	63,006	0.27
FHSU	C.A. Witt Maintenance Building	221	1960	1,433,907	75	17,696	15%	210,784	0.25
FHSU	Calf Sheds	407	1954	81,435	85	1,005	5%	4,031	0.15
FHSU	Cunningham Hall & Gross Coliseum	138	1973	56,232,259	76	322,979	14%	8,097,445	0.24
FHSU	Custer Hall	310	1922	9,419,917	61	57,736	29%	2,774,166	0.39
FHSU	Dairy	406	1954	784,370	69	9,680	21%	166,875	0.31
FHSU	Davis Hall	106	1952	8,832,818	76	47,450	14%	1,196,847	0.24
FHSU	Farm Workers Res & Garage	404	1940	346,042	69	2,290	21%	72,150	0.31
FHSU	Forsyth Library	127	1967	18,353,104	73	105,414	17%	3,142,969	0.27
FHSU	Grounds Bldg. & Greenhouse	220	1960	1,257,910	78	15,524	12%	154,723	0.22
FHSU	Heather Hall	141	1981	859,082	78	4,615	12%	101,372	0.22
FHSU	Hog Farrowing House	410	1980	149,906	82	1,850	8%	11,992	0.18
FHSU	Hog House	405	1938	237,094	82	2,926	8%	17,960	0.18
FHSU	Hog Nursery	411	1954	135,077	82	1,667	8%	11,245	0.18
FHSU	Lambing Barn	403		72,846	81	899	9%	6,247	0.19
FHSU	Lewis Field Stadium	116	1937	10,910,848	81	42,765	9%	1,003,798	0.19
FHSU	Livestock Pavilion	412	1980	2,429,766	72	29,986	18%	432,498	0.28
FHSU	Malloy Hall	109	1965	9,283,356	80	56,899	10%	942,261	0.20
FHSU	Martin Allen Hall	108	1905	1,607,077	84	9,850	6%	97,228	0.16
FHSU	McCartney Hall	103	1926	7,233,477	89	44,335	1%	47,018	0.11
FHSU	Motor Pool	222	1960	428,244	76	5,285	14%	61,560	0.24
FHSU	Old Power Plant	223	1932	407,500	53	5,029	37%	151,794	0.47
FHSU	Picken Hall	101	1904	6,561,768	58	40,218	32%	2,130,934	0.42
FHSU	President's Residence	319	1954	1,173,369	83	7,765	7%	84,483	0.17
FHSU	Rarick Hall	140	1981	19,196,980	74	117,661	16%	3,042,721	0.26
FHSU	Repair Shop	409	1980	192,527	72	2,376	18%	34,559	0.28
FHSU	RU Brooks Service Building	115	1968	826,506	76	10,200	14%	115,917	0.24
FHSU	Sheridan Hall	102	1916	30,664,823	76	105,677	14%	4,300,741	0.24

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	36,950	86	456	4%	1,487	0.14
FHSU	South Campus Maintenance Facility	225	2005	241,920	95	1,440	0%	0	0.05
FHSU	Storage Buidling	420	1999	607,725	88	7,500	2%	12,914	0.12
FHSU	Stroup Hall	139	1981	4,216,578	78	25,844	12%	491,231	0.22
FHSU	Tomanek Hall	143	1995	26,415,285	84	98,867	6%	1,565,106	0.16
FHSU	Well House	408	1949	14,585	86	180	4%	529	0.14
	Total			263,369,437		1,417,072		34,925,173	

FALL 2006
Summary Calculation of Utilities & Infrastructure Renewal
Kansas Board of Regents University Campuses

Institution	Replacement Cost	Renewal Costs
The University of Kansas	122,407,856	26,591,826
The University of Kansas-Medical Center	15,974,706	3,981,077
Kansas State University	74,617,063	18,838,439
Wichita State University	28,183,367	2,842,642
Emporia State University	20,528,782	2,945,352
Pittsburg State University	13,048,432	3,555,870
Fort Hays State University	24,366,136	5,946,877
TOTAL	299,126,342	64,702,082

Quantities of Utilities & Infrastructure Items

10/12/06

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.	75,980	19,915	79,832	15,601	22,320	15,750	23,800
Gas Mains	Lin. Ft.	7,575	1,960	56,496	4,675	4,441	5,040	15,100
Storm Sewer	Lin. Ft.	133,855	11,665	45,792	23,505	21,670	9,225	9,900
Sanitary Sewer	Lin. Ft.	57,570	13,830	82,825	22,410	18,340	12,061	20,650
Electrical Lines	Lin. Ft.	58,500	21,000	103,090	0*	25,489	4,856	56,372
Telecommunication Cables	Lin. Ft.	2,103,182	100,000	533,333	200,000	100,000	100,000	100,000
Utility Tunnels	Lin. Ft.	18,500	3,100	18,973	4,520	5,344	3,115	6,363
Streets & Drives	Sq.Yd.	252,790	26,445	154,681	53,760	43,300	37,076	75,450
Sidewalks	Sq.Ft.	1,204,000	173,715	976,765	750,000	309,000	273,038	473,363
Retaining Walls	Lin. Ft.	10,663	3,600	10,986	4,636	1,450	928	3,790
Exterior Stairs/Ramps	Sq. Ft.	141,216	6,250	3,480	500	850	1,670	3,850
Outdoor Recreation Surfaces	Sq.Yd.	271,928	2,300	9,600	14,721	6,022	6,400	6,150
Lawns	Acre	695	17	491	191	240	104	120
Trees & Shrubs	Ea.	24,301	750	19,500	25,200	3,500	3,848	2,500
Fencing	Lin. Ft.	24,400	4,225	26,048	12,530	21,000	3,844	4,142
Exterior Lighting	Ea.	1,908	287	544	720	648	207	510
Graphics	Ea.	950	35	107	70	6	25	36
Trash Receptacles	Ea.	235	50	146	67	133	60	95
Benches/Seating	Ea.	130	70	60	73	75	46	101

* Electric Lines owned/maintained by utility

Fall 2006
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	70	20	\$ 1,249,478
KU	Water Mains	Lin. Ft.	75,980	\$ 52	\$ 3,950,960	70	20	\$ 790,192
KU	Gas Mains	Lin. Ft.	7,575	\$ 48	\$ 363,600	85	5	\$ 18,180
KU	Storm Sewer	Lin. Ft.	133,855	\$ 50	\$ 6,692,750	45	45	\$ 3,011,738
KU	Sanitary Sewer	Lin. Ft.	57,570	\$ 46	\$ 2,648,220	70	20	\$ 529,644
KU	Electric Lines	Lin. Ft.	58,500	\$ 48	\$ 2,808,000	85	5	\$ 140,400
KU	Telecommunication Cables	Lin. Ft.	2,103,182	\$ 15	\$ 31,547,730	70	20	\$ 6,309,546
KU	Utility Tunnels	Lin. Ft.	18,500	\$ 922	\$ 17,057,000	70	20	\$ 3,411,400
KU	Streets & Drives	Sq. Yd.	252,790	\$ 53	\$ 13,397,870	45	45	\$ 6,029,042
KU	Sidewalks	Sq. Ft.	1,204,000	\$ 4	\$ 4,816,000	70	20	\$ 963,200
KU	Retaining Walls	Lin. Ft.	10,663	\$ 191	\$ 2,036,633	70	20	\$ 407,327
KU	Exterior Stairs/Ramps	Sq. Ft.	141,216	\$ 38	\$ 5,366,208	70	20	\$ 1,073,242
KU	Outdoor Recreation Surfaces	Sq. Yd.	271,928	\$ 38	\$ 10,333,264	85	5	\$ 516,663
KU	Lawns	Acre	695	\$ 5,181	\$ 3,600,795	70	20	\$ 720,159
KU	Trees & Shrubs	Ea.	24,301	\$ 100	\$ 2,430,100	70	20	\$ 486,020
KU	Fencing	Lin. Ft.	24,400	\$ 23	\$ 561,200	85	5	\$ 28,060
KU	Exterior Lighting	Ea.	1,908	\$ 2,767	\$ 5,279,436	85	5	\$ 263,972
KU	Graphics	Ea.	950	\$ 3,266	\$ 3,102,700	70	20	\$ 620,540
KU	Trash Receptacles	Ea.	235	\$ 300	\$ 70,500	85	5	\$ 3,525
KU	Benches/Seating	Ea.	130	\$ 750	\$ 97,500	70	20	\$ 19,500
	Total				\$ 122,407,856			\$ 26,591,826

Fall 2006
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	45	45	\$ 1,761,426
KUMC	Water Mains	Lin. Ft.	19,915	\$ 52	\$ 1,035,580	70	20	\$ 207,116
KUMC	Gas Mains	Lin. Ft.	1,960	\$ 48	\$ 94,080	85	5	\$ 4,704
KUMC	Storm Sewer	Lin. Ft.	11,665	\$ 50	\$ 583,250	70	20	\$ 116,650
KUMC	Sanitary Sewer	Lin. Ft.	13,830	\$ 46	\$ 636,180	70	20	\$ 127,236
KUMC	Electric Lines	Lin. Ft.	21,000	\$ 48	\$ 1,008,000	45	45	\$ 453,600
KUMC	Telecommunication Cables	Lin. Ft.	100,000	\$ 15	\$ 1,500,000	85	5	\$ 75,000
KUMC	Utility Tunnels	Lin. Ft.	3,100	\$ 922	\$ 2,858,200	85	5	\$ 142,910
KUMC	Streets & Drives	Sq. Yd.	26,445	\$ 53	\$ 1,401,585	45	45	\$ 630,713
KUMC	Sidewalks	Sq. Ft.	173,715	\$ 4	\$ 694,860	70	20	\$ 138,972
KUMC	Retaining Walls	Lin. Ft.	3,600	\$ 191	\$ 687,600	70	20	\$ 137,520
KUMC	Exterior Stairs/Ramps	Sq. Ft.	6,250	\$ 38	\$ 237,500	70	20	\$ 47,500
KUMC	Outdoor Recreation Surfaces	Sq. Yd.	2,300	\$ 38	\$ 87,400	85	5	\$ 4,370
KUMC	Lawns	Acre	17	\$ 5,181	\$ 88,077	85	5	\$ 4,404
KUMC	Trees & Shrubs	Ea.	750	\$ 100	\$ 75,000	70	20	\$ 15,000
KUMC	Fencing	Lin. Ft.	4,225	\$ 23	\$ 97,175	70	20	\$ 19,435
KUMC	Exterior Lighting	Ea.	287	\$ 2,767	\$ 794,129	85	5	\$ 39,706
KUMC	Graphics	Ea.	35	\$ 3,266	\$ 114,310	45	45	\$ 51,440
KUMC	Trash Receptacles	Ea.	50	\$ 300	\$ 15,000	85	5	\$ 750
KUMC	Benches/Seating	Ea.	70	\$ 750	\$ 52,500	85	5	\$ 2,625
	Total				\$ 15,974,706			\$ 3,981,077

Fall 2006
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	45	45	\$ 4,264,207
KSU	Water Mains	Lin. Ft.	79,832	\$ 52	\$ 4,151,264	45	45	\$ 1,868,069
KSU	Gas Mains	Lin. Ft.	56,496	\$ 48	\$ 2,711,808	45	45	\$ 1,220,314
KSU	Storm Sewer	Lin. Ft.	45,792	\$ 50	\$ 2,289,600	85	5	\$ 114,480
KSU	Sanitary Sewer	Lin. Ft.	82,825	\$ 46	\$ 3,809,950	70	20	\$ 761,990
KSU	Electric Lines	Lin. Ft.	103,090	\$ 48	\$ 4,948,320	45	45	\$ 2,226,744
KSU	Telecommunication Cables	Lin. Ft.	533,333	\$ 15	\$ 7,999,995	70	20	\$ 1,599,999
KSU	Utility Tunnels	Lin. Ft.	18,973	\$ 922	\$ 17,493,106	70	20	\$ 3,498,621
KSU	Streets & Drives	Sq. Yd.	154,681	\$ 53	\$ 8,198,093	70	20	\$ 1,639,619
KSU	Sidewalks	Sq. Ft.	976,765	\$ 4	\$ 3,907,060	70	20	\$ 781,412
KSU	Retaining Walls	Lin. Ft.	10,986	\$ 191	\$ 2,098,326	85	5	\$ 104,916
KSU	Exterior Stairs/Ramps	Sq. Ft.	3,480	\$ 38	\$ 132,240	85	5	\$ 6,612
KSU	Outdoor Recreation Surfaces	Sq. Yd.	9,600	\$ 38	\$ 364,800	85	5	\$ 18,240
KSU	Lawns	Acre	491	\$ 5,181	\$ 2,543,871	85	5	\$ 127,194
KSU	Trees & Shrubs	Ea.	19,500	\$ 100	\$ 1,950,000	85	5	\$ 97,500
KSU	Fencing	Lin. Ft.	26,048	\$ 23	\$ 599,104	70	20	\$ 119,821
KSU	Exterior Lighting	Ea.	544	\$ 2,767	\$ 1,505,248	70	20	\$ 301,050
KSU	Graphics	Ea.	107	\$ 3,266	\$ 349,462	70	20	\$ 69,892
KSU	Trash Receptacles	Ea.	146	\$ 300	\$ 43,800	70	20	\$ 8,760
KSU	Benches/Seating	Ea.	60	\$ 750	\$ 45,000	70	20	\$ 9,000
	Total				\$ 74,617,063			\$ 18,838,439

Fall 2006
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	70	20	\$ 873,508
WSU	Water Mains	Lin. Ft.	15,601	\$ 52	\$ 811,252	85	5	\$ 40,563
WSU	Gas Mains	Lin. Ft.	4,675	\$ 48	\$ 224,400	95	0	\$ -
WSU	Storm Sewer	Lin. Ft.	23,505	\$ 50	\$ 1,175,250	85	5	\$ 58,763
WSU	Sanitary Sewer	Lin. Ft.	22,410	\$ 46	\$ 1,030,860	85	5	\$ 51,543
WSU	Electric Lines	Lin. Ft.	0	\$ 48	\$ -	85	5	\$ -
WSU	Telecommunication Cables	Lin. Ft.	200,000	\$ 15	\$ 3,000,000	85	5	\$ 150,000
WSU	Utility Tunnels	Lin. Ft.	4,520	\$ 922	\$ 4,167,440	70	20	\$ 833,488
WSU	Streets & Drives	Sq. Yd.	53,760	\$ 53	\$ 2,849,280	85	5	\$ 142,464
WSU	Sidewalks	Sq. Ft.	750,000	\$ 4	\$ 3,000,000	85	5	\$ 150,000
WSU	Retaining Walls	Lin. Ft.	4,636	\$ 191	\$ 885,476	85	5	\$ 44,274
WSU	Exterior Stairs/Ramps	Sq. Ft.	500	\$ 38	\$ 19,000	85	5	\$ 950
WSU	Outdoor Recreation Surfaces	Sq. Yd.	14,721	\$ 38	\$ 559,398	70	20	\$ 111,880
WSU	Lawns	Acre	191	\$ 5,181	\$ 989,571	85	5	\$ 49,479
WSU	Trees & Shrubs	Ea.	25,200	\$ 100	\$ 2,520,000	85	5	\$ 126,000
WSU	Fencing	Lin. Ft.	12,530	\$ 23	\$ 288,190	70	20	\$ 57,638
WSU	Exterior Lighting	Ea.	720	\$ 2,767	\$ 1,992,240	85	5	\$ 99,612
WSU	Graphics	Ea.	70	\$ 3,266	\$ 228,620	70	20	\$ 45,724
WSU	Trash Receptacles	Ea.	67	\$ 300	\$ 20,100	70	20	\$ 4,020
WSU	Benches/Seating	Ea.	73	\$ 750	\$ 54,750	85	5	\$ 2,738
	Total				\$ 28,183,367			\$ 2,842,642

Fall 2006
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	70	20	\$ 304,601
ESU	Water Mains	Lin. Ft.	22,320	\$ 52	\$ 1,160,640	70	20	\$ 232,128
ESU	Gas Mains	Lin. Ft.	4,441	\$ 48	\$ 213,168	85	5	\$ 10,658
ESU	Storm Sewer	Lin. Ft.	21,670	\$ 50	\$ 1,083,500	70	20	\$ 216,700
ESU	Sanitary Sewer	Lin. Ft.	18,340	\$ 46	\$ 843,640	70	20	\$ 168,728
ESU	Electric Lines	Lin. Ft.	25,489	\$ 48	\$ 1,223,472	85	5	\$ 61,174
ESU	Telecommunication Cables	Lin. Ft.	100,000	\$ 15	\$ 1,500,000	85	5	\$ 75,000
ESU	Utility Tunnels	Lin. Ft.	5,344	\$ 922	\$ 4,927,168	70	20	\$ 985,434
ESU	Streets & Drives	Sq. Yd.	43,300	\$ 53	\$ 2,294,900	85	5	\$ 114,745
ESU	Sidewalks	Sq. Ft.	309,000	\$ 4	\$ 1,236,000	70	20	\$ 247,200
ESU	Retaining Walls	Lin. Ft.	1,450	\$ 191	\$ 276,950	70	20	\$ 55,390
ESU	Exterior Stairs/Ramps	Sq. Ft.	850	\$ 38	\$ 32,300	85	5	\$ 1,615
ESU	Outdoor Recreation Surfaces	Sq. Yd.	6,022	\$ 38	\$ 228,836	85	5	\$ 11,442
ESU	Lawns	Acre	240	\$ 5,181	\$ 1,243,440	70	20	\$ 248,688
ESU	Trees & Shrubs	Ea.	3,500	\$ 100	\$ 350,000	70	20	\$ 70,000
ESU	Fencing	Lin. Ft.	21,000	\$ 23	\$ 483,000	85	5	\$ 24,150
ESU	Exterior Lighting	Ea.	648	\$ 2,767	\$ 1,793,016	85	5	\$ 89,651
ESU	Graphics	Ea.	6	\$ 3,266	\$ 19,596	45	45	\$ 8,818
ESU	Trash Receptacles	Ea.	133	\$ 300	\$ 39,900	70	20	\$ 7,980
ESU	Benches/Seating	Ea.	75	\$ 750	\$ 56,250	70	20	\$ 11,250
	Total				\$ 20,528,782			\$ 2,945,352

Fall 2006
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	70	20	\$ 221,259
PSU	Water Mains	Lin. Ft.	15,750	\$ 52	\$ 819,000	70	20	\$ 163,800
PSU	Gas Mains	Lin. Ft.	5,040	\$ 48	\$ 241,920	70	20	\$ 48,384
PSU	Storm Sewer	Lin. Ft.	9,225	\$ 50	\$ 461,250	15	75	\$ 345,938
PSU	Sanitary Sewer	Lin. Ft.	12,061	\$ 46	\$ 554,806	45	45	\$ 249,663
PSU	Electric Lines	Lin. Ft.	4,856	\$ 48	\$ 233,088	70	20	\$ 46,618
PSU	Telecommunication Cables	Lin. Ft.	100,000	\$ 15	\$ 1,500,000	70	20	\$ 300,000
PSU	Utility Tunnels	Lin. Ft.	3,115	\$ 922	\$ 2,872,030	45	45	\$ 1,292,414
PSU	Streets & Drives	Sq. Yd.	37,076	\$ 53	\$ 1,965,028	70	20	\$ 393,006
PSU	Sidewalks	Sq. Ft.	273,038	\$ 4	\$ 1,092,152	70	20	\$ 218,430
PSU	Retaining Walls	Lin. Ft.	928	\$ 191	\$ 177,248	85	5	\$ 8,862
PSU	Exterior Stairs/Ramps	Sq. Ft.	1,670	\$ 38	\$ 63,460	45	45	\$ 28,557
PSU	Outdoor Recreation Surfaces	Sq. Yd.	6,400	\$ 38	\$ 243,200	70	20	\$ 48,640
PSU	Lawns	Acre	104	\$ 5,181	\$ 538,824	85	5	\$ 26,941
PSU	Trees & Shrubs	Ea.	3,848	\$ 100	\$ 384,800	85	5	\$ 19,240
PSU	Fencing	Lin. Ft.	3,844	\$ 23	\$ 88,412	70	20	\$ 17,682
PSU	Exterior Lighting	Ea.	207	\$ 2,767	\$ 572,769	70	20	\$ 114,554
PSU	Graphics	Ea.	25	\$ 3,266	\$ 81,650	85	5	\$ 4,083
PSU	Trash Receptacles	Ea.	60	\$ 300	\$ 18,000	85	5	\$ 900
PSU	Benches/Seating	Ea.	46	\$ 750	\$ 34,500	70	20	\$ 6,900
	Total				\$ 13,048,432			\$ 3,555,870

Fall 2006
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	70	20	\$ 249,424
FHSU	Water Mains	Lin. Ft.	23,800	\$ 52	\$ 1,237,600	45	45	\$ 556,920
FHSU	Gas Mains	Lin. Ft.	15,100	\$ 48	\$ 724,800	70	20	\$ 144,960
FHSU	Storm Sewer	Lin. Ft.	20,650	\$ 50	\$ 1,032,500	45	45	\$ 464,625
FHSU	Sanitary Sewer	Lin. Ft.	9,900	\$ 46	\$ 455,400	70	20	\$ 91,080
FHSU	Electric Lines	Lin. Ft.	56,372	\$ 48	\$ 2,705,856	45	45	\$ 1,217,635
FHSU	Telecommunication Cables	Lin. Ft.	100,000	\$ 15	\$ 1,500,000	70	20	\$ 300,000
FHSU	Utility Tunnels	Lin. Ft.	6,363	\$ 922	\$ 5,866,686	70	20	\$ 1,173,337
FHSU	Streets & Drives	Sq. Yd.	75,450	\$ 53	\$ 3,998,850	70	20	\$ 799,770
FHSU	Sidewalks	Sq. Ft.	473,363	\$ 4	\$ 1,893,452	70	20	\$ 378,690
FHSU	Retaining Walls	Lin. Ft.	3,790	\$ 191	\$ 723,890	70	20	\$ 144,778
FHSU	Exterior Stairs/Ramps	Sq. Ft.	3,850	\$ 38	\$ 146,300	85	5	\$ 7,315
FHSU	Outdoor Recreation Surfaces	Sq. Yd.	6,150	\$ 38	\$ 233,700	70	20	\$ 46,740
FHSU	Lawns	Acre	120	\$ 5,181	\$ 621,720	85	5	\$ 31,086
FHSU	Trees & Shrubs	Ea.	2,500	\$ 100	\$ 250,000	85	5	\$ 12,500
FHSU	Fencing	Lin. Ft.	4,142	\$ 23	\$ 95,266	70	20	\$ 19,053
FHSU	Exterior Lighting	Ea.	510	\$ 2,767	\$ 1,411,170	70	20	\$ 282,234
FHSU	Graphics	Ea.	36	\$ 3,266	\$ 117,576	85	5	\$ 5,879
FHSU	Trash Receptacles	Ea.	95	\$ 300	\$ 28,500	70	20	\$ 5,700
FHSU	Benches/Seating	Ea.	101	\$ 750	\$ 75,750	70	20	\$ 15,150
	Total				\$ 24,366,136			\$ 5,946,877

**ALLOCATIONS BY KANSAS BOARD OF REGENTS FROM APPROPRIATIONS
FOR REHABILITATION AND REPAIR (SINCE 1974)**

October 24, 2006

Fiscal Year	Allocated Amount	Fund Source	KU	KUMC	KSU	WSU	ESU	PSU	FHSU	KSU-S
1974	849,000	SGF	178,025	157,000	165,275	150,800	67,600	74,800	55,500	-
1975	850,000	EBF	255,300	85,000	163,540	169,800	59,700	60,160	56,500	-
1976	1,100,000	GF	323,200	120,000	190,400	172,800	97,500	104,719	91,381	-
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
2006	15,000,000	EBF	4,360,500	1,533,000	4,183,500	1,866,000	855,000	996,000	1,015,500	190,500
2007	15,000,000	EBF	4,459,500	1,534,500	4,198,500	1,755,000	852,000	990,000	1,017,000	193,500
Total	192,407,945		53,446,980	26,000,533	51,450,946	22,115,857	11,391,091	12,771,507	12,565,831	2,665,200

Average Replacement Cost for Buildings
Total Project Development Cost/G.S.F.

October 12, 2006

Building Category	2006	2007	2008	2009	2010
Classroom/Office	\$163	\$170	\$176	\$185	\$195
Auditorium	\$290	\$302	\$314	\$330	\$346
Library	\$174	\$181	\$188	\$198	\$208
Physical Education	\$174	\$181	\$188	\$198	\$208
Science - Research Lab	\$375	\$390	\$406	\$426	\$447
Science - Wet Lab	\$267	\$278	\$289	\$303	\$319
Science - Dry Lab	\$186	\$194	\$201	\$211	\$222
Student Union	\$186	\$194	\$201	\$211	\$222
Dormitory/Apartment ...	\$151	\$157	\$163	\$172	\$180
Shops	\$120	\$125	\$130	\$137	\$144
Fieldhouse	\$255	\$265	\$276	\$290	\$304
Clinic	\$186	\$194	\$201	\$211	\$222
Inpatient	\$232	\$241	\$251	\$264	\$277
Parking Garage/space	\$12,779	\$13,290	\$13,821	\$14,512	\$15,238
Pedestrian Bridge	\$146	\$151	\$158	\$165	\$174

CAMPUS UTILITY & INFRASTRUCTURE CONDITION ASSESSMENT

Date: _____

University Campus: _____

Surveyor Name: _____

Mark the appropriate option box for each category shown

		Excellent	Good	Deficient	Poor	Unsatisfactory
A. Utility Components	Steam & Chilled Water	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Water Mains	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Gas Mains	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Storm Sewer	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Sanitary Sewer	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Electrical Lines	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Telecommunication Cables	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Utility Tunnels	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B. Hard Surface Components	Streets & Drives	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Sidewalks	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Retaining Walls	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Exterior Stairs/Ramps	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Outdoor Recreation Surfaces	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
C. Landscape Components	Lawns	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Trees & Shrubs	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Fencing	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Exterior Lighting	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Graphics	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Trash Receptacles	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	Benches/Seating	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

Definitions

Annual Maintenance - A combination of the following:

- **Capital Renewal/Replacement** - The systematic replacement of major building and utility systems to extend their useful life (e.g. roof replacements, HVAC retrofits, etc.).
- **Normal/Routine Maintenance and Minor Repairs** - The cyclical, planned work performed on capital assets such as buildings, fixed equipment and infrastructure to help them reach their originally anticipated life. Deficiency items are typically low in cost to correct.
- **Preventive Maintenance** - The planned program of periodic inspection, adjustment, cleaning, lubrication and/or selective parts replacement of components, as well as performance testing and analysis intended to maximize the reliability, performance, and lifecycle of building systems and equipment.

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 - Activities related to normal performance of the functions for which a building is used inclusive of administration, custodial services, housekeeping, landscaping, security services, service contracts, utility charges, trash removal, environmental services, etc.

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.