

Section V Notes

General Notes:

1. Net assignable area - the gross area less the actual structural, mechanical, restrooms, custodial and circulation area.
2. Replacement Cost - present day replacement cost of a similar function asset at pre-loss condition, which may not necessarily be the market value of the item and is typically distinguished from the actual cash payment which includes a deduction for depreciation.
3. Total Gross area - area measured to outside face of each enclosed floor of building, excluding the roof.

Table 5.1: Area and Replacement Cost of Buildings

1. KU includes Edwards Campus.
2. KUMC includes KUMC-Wichita campus.
3. KSU includes KSU Veterinary Medical Center, Kansas State Polytechnic (formerly KSU Salina Campus), KSU – ESARP, and KSU Agriculture Experiment Stations.

Table 5.2: Gross Area of Buildings by Condition Value

1. KU includes Edwards Campus.
2. KUMC includes KUMC-Wichita campus.
3. KSU includes KSU Veterinary Medical Center, Kansas State Polytechnic (formerly KSU Salina Campus), KSU – ESARP, and KSU Agriculture Experiment Stations.
4. The current overall condition of a building is determined by the most recent survey in which a Facility Condition Index (FCI) value is given to each building for each institution. The Facility Condition Index is a numerical score from 0 – 100 reflecting the current overall condition of a building. The breakdown of the FCI rating is as follows:

Facility Condition	Condition Rating (FCI)
Excellent: like-new condition with no deficiencies	90 – 100
Good: building in acceptable condition, minor maintenance	80 – 89
Fair: Improvements work and /or significant maintenance	60 – 79
Poor: major replacement, alteration, or upgrading	30 – 59
Unsatisfactory: significant renovation or demolition	0 – 29

Table 5.25: Gross Area of Buildings by Age

1. KU includes Edwards Campus.
2. KUMC includes KUMC-Wichita campus.
3. KSU includes KSU Veterinary Medical Center, Kansas State Polytechnic (formerly KSU Salina Campus), KSU – ESARP, and KSU Agriculture Experiment Stations.

Table 5.3: Utilization Data of Classrooms and Teaching Laboratories

1. The space factor shown for classrooms and teaching laboratories is derived by dividing the net assignable square feet by the weekly student contact hours. Small space factors indicate better utilization. More efficient utilization is easier to obtain at the larger institutions. The goal or standard particularly for the larger institutions is 0.83 for classrooms. Also, the goal for the classroom use is an average of 30 hours per week. For teaching laboratories the goal is an average of 20 hours use per week and a space factor of 3.75 or smaller.

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