

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

FALL 2010



KANSAS BOARD OF REGENTS

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

KANSAS BOARD OF REGENTS

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Executive Summary

This fourth report has been produced in an effort to identify and provide an update on the magnitude of deferred maintenance problems for “mission critical” buildings on the campuses of the State universities. Information for this current 2010 report was developed following the processes used in 2004, 2006 and 2008, which were validated by an independent national consultant. Furthermore, the 2005 Legislature authorized a limited-scope Legislative Post-Audit study that confirmed the severity and magnitude of the deferred maintenance problem and affirmed that the age of the buildings and the lack of funding for maintenance have contributed directly to the current state of these facilities.

This past summer, facilities condition assessments were conducted on the 438 mission-critical academic and academic support 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 mission-critical 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 referred to as renewal costs in the schedules is approximately \$904 million, and an annual amount of \$92 million (with no inflation factor) is estimated to be required for on-going

maintenance to prevent further backlog and to adequately maintain the university campuses.

Despite the infusion of state funding that was authorized by legislation in 2007 (funding totaling \$63.7 million has been appropriated for three years of the five year program for the state universities) and the federal ARRA funding (totaling \$45.8 million for FY 2009, FY 2010 and FY 2011), the deferred maintenance backlog has increased by approximately 9 ½% from the Fall 2008 estimate of \$825 million. This change is due primarily to the increased age of the physical plant, and the continued under-funding of both deferred and annual maintenance and would have undoubtedly been higher had the economic downturn not held construction labor and material costs in check.

Introduction

A Significant Investment

It cannot be overemphasized that the state's investment in buildings and infrastructure on the campuses of the State universities is tremendous. 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.

The holdings are sizable - 818 State-owned buildings encompassing 30 million square feet, sited on 26,214 acres, with a replacement value of \$7.3 billion, comprising approximately two-thirds of the State of Kansas' total building inventory.

Addressing Mission Critical Needs

This report narrowly focuses on the academic and academic support buildings that are "mission critical" to the teaching and research functions of the State universities. Excluded from consideration here are buildings used for auxiliary functions, such as residence halls, student unions, and parking garages. Also excluded are buildings that do not directly support the academic mission of the State universities, such as homes for university Presidents, athletic facilities, chapels, recreational facilities, etc. The 438 mission-critical buildings included in this report represent 17.4 million square feet of space, with a replacement value of \$4.6 billion. Utilities and infrastructure to support these facilities add another \$312 million in replacement costs, for a total of \$4.9 billion.

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 is important to note that 80% of the total inventory is at least 20 years old. A need for periodic maintenance or replacement is to be expected as building systems and materials reach the end of life cycles. Over the past 35

years, the universities received insufficient rehabilitation and repair funding (see Appendix A). Both the Legislature's Joint Committee on State Building Construction and the Board of Regents recognized this as a problem, and in fiscal year 1992, Educational Building Fund monies previously used for new capital projects were redirected to fund rehabilitation and repair projects. Unfortunately, the amount of funding from this source is inadequate, and the universities continue to lose ground.

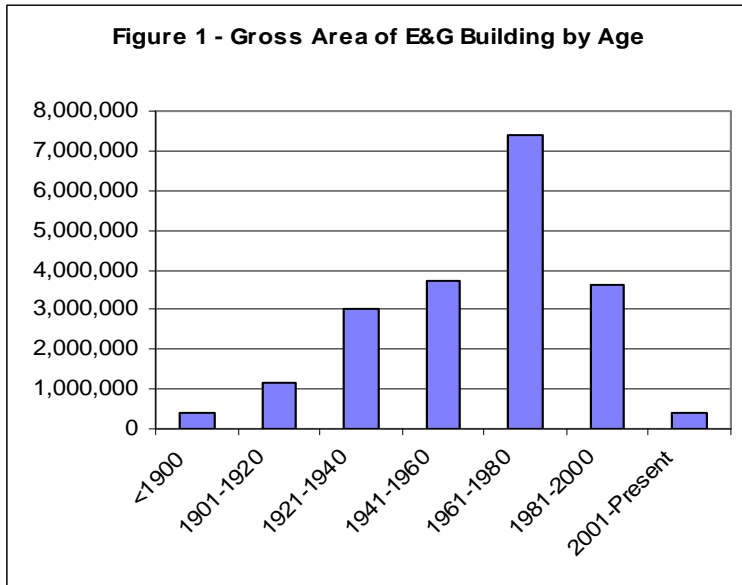
Acknowledging variances for age and type of facilities, the Building Research Board of the National Research Council in their study "*Committing to the Cost of Ownership: Maintenance and Repair of Public Buildings*" concludes that an appropriate budget allocation for routine maintenance and capital renewal 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.

Assuming the low end of the range, 2% multiplied by the CRV of \$4.6 billion equals approximately \$92 million per year that should be spent to properly maintain the mission-critical facilities on the university campuses. **This compares to the \$52 million currently committed - \$15 million allocated for FY 2011 from the EBF, and the estimated \$37 million budgeted through the operating budgets.**

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 billion (acknowledged to be conservative) to over \$50 billion.

The 1960s through the 1980s 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 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 years¹.

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 Postsecondary Educational Institution Long-Term Infrastructure Maintenance Program, as well as other important financing mechanisms to be implemented over a five year period. The components of this five-year plan included direct state funds of \$90

million and \$47 million in interest earnings (most recent estimate) from university funds to begin to address the documented backlog of deferred maintenance projects at the state universities; \$100 million in interest-free bonding authority available to Washburn University, the 19 community colleges, and five technical colleges, to be used for infrastructure improvement projects; and state-funded tax credits intended to generate up to \$158 million in private contributions to the six State universities, Washburn University, the 19 community colleges, and five technical colleges. *(Note: This statutorily required report addresses only the deferred maintenance of the State universities. In 2006, the documented deferred maintenance backlog for community colleges, technical colleges, and Washburn University totaled approximately \$172 million).*

For only the six State universities, the five-year maintenance plan contemplates the provision of \$90 million in direct state funding, approximately \$47 million in retained interest earnings from universities' funds (see Appendix B), and up to \$118 million in private contributions generated by state-funded tax credits. If these separate funding mechanisms, totaling \$255 million, are fully realized, this legislation allows the State universities to address approximately 38% of the maintenance backlog (documented at \$663 million in the fall of 2006) existing on State university campuses - but the backlog continues to grow.

Three years of the five-year maintenance plan have been appropriated - \$63.7 million in State funds and \$19 million of university interest earnings. 91 projects have been reviewed and approved by the Legislature's Joint Committee on State Building Construction. The tax credits program portion of the five-year maintenance plan, designed to generate private contributions, was implemented on July 1, 2008. In calendar year 2008, the universities received \$862,220 in eligible donations, resulting in tax credits of \$431,110. In calendar year 2009, the universities received \$407,210 in eligible donations, resulting in tax credits of \$203,606. As of this writing, the Department of Revenue does not have figures for

calendar year 2010 (a report will be available in late January). To date, minimal funds have been received from private donors for deferred maintenance projects. Actual donations and allocated tax credits were substantially less than anticipated for both calendar year 2008 (about \$4.7 million less) and calendar year 2009 (about \$10.8 million less).

This report presents data at a specific point in time. The \$904 million renewal cost figure presented is the amount needed to bring the buildings, utilities, and infrastructure to a **current**, acceptable level. Any funding plan to address corrective measures must recognize two factors: the need for deferred maintenance backlog reduction and sufficient capital funding to perform on-going maintenance. Without this two-pronged approach, the deferred maintenance backlog will continue to grow. Properly attending to deferred maintenance and capital renewal will require funding from a dependable, on-going revenue source over an extended time period to reach manageable levels.

¹ “Successful Strategies for Reducing University Deferred Maintenance”
Matthew C. Adams, P.E., President, M.C. Adams & Associates.

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 effort to quantify the physical condition of the facilities on State university campuses. The thoroughness and accuracy of this initial 2002 report was limited by the three-week time period allowed for its preparation. For example, buildings were given an overall facilities condition audit (FCA) score, rather than evaluating individual system components to arrive at a more accurate FCA score; costs of utilities and infrastructure were derived from data obtained from a 1987 report, with costs indexed forward to 2002; and time constraints also prevented a careful review and update of campus inventory information.

Significant improvements were made to the subsequent report prepared in 2004, with the intent to provide the most accurate information available within a reasonable timeframe. To gain a better understanding of how this was accomplished, following is a brief description of the 2004 process:

1) At the March 2004 State University Council of Presidents meeting, the Presidents and Chancellor charged the University 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 group would review and update the building condition values, the condition of campus utilities and infrastructure, and the current replacement costs of these items.

- 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 would be developed by each campus to address deferred maintenance, including creating listings of buildings with the greatest need in priority order. Allocations of funding requests 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 then completed the audits for all 537 academic/administrative buildings (commonly termed educational and general or E&G) 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; it is more credible 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 and the consultant to resolve inconsistencies that were discovered.

6) Finally, data was entered into calculation spreadsheets to formulate costs and other information contained in the 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 Legislative 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 inadequate State funding contributed directly to the current state of the facilities.

Concerned that cost data generated two years previously were becoming of little value, the campuses again audited the facilities over the summer and fall of 2006, in a similar manner to that performed in 2004.

In compliance with K.S.A. 76-7,103c , which requires a biennial report to the Legislature, the Kansas Board of Regents undertook the updating of this information. With campus architects at two campuses who were new to the process, and in an effort to maintain consistency among the audits, the Director of Facilities for the Kansas Board of Regents again performed sample audits with university architects in early August 2008. In addition to parameters previously mentioned, the audits assumed that conditions to be improved with allocated funding had been completed.

The Contents of This Report

Over the fall of 2010, the campuses audited the mission critical buildings as well as the utilities and infrastructure. The forms used in this process are included in the *Appendix*. Board staff spent considerable time studying and determining accurate replacement costs for various building types, which are also included in the *Appendix*. The report also presents the Total Renewal Costs by Campus (page 7); a Summary of Building Renewal Costs and costs for individual campus buildings (pages 8-22); and a Summary of Utility & Infrastructure Costs and costs for individual campus components (pages 23-30).

Fall 2010
Summary Calculation of Total Renewal Costs
Kansas Board of Regents University Campuses

Institution	Building Renewal Costs	Utilities & Infrastructure Renewal Costs	Total Renewal Costs
The University of Kansas	224,615,412	32,289,199	256,904,611
The University of Kansas-Medical Center	66,507,389	3,647,299	70,154,687
Kansas State University	296,936,195	17,386,539	314,322,734
Wichita State University	71,519,730	1,844,415	73,364,145
Emporia State University	53,390,801	3,683,231	57,074,033
Pittsburg State University	75,918,200	3,629,376	79,547,576
Fort Hays State University	46,516,509	5,996,492	52,513,001
TOTAL	\$835,404,235	\$68,476,551	\$903,880,787

FALL 2010
Summary Calculation of Building Renewal
Kansas Board of Regents University Campuses

Institution	Replacement Cost	Gross Square Feet	Renewal Costs
The University of Kansas	1,195,123,743	4,773,446	224,615,412
The University of Kansas-Medical Center	542,918,711	1,872,577	66,507,389
Kansas State University	1,478,808,318	4,919,014	296,936,195
Wichita State University	491,573,000	2,006,655	71,519,730
Emporia State University	244,128,178	1,028,118	53,390,801
Pittsburg State University	293,524,940	1,283,586	75,918,200
Fort Hays State University	354,777,903	1,367,816	46,516,509
TOTAL	\$4,600,854,793	17,251,212	\$835,404,235

**The University of Kansas
Calculation of Building Renewal - Fall 2010**

Inst.	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
KU	Anschutz Library	179	1989	36,232,240	70	149,720	20%	7,246,448	0.30
KU	Art & Design Building	151	1977	35,364,600	72	159,300	18%	6,365,628	0.28
KU	Bailey Hall	35	1900	14,892,870	69	67,085	21%	3,127,503	0.31
KU	Blake Hall	17	1964	11,102,220	68	50,010	22%	2,442,488	0.32
KU	Botany Greenhouse	120	1961	887,250	39	5,070	51%	452,498	0.61
KU	Bridwell Research Laboratory	98	1965	2,789,670	68	8,970	22%	613,727	0.32
KU	Budig Hall/Hoch Auditoria	39	1927	24,950,560	86	91,730	4%	998,022	0.14
KU	Burt Hall	85	1961	5,344,245	58	19,155	32%	1,710,158	0.42
KU	Carruth O'Leary	77	1955	11,169,930	54	50,315	36%	4,021,175	0.46
KU	Chiller Building	3	1973	1,940,200	78	1,780	12%	232,824	0.22
KU	Computer Services Facility	153	1978	15,956,050	66	47,630	24%	3,829,452	0.34
KU	Continuing Education Building	199	1980	7,413,690	63	33,395	27%	2,001,696	0.37
KU	Dole Human Development Center	180	1990	29,518,230	73	132,965	17%	5,018,099	0.27
KU	Dole Institute of Politics	201	2003	13,113,450	90	27,150	0%	0	0.10
KU	Dyche Hall	5	1903	29,678,280	69	107,530	21%	6,232,439	0.31
KU	Eaton Hall	204	2003	20,988,860	92	84,735	0%	0	0.08
KU	Ellsworth Hall Annex	89A	1963	1,760,460	75	7,930	15%	264,069	0.25
KU	Entomology Research Lab	117	1954	698,400	41	2,400	49%	342,216	0.59
KU	Environmental Health & Safety	112	1958	201,250	66	1,150	24%	48,300	0.34
KU	FO Asbestos Storage	171	1982	113,400	78	648	12%	13,608	0.22
KU	FO Construction & Landscape	177	1986	3,594,500	72	20,540	18%	647,010	0.28
KU	FO Main Building	30	1908	5,487,840	34	24,720	56%	3,073,190	0.66
KU	FO Storage Building A	113	1959	738,875	74	6,425	16%	118,220	0.26
KU	FO Storage Building B	175	1984	311,880	68	2,712	22%	68,614	0.32
KU	FO Vehicle Maintenance Shop	176	1986	2,100,000	70	12,000	20%	420,000	0.30
KU	Fraser Hall	97	1967	27,549,090	64	124,095	26%	7,162,763	0.36
KU	Green Hall	150	1977	22,637,340	69	101,970	21%	4,753,841	0.31
KU	Groundwater Treatment	343	1995	378,000	82	2,160	8%	30,240	0.18
KU	Hall Center for the Humanities	27	2005	7,495,460	83	14,470	7%	524,682	0.17
KU	Haworth Hall	104	1969	81,473,697	75	279,690	15%	12,221,055	0.25
KU	Joseph R. Pearson	80	1959	31,750,440	85	143,020	5%	1,587,522	0.15
KU	Kurata Laboratory	190	1990	1,205,460	71	5,430	19%	229,037	0.29
KU	Learned Hall	88	1963	49,975,530	62	225,115	28%	13,993,148	0.38
KU	Library Annex	214	2006	6,688,820	93	17,510	0%	0	0.07
KU	Lied Center	184	1993	21,800,800	82	80,150	8%	1,744,064	0.18
KU	Lindley Hall	42	1943	19,136,400	69	86,200	21%	4,018,644	0.31
KU	Lindley Storage	105	1958	17,250	65	150	25%	4,313	0.35

Inst.	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
KU	Lippincott Hall	8	1905	7,229,430	68	32,565	22%	1,590,475	0.32
KU	Malott Hall	58	1954	96,689,753	71	331,925	19%	18,371,053	0.29
KU	Marvin Annex	41B	1967	63,714	74	287	16%	10,194	0.26
KU	Marvin Hall	41	1908	12,259,950	73	55,225	17%	2,084,192	0.27
KU	Marvin Studios	44	1941	1,740,480	76	7,840	14%	243,667	0.24
KU	Max Kade Center	91	1928	1,399,710	66	6,305	24%	335,930	0.34
KU	McCollum Laboratory	141	1971	6,014,543	62	17,530	28%	1,684,072	0.38
KU	Military Science	46	1943	8,542,560	62	38,480	28%	2,391,917	0.38
KU	Moore Hall	139	1973	10,400,700	62	46,850	28%	2,912,196	0.38
KU	Murphy Hall	76	1957	42,316,530	78	190,615	12%	5,077,984	0.22
KU	NESA Research Lab	324	1994	1,948,560	72	5,295	18%	350,741	0.28
KU	Nichols Hall	135	1971	19,307,529	66	71,430	24%	4,633,807	0.34
KU	Nunemaker Center	140	1971	2,405,370	70	10,835	20%	481,074	0.30
KU	Oldfather Studios	193	1955	4,383,390	49	19,745	41%	1,797,190	0.51
KU	Pharmaceutical Chemistry Lab	121	1968	2,397,870	61	7,470	29%	695,382	0.39
KU	Power Plant	24	1922	20,521,750	48	17,845	42%	8,619,135	0.52
KU	Public Safety Building	116	1968	7,808,850	84	35,175	6%	468,531	0.16
KU	Pump House	146	1911	58,995	66	513	24%	14,159	0.34
KU	Robinson Health & PE Center	94	1966	50,715,180	67	222,435	23%	11,664,491	0.33
KU	Simons Laboratories	195	1995	16,691,815	81	48,650	9%	1,502,263	0.19
KU	Smissman Lab	157	1978	4,803,400	68	14,000	22%	1,056,748	0.32
KU	Smith Hall	21	1967	4,485,510	69	20,205	21%	941,957	0.31
KU	Snow Hall	40	1929	25,198,560	77	98,240	13%	3,275,813	0.23
KU	Spencer Museum of Art	152	1977	29,147,200	75	91,085	15%	4,372,080	0.25
KU	Spencer Research Library	100	1968	26,070,660	65	107,730	25%	6,517,665	0.35
KU	Spooner Hall	6	1894	6,461,140	64	23,275	26%	1,679,896	0.36
KU	Stauffer-Flint Hall	34	1897	9,372,840	59	42,220	31%	2,905,580	0.41
KU	Strong Hall	37	1911	39,087,540	71	176,070	19%	7,426,633	0.29
KU	Summerfield Hall	79	1959	21,073,350	63	94,925	27%	5,689,805	0.37
KU	Twente Hall	19	1931	6,673,320	58	30,060	32%	2,135,462	0.42
KU	University Press Offices	185	1991	1,425,240	78	6,420	12%	171,029	0.22
KU	University Press Warehouse	183	1989	1,557,500	74	8,900	16%	249,200	0.26
KU	University Relations	4	1915	1,659,450	36	7,475	54%	896,103	0.64
KU	Visitor's Center	83A	1998	3,496,500	82	15,750	8%	279,720	0.18
KU	Watkins Home	18	1937	1,515,150	53	6,825	37%	560,606	0.47
KU	Watkins Student Health Center	147	1973	20,008,465	63	79,715	27%	5,402,286	0.37
KU	Watson Library	22	1924	45,921,920	62	189,760	28%	12,858,138	0.38
KU	Well Sample Library	701	1950	2,625,875	69	15,005	21%	551,434	0.31
KU	Wescoe Hall	132	1973	45,230,502	80	203,741	10%	4,523,050	0.20
KU	Wesley Foundation Building	155	1954	2,842,710	37	12,805	53%	1,506,636	0.63
KU	Youngberg Hall	86	1960	5,652,120	70	25,460	20%	1,130,424	0.30

Inst.	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
KUEC	Regents Center	410	1992	12,292,140	74	55,370	0%	0	0.26
KUEC	Regents Center Communication	411	1993	20,125	84	115	0%	0	0.16
KUEC	Regnier Hall	412	2004	19,148,610	86	86,255	0%	0	0.14
				\$1,195,123,743		4,773,446		\$224,615,412	

**The University of Kansas Medical Center
Calculation of Building Renewal - Fall 2010**

Inst.	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
KUMC	Applegate Energy Center	42	1973	40,009,000	78	56,350	12%	4,801,080	0.22
KUMC	Breidenthal	52	1958	16,703,760	90	42,288	0%	0	0.10
KUMC	Children's Dev. Unit (CDU)	18	1959	6,915,552	76	27,552	14%	968,177	0.24
KUMC	Delp Pavilion (D)	9	1939	26,235,294	65	118,177	25%	6,558,824	0.35
KUMC	Delp Pavilion (F)	15	1954	28,971,289	64	117,223	26%	7,532,535	0.36
KUMC	Dykes Library	21	1983	14,293,488	86	59,064	4%	571,740	0.14
KUMC	Eaton (E)	10	1940	7,638,576	64	34,408	26%	1,986,030	0.36
KUMC	Hixon	5	1936	8,526,075	81	21,585	9%	767,347	0.19
KUMC	Hoglund Brain Imaging Center	69	2002	4,819,000	84	12,200	6%	289,140	0.16
KUMC	Landon Center on Aging	66	1968	14,809,000	84	59,000	6%	888,540	0.16
KUMC	Lied Biomedical Research	62	1994	31,698,750	78	80,250	12%	3,803,850	0.22
KUMC	Miller	39	1973	12,528,000	74	54,000	16%	2,004,480	0.26
KUMC	Murphy (A)	1	1924	11,127,750	80	50,151	10%	1,112,775	0.20
KUMC	Nursing Ed. Facility	65	2000	20,296,572	84	91,426	6%	1,217,794	0.16
KUMC	Olathe Pavilion (G)	16	1957	14,792,601	64	55,403	26%	3,846,076	0.36
KUMC	Orr-Major	54	1976	28,532,328	75	118,157	15%	4,279,849	0.25
KUMC	Research Support Facility	30	1989	29,348,500	81	74,300	9%	2,641,365	0.19
KUMC	Robinson (L)	17	1958	13,786,200	78	62,100	12%	1,654,344	0.22
KUMC	School of Med., Wichita	90	1980	22,823,020	79	98,743	11%	2,510,532	0.21
KUMC	Smith - East - MRRC	37	1973	17,771,050	71	44,990	19%	3,376,500	0.29
KUMC	Smith - West -MRRC	36	1972	4,308,660	70	10,908	20%	861,732	0.30
KUMC	Special Storage	25	1974	95,375	81	545	9%	8,584	0.19
KUMC	Student Services Center	14	1954	14,455,593	73	58,148	17%	2,457,451	0.27
KUMC	Sudler	7	1936	21,257,388	68	95,754	22%	4,676,625	0.32
KUMC	Sutherland Institute	61	1992	4,898,265	84	19,515	6%	293,896	0.16
KUMC	Taylor Hall	13	1953	7,264,950	74	32,725	16%	1,162,392	0.26
KUMC	Wahl Annex	2	1928	3,968,694	72	17,877	18%	714,365	0.28
KUMC	Wahl Hall East	20	1963	51,362,245	90	130,031	0%	0	0.10
KUMC	Wahl Hall West	12	1953	28,966,930	91	73,334	0%	0	0.09
KUMC	Wescoc Pavilion (B)	3	1928	17,327,100	67	78,050	23%	3,985,233	0.33
KUMC	Wescoc Pavilion (C)	6	1936	5,604,168	71	25,244	19%	1,064,792	0.29
KUMC	WRI/CPC Building	92	1996	11,783,538	86	53,079	4%	471,342	0.14
				\$542,918,711		1,872,577		\$66,507,389	

**Kansas State University
Calculation of Building Renewal - Fall 2010**

Inst.	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
KSU	Ackert/Chalmers Hall	136	1970	42,639,318	89	192,069	1%	426,393	0.11
KSU	Anderson Hall	001	1879	14,749,458	53	66,439	37%	5,457,299	0.47
KSU	Biolog. & Indust. Value-Added Program	186	2004	10,733,919	90	33,439	0%	0	0.10
KSU	Bluemont Hall	158	1981	27,239,400	74	122,700	16%	4,358,304	0.26
KSU	Burt Hall	9	1923	12,612,411	65	39,291	25%	3,153,103	0.35
KSU	Bushnell Annex	8	1969	747,288	75	2,328	15%	112,093	0.25
KSU	Bushnell Hall	10	1949	7,453,299	67	23,219	23%	1,714,259	0.33
KSU	Call Hall	72	1963	21,343,932	58	66,492	32%	6,830,058	0.42
KSU	Calvin Hall	13	1908	11,601,942	78	52,261	12%	1,392,233	0.22
KSU	Campus Creek Complex	27	1949	4,922,850	82	22,175	8%	393,828	0.18
KSU	Cardwell Hall	91	1963	48,106,986	74	149,866	16%	7,697,118	0.26
KSU	Chemical Storage Bldg.	171	1989	456,400	76	2,608	14%	63,896	0.24
KSU	Chemistry/Biochemistry	165	1988	28,681,350	67	89,350	23%	6,596,711	0.33
KSU	Dickens Hall	18	1907	9,147,585	70	31,435	20%	1,829,517	0.30
KSU	Dole Hall	168	1990	9,580,593	78	32,923	12%	1,149,671	0.22
KSU	Durland/Rathbone/Fiedler Hall	153	1976	78,658,161	72	245,041	18%	14,158,469	0.28
KSU	Dykstra Hall	19	1955	8,235,090	62	37,095	28%	2,305,825	0.38
KSU	East Stadium	104	1922	4,963,254	58	22,357	32%	1,588,241	0.42
KSU	Edwards Hall	135	1967	12,156,276	68	54,758	22%	2,674,381	0.32
KSU	Eisenhower Hall	22	1951	12,186,246	71	54,893	19%	2,315,387	0.29
KSU	English/Counseling Services	108	1960	7,473,852	81	33,666	9%	672,647	0.19
KSU	Environmental Res. Lab.	21	1963	2,670,990	67	6,762	23%	614,328	0.33
KSU	Facilities Grounds	97	1918	703,150	46	4,018	44%	309,386	0.54
KSU	Facilities Grounds Storage	177	1995	918,750	86	5,250	4%	36,750	0.14
KSU	Facilities Shops	173	1993	1,537,375	82	8,785	8%	122,990	0.18
KSU	Fairchild Hall	30	1894	13,059,816	55	58,828	35%	4,570,936	0.45
KSU	Feed Technology	29	1956	6,046,677	70	18,837	20%	1,209,335	0.30
KSU	General Richard B. Meyer Military Science Hall	79	1943	8,703,732	56	39,206	34%	2,959,269	0.44
KSU	Greenhouse D	15	1907	731,559	15	2,279	75%	548,669	0.85
KSU	Hal Ross Flour Mill	191	2007	8,582,256	97	26,736	0%	0	0.03
KSU	Hale-Farrell Library	31	1927	86,618,334	71	357,927	19%	16,457,483	0.29
KSU	Hoefflin Stone House	156		3,612,606	84	16,273	6%	216,756	0.16
KSU	Holton Hall	34	1900	5,450,544	74	24,552	16%	872,087	0.26
KSU	Holtz Hall	74	1876	1,542,900	69	6,950	21%	324,009	0.31
KSU	International Grains Program	160	2004	5,742,012	92	19,732	0%	0	0.08
KSU	International St. Center	155	1977	1,429,458	74	6,439	16%	228,713	0.26
KSU	Justin Hall	41	1960	47,754,528	65	148,768	25%	11,938,632	0.35
KSU	Kedzie Hall	71	1897	9,238,752	66	41,616	24%	2,217,300	0.34

Inst.	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
KSU	King Hall	20	1966	14,303,439	70	44,559	20%	2,860,688	0.30
KSU	Leasure Hall	112	1908	9,846,588	89	44,354	1%	98,466	0.11
KSU	McCain Auditorium	133	1970	30,637,808	69	112,639	21%	6,433,940	0.31
KSU	Mechanical Engineering Lab	182	1996	4,266,000	71	10,800	19%	810,540	0.29
KSU	National Gas Machine Lab	654	1999	4,898,000	92	12,400	0%	0	0.08
KSU	Nichols Hall	82	1911	16,489,494	65	74,277	25%	4,122,374	0.35
KSU	Phy. Facil. Storage Bldg.	167	1987	1,163,750	86	6,650	4%	46,550	0.14
KSU	Power Plant	93	1928	101,994,144	59	52,792	31%	31,618,185	0.41
KSU	Public Safety Service - II	184	2000	630,000	92	3,600	0%	0	0.08
KSU	Seaton Court	25	1874	10,104,330	53	45,515	37%	3,738,602	0.47
KSU	Seaton Hall	102	1922	75,745,407	64	235,967	26%	19,693,806	0.36
KSU	Shellenberger Hall	80	1960	16,387,371	57	51,051	33%	5,407,832	0.43
KSU	Testing Lab-Civil Eng.	653	1996	1,926,000	79	6,000	11%	211,860	0.21
KSU	Thompson Hall	106	1921	10,622,532	64	33,092	26%	2,761,858	0.36
KSU	Throckmorton Hall	161	1981	125,850,618	65	392,058	25%	31,462,655	0.35
KSU	Umberger Hall	109	1956	13,011,642	64	58,611	26%	3,383,027	0.36
KSU	Ward Hall	85	1961	16,282,690	68	41,222	22%	3,582,192	0.32
KSU	Waters Hall	120	1923	47,219,742	57	147,102	33%	15,582,515	0.43
KSU	Waters Hall Annex	117	1923	5,026,218	89	15,658	1%	50,262	0.11
KSU	Weber Hall	4	1957	42,744,681	89	133,161	1%	427,447	0.11
KSU	West Stadium	105	1922	6,250,632	25	28,156	65%	4,062,911	0.75
KSU	Willard Hall	116	1939	35,136,339	93	109,459	0%	0	0.07
KSU	Wind Erosion Lab	121	1963	3,826,320	71	11,920	19%	727,001	0.29
KSUVM	Coles Hall	147	1972	34,035,630	78	106,030	12%	4,084,276	0.22
KSUVM	Mosier Hall	154	1978	87,517,440	76	272,640	14%	12,252,442	0.24
KSUVM	Trotter Hall	151	1973	33,576,921	75	104,601	15%	5,036,538	0.25
KSU-S	Aero Center	706	1990	11,596,767	80	36,127	10%	1,159,677	0.20
KSU-S	Aero East Hangar	704	1956	8,892,663	56	27,703	34%	3,023,505	0.44
KSU-S	Aero West Hangar	703	1954	9,455,055	56	29,455	34%	3,214,719	0.44
KSU-S	Building Eight-twenty	720	1954	509,712	78	2,296	12%	61,165	0.22
KSU-S	Civil Laboratory	708	1956	1,777,377	57	5,537	33%	586,534	0.43
KSU-S	College Center	710	1995	4,199,130	86	18,915	4%	167,965	0.14
KSU-S	Composite Avionics	705	1996	1,524,750	86	4,750	4%	60,990	0.14
KSU-S	Facilities	718	1955	2,043,066	52	9,203	38%	776,365	0.48
KSU-S	Maintenance	717	1956	968,975	55	5,537	35%	339,141	0.45
KSU-S	Natural Gas Machine Lab	716	1956	1,777,377	45	5,537	45%	799,820	0.55
KSU-S	Science Center	715	1955	2,954,163	59	9,203	31%	915,791	0.41
KSU-S	Technology Assist. Ctr.	713	1955	1,357,086	59	6,113	31%	420,697	0.41
KSU-S	Technology Center+	709	1985	21,633,153	85	67,393	5%	1,081,658	0.15
KSU-S	Tullis Building	712	1956	1,777,377	52	5,537	38%	675,403	0.48
KSUAES	Dairy, Research Center - Manhattan	157	1977	549,450	71	2,475	19%	104,396	0.29
KSUAES	Classroom/TR - Manhattan	258	1980	266,400	72	1,200	18%	47,952	0.28
KSUAES	Office & Shop - Manhattan	300	1967	671,328	71	3,024	19%	127,552	0.29

Inst.	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
KSUAES	Feedmill, Office/Store - Manhattan	302	1960	213,120	71	960	19%	40,493	0.29
KSUAES	Poultry, Office/Classroom - Manhattan	304	1965	743,256	71	3,348	19%	141,219	0.29
KSUAES	Metal, Office/Lab - Manhattan	306	1977	197,802	71	891	19%	37,582	0.29
KSUAES	Res. Ctr. Office/Off Serv. - Wichita	323	1974	999,000	79	4,500	11%	109,890	0.21
KSUAES	Res. Ctr. Office/Off Serv. - Wichita	324	1987	959,040	69	4,320	21%	201,398	0.31
KSUAES	Pecan Exp. Fi. Off/Serv. - Chetopa	325	1964	1,065,600	71	4,800	19%	202,464	0.29
KSUAES	Farm, Shop/Shop Serv. - Ashland	326	1974	2,497,500	72	11,250	18%	449,550	0.28
KSUAES	KABSU Office	374	2005	330,336	97	1,488	0%	0	0.03
KSUAES	Office/Off. Service - Manhattan	382	1961	499,500	65	2,250	25%	124,875	0.35
KSUAES	Sheep, Office/Lab - Manhattan	401	1967	449,550	71	2,025	19%	85,415	0.29
KSUAES	Purebred Beef, Office - Manhattan	440	1957	55,944	71	252	19%	10,629	0.29
KSUAES	Swine, T-R Unit, Office - Manhattan	462	1967	322,344	71	1,452	19%	61,245	0.29
KSUAES	Beef Research, Office - Manhattan	464	1967	107,892	71	486	19%	20,499	0.29
KSUAES	Horse Unit, Office - Manhattan	465	1967	109,890	70	495	20%	21,978	0.30
KSUAES	Quonset 1 - Office/Lab - St. John	486	1984	532,800	70	2,400	20%	106,560	0.30
KSUAES	Ranells - Nonclass Lab - Manhattan	493	1975	839,160	70	3,780	20%	167,832	0.30
KSUAES	Quonset 2 - Office - Hesston	503	1961	1,132,200	70	5,100	20%	226,440	0.30
KSUAES	Office - Hutchinson	514	1949	2,794,980	60	12,590	30%	838,494	0.40
KSUAES	Office/Lab - Ottawa	515	1950	532,800	60	2,400	30%	159,840	0.40
KSUAES	Operations Center - Manhattan	516	1961	2,930,400	53	13,200	37%	1,084,248	0.47
KSUAES	Steel BT - Office/Lab - Scandia	521	1984	266,400	70	1,200	20%	53,280	0.30
KSUAES	Seed Cond. Center - Manhattan	526	1967	1,065,600	70	4,800	20%	213,120	0.30
KSUAES	Office - Topeka/Rossville	535	1974	1,318,680	70	5,940	20%	263,736	0.30
KSUAES	Headquarters Unit III - Manhattan	540	1972	1,065,600	70	4,800	20%	213,120	0.30
KSUAES	Quonset 6 - Office - Powhattan	544	1980	499,500	70	2,250	20%	99,900	0.30
KSUAES	Ext. Field Lab (Tuttle) - Manhattan	610	1964	399,600	71	1,800	19%	75,924	0.29
KSUAES	Gallaher Forestry Bldg. - Manhattan	620	1967	6,902,868	64	31,094	26%	1,794,746	0.36
KSUAES	Extension Greenhouse - Manhattan	621	1974	2,485,734	61	11,197	29%	720,863	0.39
KSUAES	Extension Vehicle/Maint. - Manhattan	622	1974	2,402,706	66	10,823	24%	576,649	0.34
KSUAES	Conference Facility - Colby	801	1933	588,744	62	2,652	28%	164,848	0.38
KSUAES	Office - Colby	806	1948	1,040,514	64	4,687	26%	270,534	0.36
KSUAES	Office/Animal Infirmary - Colby	809	1932	967,920	62	4,360	28%	271,018	0.38
KSUAES	Sample Prep	812	1938	399,600	63	1,800	27%	107,892	0.37
KSUAES	Seed Distr. Center - Colby	813	1927	623,376	62	2,808	28%	174,545	0.38
KSUAES	Shop - Colby	821	1959	854,478	72	3,849	18%	153,806	0.28
KSUAES	Soils Laboratory - Colby	828	1966	1,089,132	73	4,906	17%	185,152	0.27
KSUAES	Greenhouse - Colby	829	1968	331,002	73	1,491	17%	56,270	0.27
KSUAES	Crop Research - Colby	837	1982	789,210	85	3,555	5%	39,461	0.15
KSUAES	NCLAB - Colby	838	1982	63,936	86	288	4%	2,557	0.14
KSUAES	Office - Hays	860	1931	1,411,254	65	6,357	25%	352,814	0.35
KSUAES	Crops/Soil Labs - Hays	861	1936	1,753,134	65	7,897	25%	438,284	0.35
KSUAES	Auditorium - Hays	864	1948	2,300,586	72	10,363	18%	414,105	0.28
KSUAES	Greenhouse & Headhouse - Hays	865	1964	2,091,906	62	9,423	28%	585,734	0.38

Inst.	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
KSUAES	Shop, Facilities Maint. - Hays	866	1951	1,015,206	62	4,573	28%	284,258	0.38
KSUAES	NCLAB Service - Hays	870	1974	1,606,836	65	7,238	25%	401,709	0.35
KSUAES	Animal Nutrition Lab - Hays	873	1945	730,380	71	3,290	19%	138,772	0.29
KSUAES	Research - Hays	886	1993	701,964	74	3,162	16%	112,314	0.26
KSUAES	Crop Process Facility - Hays	889	1970	1,043,400	71	4,700	19%	198,246	0.29
KSUAES	NCLAB - Hays	890	1973	1,051,392	72	4,736	18%	189,251	0.28
KSUAES	Holcomb Proj. Bldg. & Shop - Garden City	925	1948	351,648	61	1,584	29%	101,978	0.39
KSUAES	Carpenter Shop - Garden City	926	1958	1,017,870	60	4,585	30%	305,361	0.40
KSUAES	Seed Room - Garden City	928	1960	541,014	60	2,437	30%	162,304	0.40
KSUAES	Research Lab/Shop - Garden City	930	1957	977,466	61	4,403	29%	283,465	0.39
KSUAES	Agronomy Project - Garden City	931	1965	1,065,600	59	4,800	31%	330,336	0.41
KSUAES	Greenhouse, Res. Bldg. - Garden City	932	1966	1,855,920	89	8,360	1%	18,559	0.11
KSUAES	Shop - Garden City	936	1968	1,112,886	60	5,013	30%	333,866	0.40
KSUAES	Pesticide Building - Garden City	941	1968	285,936	61	1,288	29%	82,921	0.39
KSUAES	Feed Mill - Garden City	942	1968	1,648,794	59	7,427	31%	511,126	0.41
KSUAES	Entomology Project - Garden City	945	1986	412,920	72	1,860	18%	74,326	0.28
KSUAES	Administration Building - Garden City	947	2000	2,614,716	97	11,778	0%	0	0.03
KSUAES	Shop/Shop Service - Mound Valley	963	1951	266,400	58	1,200	32%	85,248	0.42
KSUAES	Shop/Shop Service - Mound Valley	964	1951	420,246	58	1,893	32%	134,479	0.42
KSUAES	Metabolism Research - Mound Valley	971	1968	319,680	55	1,440	35%	111,888	0.45
KSUAES	Office/Shop - Parsons	972	1985	266,400	80	1,200	10%	26,640	0.20
KSUAES	Field Laboratory - Mound Valley	973	1951	86,580	77	390	13%	11,255	0.23
KSUAES	Headquarters - Parsons	975	1979	3,871,902	74	17,441	16%	619,504	0.26
KSUAES	Office/Laboratory - Parsons	977	1985	266,400	76	1,200	14%	37,296	0.24
KSUAES	Seed Building - Parsons	979	2002	1,868,796	97	8,418	0%	0	0.03
KSUAES	Barn (Lab) - Tribune	987	1925	492,840	60	2,220	30%	147,852	0.40
KSUAES	Office - Tribune	988	1928	122,544	59	552	31%	37,989	0.41
KSUAES	Project Room - Tribune	989	1928	287,712	48	1,296	42%	120,839	0.52
KSUAES	Shop - Tribune	990	1958	382,284	59	1,722	31%	118,508	0.41
KSUAES	Irrigation Shop - Tribune	992	1967	266,400	60	1,200	30%	79,920	0.40
KSUAES	NCLAB Service - Tribune	993	1985	699,300	72	3,150	18%	125,874	0.28
KSUAES	Pesticide Building - Tribune	994	1988	31,968	72	144	18%	5,754	0.28
KSUAES	Laboratory/Shop/Headquarters - Manhattan	198, A, B	1950	2,980,350	64	13,425	26%	774,891	0.36
KSUAES	Class Lab Service - Manhattan	258A	1980	639,360	72	2,880	18%	115,085	0.28
	Total			\$1,478,808,318		4,919,014		\$296,936,195	

Wichita State University
Calculation of Building Renewal - Fall 2010

Inst.	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
WSU	Ablah Library	1	1962	42,677,000	78	176,350	12%	5,121,240	0.22
WSU	Ahlberg Hall	54	1980	26,664,000	81	112,505	9%	2,399,760	0.19
WSU	Aviation Testing Laboratory Building	53	2007	4,230,000	95	14,537	0%	0	0.05
WSU	Blake Hall	30	1966	2,001,000	74	6,878	16%	320,160	0.26
WSU	Brennan Hall #1	5	1953	5,245,000	77	23,628	13%	681,850	0.23
WSU	Central Energy Plant	48	1973	21,566,000	79	21,475	11%	2,372,260	0.21
WSU	Child Development Center	81	1991	2,254,000	83	10,151	7%	157,780	0.17
WSU	Clinton Hall	46	1970	12,603,000	74	56,770	16%	2,016,480	0.26
WSU	Corbin Education Center	13	1963	6,051,000	75	27,257	15%	907,650	0.25
WSU	Devlin Hall	80	1989	5,755,000	77	25,922	13%	748,150	0.23
WSU	Duerksen Fine Arts Center	15	1956	24,081,000	64	97,494	26%	6,261,060	0.36
WSU	Elliott Hall	60	1994	8,295,000	82	37,365	8%	663,600	0.18
WSU	Engineering Building	16	1953	6,037,000	75	27,193	15%	905,550	0.25
WSU	Fiske Hall	20	1904	2,573,000	52	11,588	38%	977,740	0.48
WSU	Gaddis Physical Plant #A	73	1988	2,625,000	83	15,000	7%	183,750	0.17
WSU	Gaddis Physical Plant #B	74	1988	4,725,000	80	27,000	10%	472,500	0.20
WSU	Gaddis Physical Plant #C	75	1988	892,000	84	5,097	6%	53,520	0.16
WSU	Gaddis Physical Plant #D	76	1988	840,000	81	4,800	9%	75,600	0.19
WSU	Garvey International Center	10	1932	2,125,000	86	9,571	4%	85,000	0.14
WSU	Geology Building	32	1958	8,842,000	78	39,830	12%	1,061,040	0.22
WSU	Grace Wilkie Hall	23	1953	8,060,000	73	36,306	17%	1,370,200	0.27
WSU	Greenhouse	45	1968	218,000	87	1,244	3%	6,540	0.13
WSU	Henrion Hall	25	1921	8,588,000	54	38,684	36%	3,091,680	0.46
WSU	Heskett Center	56	1983	38,005,000	77	165,239	13%	4,940,650	0.23
WSU	Heskett Center Storage	82	1991	40,000	90	231	0%	0	0.10
WSU	Hubbard Hall	49	1973	29,766,000	63	121,000	27%	8,036,820	0.37
WSU	Hughes Metropolitan Complex	3	1991	16,719,000	82	75,313	8%	1,337,520	0.18
WSU	Hughes Metropolitan Storage Building	14	2000	237,000	89	1,352	1%	2,370	0.11
WSU	Human Resources Center	27	1940	1,463,000	82	6,591	8%	117,040	0.18
WSU	Intensive English Annex	4	1986	404,000	84	1,818	6%	24,240	0.16
WSU	Intensive English Language Center	67	1957	2,436,000	79	10,971	11%	267,960	0.21
WSU	Jabara Hall	69	1992	30,027,000	81	135,259	9%	2,702,430	0.19
WSU	Jardine Hall	29	1930	12,902,000	74	58,118	16%	2,064,320	0.26
WSU	Lindquist Hall	50	1977	18,665,000	76	84,075	14%	2,613,100	0.24
WSU	Marcus Welcome Center	17	2005	6,509,000	93	29,320	0%	0	0.07
WSU	McKinley Hall	31	1928	30,360,000	79	94,269	11%	3,339,600	0.21
WSU	McKnight Art Center	47	1964	16,489,000	66	74,275	24%	3,957,360	0.34

Inst.	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
WSU	Media Resources Center	2	1986	6,911,000	81	23,750	9%	621,990	0.19
WSU	Morrison Hall	33	1938	6,760,000	76	30,452	14%	946,400	0.24
WSU	National Institute for Aviation Research	68	1989	20,264,000	80	78,848	10%	2,026,400	0.20
WSU	Neff Hall	34	1951	6,704,000	81	30,197	9%	603,360	0.19
WSU	Police Building	55	1945	1,277,000	66	5,754	24%	306,480	0.34
WSU	Publications/Printing	37	1953	1,828,000	78	9,184	12%	219,360	0.22
WSU	Transmitter Building	18	2008	266,000	95	625	0%	0	0.05
WSU	Visual Communications	22	1966	1,542,000	77	6,120	13%	200,460	0.23
WSU	Wallace Hall	51	1976	20,120,000	69	78,287	21%	4,225,200	0.31
WSU	Wiedemann Hall	66	1986	4,008,000	77	14,736	13%	521,040	0.23
WSU	Wilner Auditorium	44	1938	10,924,000	67	44,226	23%	2,512,520	0.33
	Total			\$491,573,000		2,006,655		\$71,519,730	

Emporia State University
Calculation of Building Renewal - Fall 2010

Name	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
ESU	Art Annex A	40	1970	347,200	51	1,984	39%	134,540	0.49
ESU	Art Annex B	41	1972	134,400	56	768	34%	45,360	0.44
ESU	Beach Music Hall	1	1926	12,455,088	79	56,104	11%	1,370,060	0.21
ESU	Biology Greenhouse	47	2001	129,600	75	1,296	15%	19,440	0.25
ESU	Brighton Lecture Hall	21	1961	2,820,732	74	12,706	16%	451,317	0.26
ESU	Butcher Children's School	19	1960	7,939,830	70	35,765	20%	1,587,966	0.30
ESU	Cremer Hall	20	1964	15,909,408	66	71,664	24%	3,818,258	0.34
ESU	Earl Center	87	1974	4,836,048	73	21,784	17%	822,128	0.27
ESU	Hamilton Quarry Garage	xxx	1975	145,600	48	1,456	42%	60,934	0.52
ESU	King Hall	24	1966	13,318,668	71	59,994	19%	2,530,547	0.29
ESU	Maint. Greenhouse A	42	1996	420,350	66	2,402	24%	98,992	0.34
ESU	Mobile Unit #2	72	1965	214,000	41	1,000	49%	104,860	0.59
ESU	Mobile Unit #4	74	1965	214,000	40	1,000	50%	107,000	0.60
ESU	Mobile Unit #6	76	1965	214,000	51	1,000	39%	83,460	0.49
ESU	Mobile Unit #7	77	1965	214,000	40	1,000	51%	108,070	0.61
ESU	Morse Hall Complex S.E.	6	1963	7,227,654	55	32,557	35%	2,529,679	0.45
ESU	Morse Hall Complex S.	5	1961	7,412,358	61	33,389	29%	2,149,584	0.39
ESU	One Room School	60	1900	184,704	60	832	30%	55,411	0.40
ESU	P.E. Storage Bldg. - Football	79	1965	17,280	55	144	35%	6,126	0.45
ESU	P.E. Storage Bldg. - Tennis	xxx	2006	10,000	75	100	15%	1,530	0.25
ESU	Physical Education	2	1974	30,295,830	69	131,721	21%	6,362,124	0.31
ESU	Plumb Hall	12	1917	25,170,582	71	113,381	19%	4,782,411	0.29
ESU	Police And Safety	46	1957	706,848	68	3,184	22%	155,507	0.32
ESU	Power Plant	11	1920	7,414,704	55	9,362	35%	2,595,146	0.45
ESU	Roosevelt Hall	13	1953	8,977,236	77	40,438	13%	1,167,041	0.23
ESU	Ross Reservation A	50	1963	696,192	47	3,136	43%	299,363	0.53
ESU	Ross Reservation B	51	1977	28,160	36	176	54%	15,206	0.64
ESU	Ross Reservation C	52	1969	138,240	35	864	55%	76,378	0.65
ESU	Ross Reservation D	53	1961	42,218	40	202	50%	21,003	0.60
ESU	Ross Reservation E	54	1969	19,200	40	120	50%	9,552	0.60
ESU	Ross Reservation F	55	1979	22,800	40	304	50%	11,343	0.60
ESU	Ross Reservation H	57	1999	86,400	52	720	38%	32,832	0.48
ESU	Ross Reservation I	58	2000	86,400	52	720	38%	32,832	0.48
ESU	Ross Reservation J	xxx	1970	32,000	62	540	28%	8,960	0.38
ESU	Ross Reservation K	xxx	1990	12,000	62	360	28%	3,360	0.38
ESU	Ross Reservation L	xxx	2000	10,000	64	160	26%	2,600	0.36
ESU	Science Hall	22	Unk	38,880,804	67	121,124	23%	8,942,585	0.33

Name	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
ESU	(A) Cram Hall (51,480)		1959						
ESU	(B) Breukelman (69,644)		1966						
ESU	Storage Building A	36	1966	240,000	51	3,200	39%	93,600	0.49
ESU	Storage Building B	37	1966	240,000	52	3,200	38%	91,200	0.48
ESU	Storage Building C	38	1966	240,000	52	3,200	38%	91,200	0.48
ESU	Storage Building D	39	1966	240,000	52	3,200	38%	91,200	0.48
ESU	Storage Facility 18th & Merchant	85	1930	474,200	46	4,742	44%	208,648	0.54
ESU	Stormont Maintenance Center	23	1962	5,236,350	58	29,922	32%	1,675,632	0.42
ESU	Visser Hall	8	1979	20,963,238	61	94,429	29%	6,079,339	0.39
ESU	William Allen White Library	18	1970	29,709,856	75	122,768	15%	4,456,478	0.25
				244,128,178		1,028,118		\$53,390,801	

Pittsburg State University
Calculation of Building Renewal - Fall 2010

Inst.	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
PSU	Axe Library	019	1966	21,916,000	65	90,560	25%	5,533,790	0.35
PSU	Biology Reserve House A	050	1950	252,000	28	1,577	62%	155,106	0.72
PSU	Biology Reserve Shed B	051	1940	169,000	35	1,690	55%	92,866	0.65
PSU	Biology Reserve Shed C	052	2007	196,000	90	1,568	0%	0	0.10
PSU	Chemical Storage Building	005b	2001	211,000	75	704	15%	31,545	0.25
PSU	Family & Consumer Science Bldg.	007	2003	3,986,000	81	17,956	9%	348,775	0.19
PSU	FM Transmitter Bldg.	053	1988	46,000	64	396	26%	12,144	0.36
PSU	Greenhouse	027b	2000	115,000	79	1,924	11%	12,305	0.21
PSU	Grubbs Hall	014	1967	13,025,000	76	58,669	14%	1,836,525	0.24
PSU	Hartman Hall	006	1927	11,392,000	40	60,022	50%	5,713,088	0.60
PSU	Heckert Wells Hall	005	1984	21,594,000	61	65,393	29%	6,305,448	0.39
PSU	Horace Mann	013	1922	5,724,000	80	25,784	10%	560,952	0.20
PSU	HPER Storage Building	021	1955	32,940	71	549	19%	6,308	0.29
PSU	Hughes Hall	012	1961	8,483,000	58	38,212	32%	2,714,560	0.42
PSU	Kansas Technology Center	033	1980	65,732,000	70	286,164	20%	13,047,802	0.30
PSU	Kelce Center	011	1950	13,917,000	66	62,688	24%	3,381,831	0.34
PSU	Landscape Maintenance Building	027a	2000	360,000	83	6,000	7%	26,280	0.17
PSU	McCray Hall	010	1929	8,583,000	79	36,996	11%	939,839	0.21
PSU	McPherson Hall	030	1977	6,722,000	58	28,506	32%	2,157,762	0.42
PSU	Physical Plant	028	1913	7,166,000	51	40,946	39%	2,766,076	0.49
PSU	Physical Plant Storage Building	027c	2005	360,000	95	6,000	0%	0	0.05
PSU	Porter Building	002	1927	7,231,000	76	34,014	14%	1,034,033	0.24
PSU	Russ Hall	001	1908	20,126,000	81	90,656	9%	1,881,781	0.19
PSU	Shirk Hall	015a	1958	5,292,000	59	23,836	32%	1,666,980	0.42
PSU	Skirk Hall Annex	015b	1963	6,779,000	49	29,246	41%	2,779,390	0.51
PSU	Sperry House	054	1954	304,000	52	1,903	38%	116,584	0.48
PSU	Student Health Center	025	1950	960,000	39	3,825	51%	486,720	0.61
PSU	Weede P.E. Building	031	1969	32,017,000	43	131,974	47%	14,919,922	0.57
PSU	Whitesitt Hall	009	1912	20,672,000	65	95,130	25%	5,250,688	0.35
PSU	Yates Hall	004	1963	10,162,000	69	40,698	21%	2,139,101	0.31
	Total			\$293,524,940		1,283,586		\$75,918,200	

Fort Hays State University
Calculation of Building Renewal - Fall 2010

Institution Name	Building Name	Building Number	Year Built	Replacement Cost	Condition Value	Building GSF	To 90% Condition	Renewal Costs	FCI
FHSU	Akers Energy Center	224	1968	1,834,875	73	10,485	17%	311,929	0.27
FHSU	Albertson Hall	104	1928	25,388,532	84	79,092	6%	1,523,312	0.16
FHSU	Animal Research House	134	1967	218,400	76	1,248	14%	30,576	0.24
FHSU	Animal Science Lab	133	1976	1,363,425	70	7,791	20%	272,685	0.30
FHSU	Beach Hall	142	1984	40,361,890	77	102,182	13%	5,247,046	0.23
FHSU	Beef Cattle Shed	401	1940	1,361,325	86	7,779	4%	54,453	0.14
FHSU	Butler-Farm Shop	402	1972	805,175	73	4,601	17%	136,880	0.27
FHSU	C.A. Witt Maintenance Bldg	221	1960	3,096,800	77	17,696	13%	402,584	0.23
FHSU	Calf Sheds	407	1954	175,875	85	1,005	5%	8,794	0.15
FHSU	Cunningham Hall & Gross Col	138	1973	74,276,890	73	322,943	17%	12,627,071	0.27
FHSU	Custer Hall	310	1922	12,817,392	65	57,736	25%	3,204,348	0.35
FHSU	Dairy	406	1954	1,694,000	66	9,680	24%	406,560	0.34
FHSU	Davis Hall	106	1952	13,807,950	74	47,450	16%	2,209,272	0.26
FHSU	Farm Workers Res & Garage	404	1940	490,060	72	2,290	18%	88,211	0.28
FHSU	Forsyth Library	127	1967	25,510,188	74	105,414	16%	4,081,630	0.26
FHSU	Grounds Bldg & Greenhouse	220	1960	2,716,700	77	15,524	13%	353,171	0.23
FHSU	Heather Hall	141	1981	1,342,965	80	4,615	10%	134,297	0.20
FHSU	Hog Farrowing House	410	1980	323,750	82	1,850	8%	25,900	0.18
FHSU	Hog House - Gestation	405	1938	512,050	83	2,926	7%	35,844	0.17
FHSU	Hog Nursery	411	1954	291,725	82	1,667	8%	23,338	0.18
FHSU	Lambing Barn	403	1988	157,325	82	899	8%	12,586	0.18
FHSU	Livestock Pavilion	412	1980	5,247,550	70	29,986	20%	1,049,510	0.30
FHSU	Malloy Hall	109	1965	12,631,578	81	56,899	9%	1,136,842	0.19
FHSU	Martin Allen Hall	108	1905	2,186,700	84	9,850	6%	131,202	0.16
FHSU	McCartney Hall	103	1926	9,842,370	89	44,335	1%	98,424	0.11
FHSU	Motor Pool	222	1960	924,875	78	5,285	12%	110,985	0.22
FHSU	Old Power Plant	223	1932	880,075	52	5,029	38%	334,429	0.48
FHSU	Picken Hall	101	1904	9,282,708	88	41,814	2%	185,654	0.12
FHSU	R.U. Brooks Service Bldg	115	1968	1,785,000	81	10,200	9%	160,650	0.19
FHSU	Rarick Hall	140	1981	26,120,742	75	117,661	15%	3,918,111	0.25
FHSU	Repair Shop	409	1980	415,800	72	2,376	18%	74,844	0.28
FHSU	Sheridan Hall	102	1916	28,744,144	75	105,677	15%	4,311,622	0.25
FHSU	South Campus Maintenance Facility	225	2005	252,000	95	1,440	0%	0	0.05
FHSU	Storage Building	420	1999	1,312,500	88	7,500	2%	26,250	0.12
FHSU	Stroup Hall	139	1981	7,520,604	76	25,844	14%	1,052,885	0.24
FHSU	Tomanek Hall	143	1995	39,052,465	83	98,867	7%	2,733,673	0.17
FHSU	Well House	408	1949	31,500	87	180	3%	945	0.13
	Total			\$354,777,903		1,367,816		\$46,516,509	

Fall 2010
Summary Calculation of Utilities & Infrastructure Renewal
Kansas Board of Regents University Campuses

Institution	Replacement Cost	Renewal Costs
The University of Kansas	137,006,185	32,289,199
The University of Kansas-Medical Center	16,835,316	3,647,299
Kansas State University	74,905,918	17,386,539
Wichita State University	25,639,784	1,844,415
Emporia State University	19,737,458	3,683,231
Pittsburg State University	12,708,360	3,629,376
Fort Hays State University	25,008,550	5,996,492
TOTAL	\$311,841,573	\$68,476,551

Fall 2010
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.	49,958	\$ 143	\$ 7,133,503	70	20	\$ 1,426,701
KU	Water Mains	Lin. Ft.	79,155	\$ 57	\$ 4,486,505	70	20	\$ 897,301
KU	Gas Mains	Lin. Ft.	7,877	\$ 52	\$ 412,125	85	5	\$ 20,606
KU	Storm Sewer	Lin. Ft.	186,938	\$ 55	\$ 10,188,121	45	45	\$ 4,584,654
KU	Sanitary Sewer	Lin. Ft.	60,264	\$ 50	\$ 3,021,637	70	20	\$ 604,327
KU	Electric Lines	Lin. Ft.	75,505	\$ 52	\$ 3,950,422	85	5	\$ 197,521
KU	Telecommunication Cables	Lin. Ft.	2,103,182	\$ 16	\$ 34,387,026	70	20	\$ 6,877,405
KU	Utility Tunnels	Lin. Ft.	18,880	\$ 1,005	\$ 18,974,022	70	20	\$ 3,794,804
KU	Streets & Drives	Sq. Yd.	267,163	\$ 58	\$ 15,434,007	45	45	\$ 6,945,303
KU	Sidewalks	Sq. Ft.	1,673,040	\$ 4	\$ 7,294,454	70	20	\$ 1,458,891
KU	Retaining Walls	Lin. Ft.	94,067	\$ 208	\$ 19,583,809	70	20	\$ 3,916,762
KU	Exterior Stairs/Ramps	Sq. Ft.	154,176	\$ 41	\$ 6,385,970	70	20	\$ 1,277,194
KU	Exterior Lighting	Ea.	1,908	\$ 3,016	\$ 5,754,585	85	5	\$ 287,729
	Total				\$ 137,006,185			\$ 32,289,199

Fall 2010
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	\$ 143	\$ 4,266,565	70	20	\$ 853,313
KUMC	Water Mains	Lin. Ft.	19,915	\$ 57	\$ 1,128,782	70	20	\$ 225,756
KUMC	Gas Mains	Lin. Ft.	1,960	\$ 52	\$ 102,547	85	5	\$ 5,127
KUMC	Storm Sewer	Lin. Ft.	11,665	\$ 55	\$ 635,743	45	45	\$ 286,084
KUMC	Sanitary Sewer	Lin. Ft.	13,830	\$ 50	\$ 693,436	70	20	\$ 138,687
KUMC	Electric Lines	Lin. Ft.	21,000	\$ 52	\$ 1,098,720	70	20	\$ 219,744
KUMC	Telecommunication Cables	Lin. Ft.	100,000	\$ 16	\$ 1,635,000	85	5	\$ 81,750
KUMC	Utility Tunnels	Lin. Ft.	3,100	\$ 1,005	\$ 3,115,438	70	20	\$ 623,088
KUMC	Streets & Drives	Sq. Yd.	26,445	\$ 58	\$ 1,527,728	45	45	\$ 687,477
KUMC	Sidewalks	Sq. Ft.	173,715	\$ 4	\$ 757,397	70	20	\$ 151,479
KUMC	Retaining Walls	Lin. Ft.	3,600	\$ 208	\$ 749,484	70	20	\$ 149,897
KUMC	Exterior Stairs/Ramps	Sq. Ft.	6,250	\$ 41	\$ 258,875	70	20	\$ 51,775
KUMC	Exterior Lighting	Ea.	287	\$ 3,016	\$ 865,601	70	20	\$ 173,120
	Total				\$ 16,835,316			\$ 3,647,299

Fall 2010
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	\$ 143	\$ 10,328,857	45	45	\$ 4,647,986
KSU	Water Mains	Lin. Ft.	79,832	\$ 57	\$ 4,524,878	45	45	\$ 2,036,195
KSU	Gas Mains	Lin. Ft.	56,496	\$ 52	\$ 2,955,871	45	45	\$ 1,330,142
KSU	Storm Sewer	Lin. Ft.	45,792	\$ 55	\$ 2,495,664	85	5	\$ 124,783
KSU	Sanitary Sewer	Lin. Ft.	82,825	\$ 50	\$ 4,152,846	70	20	\$ 830,569
KSU	Electric Lines	Lin. Ft.	103,090	\$ 52	\$ 5,393,669	70	20	\$ 1,078,734
KSU	Telecommunication Cables	Lin. Ft.	533,333	\$ 16	\$ 8,719,995	85	5	\$ 436,000
KSU	Utility Tunnels	Lin. Ft.	18,973	\$ 1,005	\$ 19,067,486	70	20	\$ 3,813,497
KSU	Streets & Drives	Sq. Yd.	154,681	\$ 58	\$ 8,935,921	70	20	\$ 1,787,184
KSU	Sidewalks	Sq. Ft.	976,765	\$ 4	\$ 4,258,695	70	20	\$ 851,739
KSU	Retaining Walls	Lin. Ft.	10,986	\$ 208	\$ 2,287,175	85	5	\$ 114,359
KSU	Exterior Stairs/Ramps	Sq. Ft.	3,480	\$ 41	\$ 144,142	85	5	\$ 7,207
KSU	Exterior Lighting	Ea.	544	\$ 3,016	\$ 1,640,720	70	20	\$ 328,144
	Total				\$ 74,905,918			\$ 17,386,539

Fall 2010
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	\$ 143	\$ 4,760,619	70	20	\$ 952,124
WSU	Water Mains	Lin. Ft.	15,601	\$ 57	\$ 884,265	70	20	\$ 176,853
WSU	Gas Mains	Lin. Ft.	4,675	\$ 52	\$ 244,596	95	0	\$ -
WSU	Storm Sewer	Lin. Ft.	23,505	\$ 55	\$ 1,281,023	85	5	\$ 64,051
WSU	Sanitary Sewer	Lin. Ft.	22,410	\$ 50	\$ 1,123,637	85	5	\$ 56,182
WSU	Electric Lines	Lin. Ft.	0	\$ 52	\$ -	95	0	\$ -
WSU	Telecommunication Cables	Lin. Ft.	200,000	\$ 16	\$ 3,270,000	95	0	\$ -
WSU	Utility Tunnels	Lin. Ft.	4,520	\$ 1,005	\$ 4,542,510	85	5	\$ 227,125
WSU	Streets & Drives	Sq. Yd.	53,760	\$ 58	\$ 3,105,715	85	5	\$ 155,286
WSU	Sidewalks	Sq. Ft.	750,000	\$ 4	\$ 3,270,000	85	5	\$ 163,500
WSU	Retaining Walls	Lin. Ft.	4,636	\$ 208	\$ 965,169	85	5	\$ 48,258
WSU	Exterior Stairs/Ramps	Sq. Ft.	500	\$ 41	\$ 20,710	85	5	\$ 1,036
WSU	Exterior Lighting	Ea.	720	\$ 3,016	\$ 2,171,542	95	0	\$ -
	Total				\$ 25,639,784			\$ 1,844,415

Fall 2010
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	\$ 143	\$ 1,660,077	70	20	\$ 332,015
ESU	Water Mains	Lin. Ft.	22,320	\$ 57	\$ 1,265,098	45	45	\$ 569,294
ESU	Gas Mains	Lin. Ft.	4,441	\$ 52	\$ 232,353	70	20	\$ 46,471
ESU	Storm Sewer	Lin. Ft.	21,670	\$ 55	\$ 1,181,015	70	20	\$ 236,203
ESU	Sanitary Sewer	Lin. Ft.	18,340	\$ 50	\$ 919,568	70	20	\$ 183,914
ESU	Electric Lines	Lin. Ft.	25,489	\$ 52	\$ 1,333,584	85	5	\$ 66,679
ESU	Telecommunication Cables	Lin. Ft.	100,000	\$ 16	\$ 1,635,000	70	20	\$ 327,000
ESU	Utility Tunnels	Lin. Ft.	5,344	\$ 1,005	\$ 5,370,613	70	20	\$ 1,074,123
ESU	Streets & Drives	Sq. Yd.	43,300	\$ 58	\$ 2,501,441	85	5	\$ 125,072
ESU	Sidewalks	Sq. Ft.	309,000	\$ 4	\$ 1,347,240	70	20	\$ 269,448
ESU	Retaining Walls	Lin. Ft.	1,450	\$ 208	\$ 301,876	70	20	\$ 60,375
ESU	Exterior Stairs/Ramps	Sq. Ft.	850	\$ 41	\$ 35,207	85	5	\$ 1,760
ESU	Exterior Lighting	Ea.	648	\$ 3,016	\$ 1,954,387	70	20	\$ 390,877
	Total				\$ 19,737,458			\$ 3,683,231

Fall 2010
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	\$ 143	\$ 1,205,862	70	20	\$ 241,172
PSU	Water Mains	Lin. Ft.	15,750	\$ 57	\$ 892,710	70	20	\$ 178,542
PSU	Gas Mains	Lin. Ft.	5,040	\$ 52	\$ 263,693	70	20	\$ 52,739
PSU	Storm Sewer	Lin. Ft.	9,225	\$ 55	\$ 502,763	15	75	\$ 377,072
PSU	Sanitary Sewer	Lin. Ft.	12,061	\$ 50	\$ 604,739	45	45	\$ 272,132
PSU	Electric Lines	Lin. Ft.	4,856	\$ 52	\$ 254,066	70	20	\$ 50,813
PSU	Telecommunication Cables	Lin. Ft.	100,000	\$ 16	\$ 1,635,000	70	20	\$ 327,000
PSU	Utility Tunnels	Lin. Ft.	3,115	\$ 1,005	\$ 3,130,513	45	45	\$ 1,408,731
PSU	Streets & Drives	Sq. Yd.	37,076	\$ 58	\$ 2,141,881	70	20	\$ 428,376
PSU	Sidewalks	Sq. Ft.	273,038	\$ 4	\$ 1,190,446	70	20	\$ 238,089
PSU	Retaining Walls	Lin. Ft.	928	\$ 208	\$ 193,200	85	5	\$ 9,660
PSU	Exterior Stairs/Ramps	Sq. Ft.	1,670	\$ 41	\$ 69,171	70	20	\$ 13,834
PSU	Exterior Lighting	Ea.	207	\$ 3,016	\$ 624,318	85	5	\$ 31,216
	Total				\$ 12,708,360			\$ 3,629,376

Fall 2010
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	\$ 143	\$ 1,359,361	70	20	\$ 271,872
FHSU	Water Mains	Lin. Ft.	23,800	\$ 57	\$ 1,348,984	70	20	\$ 269,797
FHSU	Gas Mains	Lin. Ft.	15,100	\$ 52	\$ 790,032	70	20	\$ 158,006
FHSU	Storm Sewer	Lin. Ft.	20,650	\$ 55	\$ 1,125,425	45	45	\$ 506,441
FHSU	Sanitary Sewer	Lin. Ft.	9,900	\$ 50	\$ 496,386	70	20	\$ 99,277
FHSU	Electric Lines	Lin. Ft.	56,372	\$ 52	\$ 2,949,383	45	45	\$ 1,327,222
FHSU	Telecommunication Cables	Lin. Ft.	100,000	\$ 16	\$ 1,635,000	70	20	\$ 327,000
FHSU	Utility Tunnels	Lin. Ft.	6,363	\$ 1,005	\$ 6,394,688	70	20	\$ 1,278,938
FHSU	Streets & Drives	Sq. Yd.	75,450	\$ 58	\$ 4,358,747	70	20	\$ 871,749
FHSU	Sidewalks	Sq. Ft.	473,363	\$ 4	\$ 2,063,863	70	20	\$ 412,773
FHSU	Retaining Walls	Lin. Ft.	3,790	\$ 208	\$ 789,040	70	20	\$ 157,808
FHSU	Exterior Stairs/Ramps	Sq. Ft.	3,850	\$ 41	\$ 159,467	85	5	\$ 7,973
FHSU	Exterior Lighting	Ea.	510	\$ 3,016	\$ 1,538,175	70	20	\$ 307,635
	Total				\$ 25,008,550			\$ 5,996,492

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

December 6, 2010

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
2008	15,000,000	EBF	4,454,000	1,676,000	4,129,000	1,692,000	825,000	999,000	1,036,000	189,000
2009	15,000,000	EBF	4,041,000	1,706,000	4,386,000	1,674,000	920,000	1,132,000	1,141,000	*
2010	15,000,000	EBF	4,031,000	1,687,000	4,484,000	1,648,000	906,000	1,107,000	1,137,000	*
2011	15,000,000	EBF	4,031,000	1,687,000	4,484,000	1,648,000	906,000	1,107,000	1,137,000	*
Total	237,407,945		65,972,980	31,069,533	64,449,946	27,129,857	14,042,091	16,009,507	15,879,831	2,854,200

* Included w/KSU.

State University 5-Year Maintenance Plan Allocations

Originally Created May 1, 2007, as Revised May 2010

Infrastructure Maintenance Program (IMP) Funds

<u>Institution</u>	FY 08	FY 09	FY 10*	FY 11	FY 12	5-Yr. Total
University of Kansas	8,601,000	5,734,000	3,927,790	0	2,867,000	21,129,790
University of Kansas Medical Ctr.	3,285,000	2,190,000	1,500,150	0	1,095,000	8,070,150
Kansas State University	9,066,000	6,044,000	4,140,140	0	3,022,000	22,272,140
Wichita State University	3,093,000	2,062,000	1,412,470	0	1,031,000	7,598,470
Emporia State University	1,812,000	1,208,000	827,480	0	604,000	4,451,480
Pittsburg State University	2,070,000	1,380,000	945,300	0	690,000	5,085,300
Fort Hays State University	2,073,000	1,382,000	946,670	0	691,000	5,092,670
Total	30,000,000	20,000,000	13,700,000	0	10,000,000	73,700,000

University Interest (UI) Earnings

<u>Institution</u>	FY 08	FY 09	FY 10	FY 11	FY 12	5-Yr. Total
University of Kansas	2,626,306	1,747,039	960,000	960,000	960,000	7,253,345
University of Kansas Medical Ctr.	400,000	276,000	276,000	204,000	204,000	1,360,000
Kansas State University (incl. KSU-S)	3,200,000	1,800,000	900,000	900,000	900,000	7,700,000
Wichita State University	1,244,952	869,472	473,525	358,845	358,845	3,305,639
Emporia State University	459,700	372,414	169,300	170,000	170,000	1,341,414
Pittsburg State University	702,271	439,569	200,000	200,000	200,000	1,741,840
Fort Hays State University	826,225	738,500	375,000	375,000	375,000	3,470,025
Total	9,459,454	6,242,994	3,353,825	3,167,845	3,167,845	25,391,963

Note: Updated as directed by Universities

Total Funds

<u>Institution</u>	FY 08	FY 09	FY 10	FY 11	FY 12	5-Yr. Total
University of Kansas	11,227,306	7,481,039	4,887,790	960,000	3,827,000	28,383,135
University of Kansas Medical Ctr.	3,685,000	2,466,000	1,776,150	204,000	1,299,000	9,430,150
Kansas State University (incl. KSU-S)	12,266,000	7,844,000	5,040,140	900,000	3,922,000	29,972,140
Wichita State University	4,337,952	2,931,472	1,885,995	358,845	1,389,845	10,904,109
Emporia State University	2,271,700	1,580,414	996,780	170,000	774,000	5,792,894
Pittsburg State University	2,772,271	1,819,569	1,145,300	200,000	890,000	6,827,140
Fort Hays State University	2,899,225	2,120,500	1,321,670	375,000	1,066,000	8,562,695
Total	39,459,454	26,242,994	17,053,825	3,167,845	13,167,845	99,091,963

*EBF Funds

Average Replacement Cost for Buildings

Total Project Development Cost/G.S.F.

October 1, 2010

Building Category	2010	2011	2012	2013	2014
Classroom/Office	\$222	\$224	\$238	\$252	\$267
Auditorium	\$272	\$275	\$291	\$309	\$327
Library	\$242	\$244	\$259	\$275	\$291
Physical Education	\$230	\$232	\$246	\$261	\$277
Science - Research Lab	\$395	\$399	\$423	\$448	\$475
Science - Wet Lab	\$321	\$324	\$344	\$364	\$386
Science - Dry Lab	\$291	\$294	\$312	\$330	\$350
Student Union	\$272	\$275	\$291	\$309	\$327
Dormitory/Apartment ...	\$214	\$216	\$229	\$243	\$257
Shops	\$175	\$177	\$187	\$199	\$211
Fieldhouse	\$260	\$263	\$278	\$295	\$313
Clinic	\$251	\$254	\$269	\$285	\$302
Inpatient	\$311	\$314	\$333	\$353	\$374
Parking Garage/space	\$16,237	\$16,399	\$17,383	\$18,426	\$19,532
Pedestrian Bridge	\$155	\$157	\$166	\$176	\$186

CAMPUS BUILDING CONDITION ASSESSMENT

Appendix D

Date: _____

University Campus: _____

Building Name: _____

Surveyor Name: _____

Mark the appropriate option box for each category shown

			Excellent	Good	Deficient	Poor	Unsatisfactory
A. Exterior Building Components	28 pts. possible	Foundation/Structure (9 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Walls (8 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Roof (7 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	<i>Points awarded</i>	26.60	Windows/Doors (4 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
B. Interior Building Components	29 pts. possible	Floors (8 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Partitions (8 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Ceilings (5 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Fixed Equipment (2 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Doors (2 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Interior finish/trim (2 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	<i>Points awarded</i>	27.55	Elevators (2 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
C. Engineered Systems Components	43 pts. possible	Electrical (8 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Plumbing (6 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Heating/Ventilation/AC & BACS (16 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		IT Voice/Data (4 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Lighting (6 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Fire Alarm Systems (2 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	<i>Points awarded</i>	40.85	Emergency Lighting (1 pt.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<i>Subtotal Points</i>		95.00					
D. Regulatory Elements	- 3 pts. Possible	HazMat Compliance (1 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
		Code Compliance (1 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
	<i>Points deducted</i>	0.00	ADA Compliance (1 pts.)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Total Points		95.00					

Condition Classification:

Excellent (90-100) New or near new condition as a result of recent installation, repair and/or replacement; typically less than 5 years of depreciation.

Good (80-89) No obvious deficiencies in condition or performance, serviceable with basic maintenance; typically less than 10 years of depreciation.

Deficient (60-79) Need for minor repair and limited replacement of components based on age and/or performance.

Poor (30-59) Failure of primary components and multiple systems evident; major repair or replacement required.

Unsatisfactory (0-29) Components or systems unusable, code deficient and/or not suited for current use; complete replacement required.

CAMPUS UTILITY & INFRASTRUCTURE CONDITION ASSESSMENT

Date: _____
University Campus: _____
Surveyor Name: _____

Mark 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.