# **REPORT ON STATE UNIVERSITY DEFERRED AND ANNUAL MAINTENANCE**

## **Executive Summary**

This seventh report has been produced in an effort to identify and provide an update oip2 magnituvidof deferrucemaintenance issues wientade

### **Factors Contributing to the Problem**

Primary factors leading to the current state of deferred maintenance on the university campuses are a lack of funding, coupled with the age of the buildings (see Figure 1 below). It if3portareng that118 %ge of thotalhe buildi system i

Postsecondary Educational Institution Long-Term Infrastructure Maintenance Program, as well as other important financing mechanisms to be implemented over a five year period. For the six State universities, the five-year maintenance plan included \$90 million in direct state funding, approximately \$47 million in retained interest earnings from universities' funds, and up to \$118 million in private contributions generated by state-funded tax credits. If these separate funding mechanisms, totaling \$255 million, had been fully realized, this legislation would have addressed approximately 38% of the maintenance backlog (documented at \$663 million in 2006) existing on State university campuses.

The economic recession significantly impacted the five-year maintenance program. Ultimately, a total of \$87.4 million was made available. This included \$63.7 million in state funds for the first three years. Interest rates also failed to produce the earnings originally anticipated. Tuition interest earnings amounted to \$21.4 million 9.8 Fcrgram. Ulessed (interest st ) Tj 0 -13.5

Now, some 30-50 years later, these buildings require simultaneous overhaul of their major subsystems. Heating, ventilation, electrical, and plumbing systems that have not been replaced already 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 years\*.

#### First Steps Taken to Address the Problem

The Board and its institutions are appreciative of steps taken during the 2007 legislative session, enacting legislation creating the

## History and Process to Develop this Report

In the fall of 2002, the Kansas Board of Regents performed a study

resulting in the document Report on State University Deferred

Maintenance and Capital Renewal. This study and the resulting report

were an efw 9.85 0 Td /q 9.85 Tf (Report on State University Deithe ny(werephysic stconditi3.5 (rs perfcisles -13.5 Td ) Tj 102.15 0 TduMaintenanccampuses -13e (roroughnd /h5

• 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 fisure and other data.

| Institution<br>Name | Building<br>Name | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | To 90%<br>Condition | Renewal<br>Costs | Renewal<br>Costs per<br>SqFt | FCI  |
|---------------------|------------------|--------------------|---------------|---------------------|--------------------|-----------------|---------------------|------------------|------------------------------|------|
| ESU                 |                  |                    |               |                     |                    |                 |                     |                  |                              |      |
| ESU                 | Art Annex A      | 040                | 1970          | 374,976             | 59                 | 1,984           | 31%                 | 116,243          | \$ 59                        | 0.41 |
| ESU                 | Art Annex B      | 041                | 1972          | 145,152             | 62                 | 768             | 28%                 | 40,643           | \$ 53                        | 0.39 |
| ESU                 | Beach Music Hall | 001                | 1926          | 15,574,470          | 80                 | 56,104          | 10%                 | 1,557,447        | \$ 28                        | 0.20 |
| FOU                 |                  |                    |               |                     |                    |                 |                     |                  |                              |      |

ESU Biology Greenhouse

| Institution<br>Name | Building<br>Name                | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | To 90%<br>Condition           | Renewal<br>Costs                     | Renewal<br>Costs per<br>SqFt | FCI  |
|---------------------|---------------------------------|--------------------|---------------|---------------------|--------------------|-----------------|-------------------------------|--------------------------------------|------------------------------|------|
| FHSU                |                                 |                    |               |                     |                    |                 |                               |                                      |                              |      |
| FHSU                | Agnew Hall                      | 318                | 2012          | 10,724,076          | 95                 | 44,132          | 0%                            | 0                                    | \$ 0                         | 0.05 |
| FHSU                | Akers Energy Center             | 224                | 1968          | 1,834,875           | 71                 | 10,485          | 19%                           | 348,626                              | \$ 33                        | 0.29 |
| FHSU                | Albertson Hall                  | 104                | 1928          | 27,682,200          | 77                 | 79,092          | 13%                           | 3,598,686                            | \$ 46                        | 0.23 |
| FHSU                | Animal Research House           | 134                | 1967          | 218,400             | 71                 | 1,248           | 19%                           | 41,496                               | \$ 33                        | 0.29 |
| FHSU                | Animal Science Lab              | 133                | 1976          | 1,363,425           | 65                 | 7,791           | 25%                           | 340,856                              | \$ 44                        | 0.35 |
| FHSU                | Beach Hall                      | 142                | 1984          | 40,361,890          | 80                 | 102,182         | 10%                           | 4,036,189                            | \$ 40                        | 0.20 |
| FHSU                | Beef Cattle Shed                | 401                | 1940          | 1,361,325           | 64                 | 7,779           | 26%                           | 353,945                              | \$ 46                        | 0.36 |
| FHSU                | Butler-Farm Shop                | 402                | 1972          | 869,589             | 63                 | 4,601           | 27%                           | 234,789                              | \$ 51                        | 0.37 |
| FHSU                | C.A. Witt Maintenance Bldg      | 221                | 1960          | 3,096,800           | 73                 | 17,696          | 17%                           | 526,456                              | \$ 30                        | 0.28 |
| FHSU                | Cunningham Hall & Gross Col     | 138                | 1973          | 79,443,978          | 78                 | 322,943         | 12%                           | 9,533,277                            | \$ 30                        | 0.22 |
| FHSU                | Custer Hall                     | 310                | 1922          | 14,151,072          | 76                 | 57,408          | 14%                           | 1,981,150                            | \$ 35                        | 0.24 |
| FHSU                | Dairy                           | 406                | 1954          | 884,275             | 49                 | 5,053           | 41%                           | 362,553                              | \$ 72                        | 0.51 |
| FHSU                | Dane G. Hansen Scholarship Hall | 328                | 2016          | 3,412,206           | 95                 | .35 Td ( 95.3   | 350 Td 6\$\$\$\$#\$\$112\$%38 | )0Tjd 6 <b>0 200 200 90 90 90 90</b> | 42(FASCAP19547)F             |      |
|                     |                                 |                    |               |                     |                    |                 |                               |                                      |                              | FHS  |

| Institution<br>Name | Building<br>Name | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | Renewal<br>Costs |
|---------------------|------------------|--------------------|---------------|---------------------|--------------------|-----------------|------------------|
|                     |                  |                    |               |                     |                    |                 |                  |
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| Institution<br>Name | Building<br>Name     | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | To 90%<br>Condition | Renewal<br>Costs | Renewal<br>Costs per<br>SqFt | FCI |
|---------------------|----------------------|--------------------|---------------|---------------------|--------------------|-----------------|---------------------|------------------|------------------------------|-----|
| KSU                 |                      |                    |               |                     |                    |                 |                     |                  |                              |     |
| KSU                 | Ackert/Chalmers Hall | 136                | 1970          | 48,017,250          | 70                 | 192,069         | 20%                 |                  |                              |     |
|                     |                      |                    |               |                     |                    |                 |                     | KSU              | 12st                         |     |
|                     |                      |                    |               |                     |                    |                 |                     |                  |                              | KSU |

| Institution<br>Name | Building<br>Name             | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | To 90%<br>Condition    | Renewal<br>Costs   | Renewal<br>Costs per<br>SqFt | FCI                  |
|---------------------|------------------------------|--------------------|---------------|---------------------|--------------------|-----------------|------------------------|--------------------|------------------------------|----------------------|
| KSU                 | Berney Family Welcome Center | 104                | 1922          | 13,424,69           | 8 92               | Cond76.10       | 17Cond91j 35.35 0 .5 0 | (92) -f 1435.350\$ | 0(Cond90%37) T-79 5          | 5 0 (Berney Family W |

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| Institution<br>Name | Building<br>Name | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Renewal<br>Building<br>Costs per<br>Soft<br>Soft | To 90%<br>Condition | Renewal<br>Costs |
|---------------------|------------------|--------------------|---------------|---------------------|--------------------|--|---------------------|------------------|
|                     |                  |                    |               |                     |                    | SqFt   |                     |                  |

| Institution<br>Name | Building<br>Name            | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | To 90%<br>Condition | Renewal<br>Costs | Renewal<br>Costs per<br>SqFt | FCI  |
|---------------------|-----------------------------|--------------------|---------------|---------------------|--------------------|-----------------|---------------------|------------------|------------------------------|------|
| KSU                 | KSU Garden Maintenance      | 179                | 1995          | 425,250             | 82                 | 2,250           | 8%                  | 34,020           | \$ 15                        | 0.18 |
| KSU                 | KSU Garden Maintenance Bldg | 179                | 1995          | 425,250             | 85                 | 2,250           | 5%                  | 21,263           | \$ 9                         | 0.15 |
| KSU                 | KSU Olathe Bldg A           | 332                |               | 28,940,808          | 95                 | 106,911         |                     |                  |                              |      |

| Institution<br>Name | Building<br>Name                     |          | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | To 90%<br>Condition | Renewal<br>Costs | Renewal<br>Costs per<br>SqFt | FCI       |
|---------------------|--------------------------------------|----------|--------------------|---------------|---------------------|--------------------|-----------------|---------------------|------------------|------------------------------|-----------|
| KSU                 | ASI - Poultry Bldg 2 - Brooder House |          | 304                | 1965          | 632,772             | 65                 | 3,348           | 25%                 | 158,193          | \$ 47                        | 0.35      |
| KSU                 | ASI - Purebred Beef Complex          |          | 440                | 1957          | 1,500,000           | 65                 | 6,000           | 25%                 | 375,000          | \$ 63                        | 0.35      |
| KSU                 | ASI - Swine Unit                     |          | 462                | 1967          | 5,870,528           | 65                 | 26,745 5563     | 25%.3500            |                  |                              |           |
|                     | 462 1065                             | 1470,072 | 65                 |               | 25%                 | 000                | 7163            | 0.35                |                  |                              |           |
|                     |                                      | 5635     |                    |               |                     |                    |                 | 11563               |                  |                              |           |
|                     |                                      |          |                    |               |                     |                    |                 | KSU                 | 18Tj 42.35 0     | Td (65)d,250,0001            | 485200063 |
|                     | KSU1065 65                           | 25%      | \$ 6               | 3             | 0.35                |                    |                 |                     |                  |                              |           |

| Institution<br>Name        | n Building<br>Name                         | g                |                     |                       | Building<br>Number  |              | Replacement<br>Cost | Condition<br>Value | Building<br>GSF                  | To 90%<br>Condition       | Renewal<br>Costs | Renewal<br>Costs per<br>SqFt | FCI  |
|----------------------------|--|------------------|---------------------|-----------------------|---------------------|--------------|---------------------|--------------------|----------------------------------|---------------------------|------------------|------------------------------|------|
| KSU                        | Office -                                   | Topeka/Rossvi    | lle                 |                       | 535                 | 1974         | 1,485,000           | 64                 | 5,940                            | 26%                       | 386,100          | \$ 65                        | 0.36 |
| KSU                        | Office -                                   | Tribune          |                     |                       | 988                 | 1928         | 138,000             | 53                 | 552                              | 37%                       | 51,060           | \$ 93                        | 0.48 |
| KSU                        | Office/A                                   | Animal Infirmar  | ry - Colby          |                       | 809                 | 1932         | 1,090,000           | 56                 | 4,360                            | 34%                       | 370,600          | \$ 85                        | 0.44 |
| KSU                        | Office/L                                   | aboratory - Par  | rsons               |                       | 977                 | 1985         | 300,000             | 81                 | 1,200                            | 9%                        | 27,000           | \$ 23                        | 0.19 |
| KSU                        | Operatio                                   | ons Center - Ma  | nhattan             |                       | 516                 | 1961         | 3,300,000           | 50                 | 13,200                           | 40%                       | 1,320,000        | \$ 100                       | 0.51 |
| KSU                        | Pecan E                                    | xp. Fi. Off/Serv | v Chetopa           |                       | 325                 | 1964         | 1,200,000           | 65                 | 4,800                            | 25%                       | 300,000          | \$ 63                        | 0.35 |
| KSU                        | Pesticide                                  | e Building - Tri | ibune               |                       | 994                 | 1988         | 36,000              | 65                 | 144                              | 25%                       | 9,000            | \$ 63                        | 0.35 |
| KSU                        | Project I                                  | Room - Tribune   | e                   |                       | 989                 | 1928         | 324,000             | 43 -100,           | 000 1, <b>\$</b> 9 <b>680</b> To | l (994) Tj 305.35 5380.44 | Ļ                |                              |      |
|                            |  | 335              | 1974                | 11285,000             | 781                 | 4,5800       | 9%                  | 1375               | \$483                            | 0219                      |                  |                              |      |
|                            |  | 394              | 1972                | 1,800,000             | 726                 | 4,20094,4000 | \$485               | 0219               | 1                                |                           |                  |                              |      |
| 1928                       | 3  | 4500,000         | 360                 | 1,800350,000          | \$785               | 0940         |                     |                    |                                  |                           |                  |                              |      |
| )00 26                     |  | 36,000,000       | 0 8386.7445         | 0.48                  |                     |              |                     |                    |                                  |                           |                  |                              |      |
|                            |  | 1500,000         | \$383               | 0235                  |                     |              |                     |                    |                                  |                           |                  |                              |      |
| 24,000<br>7,8950<br>7,8950 | 538 <b>0</b> 683<br>\$983 <sup>2,100</sup> |                  | \$ 65Carp Tj 54Tj ( | 540GDNRC. Office      | Shop ( Par3ibune    | 216          | i                   | 3,3 1              | ,200,000                         |                           |                  |                              |      |
| io2600                     | \$ 85                                      | 0.44             |                     |                       |                     |              |                     |                    |                                  |                           |                  |                              |      |
| 1.15 0 Td (                | 0940) Ti -50 0 T                           | d (\$785) Ti -65 | 59.6 -oils (KSU) T  | i 54 Office/Animal Ir | nfirmary -2ibune216 |              |                     |                    |                                  |                           |                  |                              |      |

1.15 0 Td (0940) Tj -50 0 Td (\$785) Tj -659.6 -oils (KSU) Tj 54 0ffice/Animal Infirmary -2ibune216

| Institution<br>Name | Building<br>Name                         | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | To 90%<br>Condition | Renewal<br>Costs | Renewal<br>Costs per<br>SqFt | FCI  |
|---------------------|--|--------------------|---------------|---------------------|--------------------|-----------------|---------------------|------------------|------------------------------|------|
| KU Edwards Ca       | impus                                    |                    |               |                     |                    |                 |                     |                  |                              |      |
| KU                  | BEST Building                            | 414                | 2012          | 20,467,155          | 92                 | 78,614          | 0%                  | 0                | \$ 0                         | 0.08 |
| KU                  | Jayhawk Central                          | 413                | 2005          | 5,899,740           | 85                 | 19,155          | 5%                  | 294,987          | \$ 15                        | 0.15 |
| KU                  | Regents Center                           | 410                | 1992          | 13,842,500          | 80                 | 55,370          | 10%                 | 1,384,250        | \$ 25                        | 0.20 |
| KU                  | Regnier Hall                             | 412                | 2004          | 21,563,750          | 84                 | 86,255          | 6%                  | 1,293,825        | \$ 15                        | 0.16 |
|                     | Subtotal                                 |                    |               | \$61,773,145        | 85                 | 239,394         | 5%                  | \$2,973,062      | \$ 12                        | 0.15 |
| KU Lawrence C       | ampus                                    |                    |               |                     |                    |                 |                     |                  |                              |      |
| KU                  | Allen Fieldhouse                         | 059                | 1955          | 83,631,339          | 81                 | 281,587         | 9%                  | 7,526,821        | \$ 27                        | 0.19 |
| KU                  | Allen Fieldhouse Parking Facility        | 182B               | 1989          | 13,205,734          | 80                 | 223,826         | 10%                 | 1,320,573        | \$ 6                         | 0.20 |
| KU                  | Ambler Student Recreation Fitness Center | 205                | 2003          |                     |                    |                 |                     |                  |                              |      |

| Institution<br>Name | Building<br>Name                     | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | To 90%<br>Condition | Renewal<br>Costs | Renewal<br>Costs per<br>SqFt | FCI |
|---------------------|--------------------------------------|--------------------|---------------|---------------------|--------------------|-----------------|---------------------|------------------|------------------------------|-----|
| KU                  | Douthart Scholarship itution<br>Name |                    |               |                     |                    |                 |                     |                  |                              |     |
|                     |                                      |                    |               |                     |                    |                 |                     |                  |                              |     |
|                     |                                      |                    |               |                     |                    |                 |                     |                  |                              |     |
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| Institution<br>Name | Building<br>Name | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | To 90%<br>Condition | Renewal<br>Costs | Renewal<br>Costs per<br>SqFt | FCI |
|---------------------|------------------|--------------------|---------------|---------------------|--------------------|-----------------|---------------------|------------------|------------------------------|-----|
| KU Med Center       |                  |                    |               |                     |                    |                 |                     |                  |                              |     |

KUMC

| Institution<br>Name | Building<br>Name        | Building | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | To 90%<br>Condition | Renewal<br>Costs | Renewal<br>Costs per<br>SqFt |      |
|---------------------|-------------------------|----------|---------------|---------------------|--------------------|-----------------|---------------------|------------------|------------------------------|------|
|                     |                         | Number   |               |                     |                    |                 |                     |                  |                              | FCI  |
| KUMC                | Special Storage         | 025      | 1974          | 109,000             | 76                 | 545             | 14%                 | 15,260           | \$ 28                        | 0.24 |
| KUMC                | Spencer Chapel          | 027      | 1967          | 632,475             | 66                 | 2,811           | 24%                 | 151,794          | \$ 54                        | 0.34 |
| KUMC                | Student Services Center | 014      | 1954          | 15,180,698          | 64                 | 58,148          | 26%                 | 3,946,982        | \$ 68                        | 0.37 |
| KUMC                | Sudler                  | 007      | 1936          | 24,177,885          | 65                 | 95,754          | 25%                 | 6,044,471        | \$ 63                        | 0.35 |
| KUMC                | Sutherland Institute    | 061      | 1992          | 6,693,645           | 77                 | 19,515          | 13%                 | 870,174          | \$ 45                        | 0.23 |
|                     |                         |          |               |                     |                    |                 |                     |                  |                              |      |

KUMC 0.340 Tj -50 0 Td (\$45) Tj -659.6 -12 Td (Wahl5 TfexTj 54 0 Td (Sudler) 29.15 0 Td (19,51 (4) Tj -tute) Tj 210j 602) 8.7 0 Td (6,693,645) Tj 47.65 0 Td (77)61.

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| Institution<br>Name | Building<br>Name               | Building<br>Number | Year<br>Built | Replacement<br>Cost | Condition<br>Value | Building<br>GSF | To 90%<br>Condition | Renewal<br>Costs | Renewal<br>Costs per<br>SqFt | FCI |
|---------------------|--------------------------------|--------------------|---------------|---------------------|--------------------|-----------------|---------------------|------------------|------------------------------|-----|
| PSU                 | Crimson Village Apartments - 6 | 037F               |               |                     |                    |                 |                     |                  |                              |     |

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

Calculation of Utilities & Infrastructure Renewal Emporia State University

# Calculation of Utilities & Infrastructure Renewal Fort Hays State University

|             |                          | _        |          |           |                  | Condition | То 90%    |              |
|-------------|--------------------------|----------|----------|-----------|------------------|-----------|-----------|--------------|
| Institution | Item                     | ltem     | Quantity | Unit Cost | Replacement Cost | Value     | Condition | Renewal Cost |
|             |                          |          |          |           |                  |           |           |              |
| FHSU        | Steam & Chilled Water    | Lin. Ft. | 10,537   | \$ 160    | \$ 1,685,920     | 70        | 20        | \$ 337,184   |
| FHSU        | Water Mains              | Lin. Ft. | 25,120   | \$ 83     | \$ 2,084,960     | 70        | 20        | \$ 416,992   |
| FHSU        | Gas Mains                | Lin. Ft. | 15,265   | \$ 61     | \$ 931,165       | 85        | 5         | \$ 46,558    |
| FHSU        | Storm Sewer              | Lin. Ft. | 27,887   | \$ 61     | \$ 1,701,107     | 70        | 20        | \$ 340,221   |
| FHSU        | Sanitary Sewer           | Lin. Ft. | 10,965   | \$ 63     | \$ 690,795       | 70        | 20        | \$ 138,159   |
| FHSU        | Electric Lines           | Lin. Ft. | 74,136   | \$ 56     | \$ 4,151,616     | 95        | 0         | <b>\$</b> 0  |
| FHSU        | Telecommunication Cables | Lin. Ft. | 102,510  | \$ 25     | \$ 2,562,750     | 85        | 5         | \$ 128,138   |
| FHSU        | Utility Tunnels          | Lin. Ft. | 6,436    | \$ 1,120  | \$ 7,208,320     | 70        | 20        | \$ 1,441,664 |
| FHSU        | Streets & Drives         | Sq. Yd.  | 105,551  | \$ 64     | \$ 6,755,264     | 85        | 5         | \$ 337,763   |
| FHSU        | Sidewalks                | Sq. Ft.  | 552,406  | \$ 6      | \$ 3,314,436     | 70        | 20        | \$ 662,887   |
| FHSU        | Retaining Walls          | Lin. Ft. | 4,384    | \$ 236    | \$ 1,034,624     | 70        | 20        | \$ 206,925   |
| FHSU        | Exterior Stairs/Ramps    | Sq. Ft.  | 4,899    | \$ 50     | \$ 244,950       | 85        | 5         | \$ 12,248    |
| FHSU        | Exterior Lighting - LPs  | Ea.      | 467      | \$ 3,567  | \$ 1,665,789     | 85        | 5         | \$ 83,289    |
| Total       |                          |          |          |           | \$ 34,031,696    |           |           | \$ 4,152,028 |

## Calculation of Utilities & Infrastructure Renewal Kansas State University

|             |                          |          |          |           |                  | Condition | То 90%    |              |
|-------------|--------------------------|----------|----------|-----------|------------------|-----------|-----------|--------------|
| Institution | Item                     | ltem     | Quantity | Unit Cost | Replacement Cost | Value     | Condition | Renewal Cost |
|             |                          |          |          |           |                  |           |           |              |
|             |                          |          |          |           |                  |           |           |              |
| KSU         | Steam & Chilled Water    | Lin. Ft. | 59,765   |           |                  |           |           |              |
| KSU         | Water Mains              | Lin. Ft. | 191,162  |           |                  |           |           |              |
| KSU         | Gas Mains                | Lin. Ft. | 121,296  |           |                  |           |           |              |
| KSU         | Storm Sewer              | Lin. Ft. | 138,768  |           |                  |           |           |              |
| KSU         | Sanitary Sewer           | Lin. Ft. | 130,822  |           |                  |           |           |              |
| KSU         | Electric Lines           | Lin. Ft. | 444,355  |           |                  |           |           |              |
| KSU         | Telecommunication Cables | Lin. Ft. | 194,999  |           |                  |           |           |              |
| KSU         | Utility Tunnels          | Lin. Ft. |          |           |                  |           |           |              |
| KSU         | Streets & Drives         | Sq. Yd.  |          |           |                  |           |           |              |
| KSU         | Sidewalks                | Sq. Ft.  |          |           |                  |           |           |              |
| KSU         | Retaining Walls          | Lin. Ft. |          |           |                  |           |           |              |
| KSU         | Exterior Stairs/Ramps    | Sq. Ft.  |          |           |                  |           |           |              |
| KSU         | Exterior Lighting - LPs  | Ea.      |          |           |                  |           |           |              |

## Calculation of Utilities & Infrastructure Renewal The University of Kansas - Medical Center

|             |                       |      |          |           |                  | Condition | То 90%    |              |
|-------------|-----------------------|------|----------|-----------|------------------|-----------|-----------|--------------|
| Institution | ltem                  | ltem | Quantity | Unit Cost | Replacement Cost | Value     | Condition | Renewal Cost |
|             |                       |      |          |           |                  |           |           |              |
|             |                       |      |          |           |                  |           |           |              |
| KUMC        | Steam & Chilled Water |      |          |           |                  |           |           |              |
| KUMC        | Water Mains           |      |          |           |                  |           |           |              |
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Appendix C

**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.

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

**Mission Critical** - Buildings that are predominately used for the academic and/or research missions of the State universities, and the infrastructure that directly supports these buildings.

**Non-EBF Eligible** - Buildings ineligible for Educational Building Fund (EBF) monies per current Board of Regents' guidance, include:

- All non-state owned buildings regardless of use
- Any state-owned buildings constructed in 2007 or later
- Buildings and infrastructure which are not predominantly used for academic or research purposes (e.g., buildings wholly or predominantly used for administrative offices, barns, chapels, child care, facility shops, intercollegiate athletics, monuments, parking garages, private residences, student health clinics, student housing,