



# **2020 REPORT ON STATE UNIVERSITY BUILDING INVENTORY, SPACE UTILIZATION, AND FACILITIES CONDITION**

January 11, 2021

EXECUTIVE SUMMARY EDITION

**REPORT ON STATE UNIVERSITY  
BUILDING INVENTORY, SPACE UTILIZATION,  
AND FACILITIES CONDITION**

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## Executive Summary

In 2019, the Board of Regents decided more focused attention must be directed at solving the state universities' chronic problem of deferred building maintenance and an actionable plan be developed to improve the condition of the facilities. As an initial step toward that objective, the Board commissioned two systemwide studies: one to survey and assess the condition of mission critical buildings and the other to take stock of utilization rates for academic instructional spaces and offices. Both efforts were conducted by reputable, third-party consultants using industry standard methodologies over the better part of 2020 and completed on time at the end of October, despite the pandemic, thanks to the commitment and efforts of the universities and consultant teams.

The findings of the facilities condition assessment (FCA) show that the current estimated maintenance backlog for mission critical buildings, commonly referred to as "EBF eligible", is approximately \$1.2 billion. At first look, this Fall 2020 estimate is much higher than the approximately \$895 million reported for the same group of buildings in 2018, however it is important to note that a 3% adjustment for inflation brings the 2018 cost to just under \$950 million, and most significant, the 2020 estimated costs now include not only addressing the current maintenance backlog, but also quantify facilities renewal requirements expected for each building in the next five years to prudently account for the cumulative ripple effect of deferred maintenance.

Results of the space utilization study indicate that utilization of classrooms and instructional space across the system generally fall below nationally recognized target efficiency metrics, leading to approximately one million assignable square feet (ASF) of opportunity space that could potentially be repurposed or taken out of service, or 5-6 percent of the System's assignable space. It is important to note that the data provided by the universities to the consultants to perform this analysis is based on a snapshot in time from the 2019 fall semester and does not take into account the effects and long term implications of COVID-19.

For the first time, data from these studies are compiled together into a single streamlined university facilities report to the Legislature, as required biennially per K.S.A. 76-7, 103 and titled: "2020 Report on State University Building Inventory, Space Utilization and Facilities Condition".

Although 2020 has been a significant year because of the effects of the global pandemic, university communities have worked creatively and exhaustively to adapt to new challenges while continuing to deliver programs and course curricula in a variety of modalities. The pandemic suddenly accelerated the recent trend of greater numbers of postsecondary students accessing coursework in an online format. The future of higher education will depend on effective adaptation to these evolving circumstances.

Moving forward, university facilities data will be maintained in a single database system and utilized to develop insightful reporting as well as to prioritize projects and the usage of space. Never before has our System had this type of tool to guide the care and renewal of our buildings. In response to flattening enrollment trends and the growth of hybrid and online course delivery, the creation of this evergreen, dynamic data model will support the implementation of a strategic systemwide planning process. The long-term objective is a thoughtful reduction of the physical campus footprint and right-sizing of spaces to improve the overall quality, condition, performance and utilization of existing facilities.

## **Introduction**

The buildings and campuses of the state universities represent places where learning and research occur. These facilities contribute to creating a sense of community, pride and educational achievement. They also aid in the recruitment of students, faculty, staff and inspire ongoing participation of alumni and donors. And most importantly, provide the physical environment in which the academic missions of the institutions can be fulfilled.

It cannot be overemphasized that the state's investment in these buildings and infrastructure 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 portfolio is substantial, comprising a major portion of the State of Kansas' total building inventory. In all, there are currently 1,139 facilities in use, encompassing 37,976,961 gross square feet, sited on approximately 27,865 acres across the state.

### **Mission Critical**

This report primarily focuses on the academic and academic support buildings that are "mission critical" to the teaching and research functions of the state universities. Current guidance from the Kansas Board of Regents directs the use of all revenues generated by the Educational Building Fund (EBF) to be used solely for deferred maintenance on these mission critical buildings and infrastructure. This Board guidance narrows the uses of EBF revenues that are outlined by K.S.A. 76-6b02. Non-state-owned buildings, state-owned buildings constructed in 2007 or later, and buildings which are not predominantly used for academic or research purposes are ineligible for EBF monies.

Included for informational purposes only are other state buildings that serve auxiliary functions, such as residence halls, student unions, and parking garages and also buildings that do not directly support the academic mission of the state universities, such as homes for university Presidents and Chancellor, athletic facilities, chapels, recreational facilities, etc.

### **Report Content and Format**

During spring, summer and early fall 2020 the consulting teams inspected and evaluated hundreds of the state universities' facilities. To date, Accruent, Inc. has surveyed the condition of 489 buildings, and the team of Gould Evans and Rickes Associates surveyed a total of 277 buildings. Data for other facilities, as well as utilities and infrastructure, not in the consultant's scope for the 2020 effort, have been updated from the previous 2018 report to reflect the effect of inflation.

This year's report is formatted in a new streamlined, single volume format and organized into three main parts: Building Inventory, Space Utilization, and Facilities Condition.

## Building Inventory

The building inventory portion of this report logs every facility currently in use by the universities across the state, at campuses and remote locations, and identifies ownership by the following categories:

- 1 – Owned by State
- 2 – Owned by State and Managed by Auxiliary Enterprise
- 3 – Owned by Endowment, Foundation or Similar Group
- 4 – Leased Facility / Space
- 5 – Public Private Partnership (P3) / Owned by Developer

Of the total 1,139 facilities in use during fall 2019, approximately half are utilized for classroom, training, research, laboratory, and/or supporting office, meeting and conference purposes (*see Figure 1 on next page*). Almost half of those state-owned, mission critical buildings are fifty years of age or older, and five percent of those are over one hundred years old.

Like many institutions across the nation, the 1960s through the 1980s was a time of tremendous growth for all higher education because of unprecedented growth in enrollment of the “Baby Boom” generation. Over 1/4th of the Kansas Board of Regents’ university space was constructed during that era (*see Figure 2 on next page*). Construction has generally slowed down and most construction is now financed from private sources.

The replacement value of the state-owned facilities is currently estimated to be a little over \$10.2 billion. Utilities and infrastructure to support these facilities add another \$534 million dollars in replacement costs, for a combined total of almost \$10.75 billion.

Looking ahead at flattening enrollment trends and the growth of online education options, analysis of building inventory data will be instrumental in the development of a systemwide effort to increase the efficiencies of physical space, definitively deal with the backlog of maintenance and lay the groundwork for a strategic renewal of university facilities to serve future generations.

## Area and Replacement Cost of All Buildings

Institution	# of Bldgs.	Total Gross Area	Total Replacement Cost	Acreage
KU	245	11,591,721	\$3,508,809,299	5,666
KSU	529	11,241,108	\$3,300,189,553	16,640
KUMC	58	4,351,495	\$1,022,106,696	120
WSU	101	4,522,459	\$1,030,400,534	352
PSU	88	2,423,427	\$712,205,812	600
FHSU	65	2,306,478	\$668,714,208	3,964
ESU	53	1,540,273	\$432,344,976	523
<b>Totals</b>	<b>1139</b>	<b>37,976,961</b>	<b>\$10,674,771,079</b>	<b>27,865</b>

## Area and Replacement Cost of Mission Critical Buildings

Institution	# of Bldgs.	Total Gross Area	Total Replacement Cost
KU	68	5,611,022	\$1,900,078,376
KSU	363	6,913,932	\$2,162,791,325
KUMC	51	2,597,319	\$894,414,303
WSU	57	2,717,638	\$716,915,618
PSU	33	1,521,593	\$470,653,518
FHSU	47	1,545,653	\$479,474,605
ESU	38	1,056,929	\$264,015,071
<b>Totals</b>	<b>657</b>	<b>21,964,086</b>	<b>\$6,888,342,815</b>

## Area and Replacement Cost of EBF Eligible Buildings

Institution	# of Bldgs.	Total Gross Area	Total Replacement Cost
KU	70	4,719,713	\$1,464,687,163
KSU	74	4,975,745	\$1,597,877,200
KUMC	33	1,881,386	\$633,826,888
WSU	46	2,022,692	\$628,192,309
PSU	28	1,280,218	\$377,910,346
FHSU	38	1,309,584	\$400,108,138
ESU	37	1,052,429	\$263,022,071
<b>Totals</b>	<b>326</b>	<b>17,241,767</b>	<b>\$5,365,624,114</b>

## Space Utilization

In 2020, the consulting team of Gould Evans and Rickes Associates, conducted a space needs analysis for 277 buildings on 11 campuses across the system encompassing almost 12 million assignable square feet. The focus was specifically limited to instructional and office space. In order to establish a basis for the study, enrollment, personnel, and course scheduling data from Fall 2019 was provided to the consultant team by each university.

Cluster/Campus		Student FTE	Personnel Headcount	Number of Buildings Reviewed	In-Scope ASF *
Public Research University	University of Kansas Lawrence	19,781	6,885	58	3,060,119
	Kansas State Manhattan	16,578	5,623	67	3,042,880
	Wichita State University	11,957	2,437	40	1,364,922
Public University	Pittsburg State University	5,260	1,205	22	914,142
	Fort Hays State University	4,037	1,008	21	815,838
	Emporia State University	3,047	1,025	19	693,074
Public University-Branch	Kansas State University Polytechnic	452	182	13	155,582
	University of Kansas Edwards	730	109	3	122,974
	Kansas State University Olathe	0	42	1	63,121
School of Health Education	University of Kansas Medical Center Kansas City	1,863	2,715	31	1,177,435
	University of Kansas Medical Center Wichita	237	284	2	98,392
<b>Total</b>		<b>63,942</b>	<b>21,515</b>	<b>277</b>	<b>11,508,479</b>

\*Assignable Square Feet (ASF) is the area of space in square feet that is assignable to a specific function and/or ownership. The area of an assignable space is measured from the inside faces of surfaces that form the boundaries of that space.



## Instructional Space

Across all 11 campuses, there are a total of 1,597 classrooms and teaching labs, including 678 centrally managed general-purpose classrooms, 340 dedicated/departmental classrooms, and 579 specialized instructional spaces or teaching labs. The distribution of formally scheduled instructional spaces, by type and campus is illustrated in the bar graph below (see Figure 3). Numerous other special and ancillary spaces, not reflected here, support the instructional enterprise.

Three components for each instructional space type were examined in order to evaluate utilization efficiency:

- 1 - Square feet per seat or station
- 2 - Percentage of seats or stations occupied when the room is scheduled
- 3 - Percentage of weekly available hours scheduled relative to the institutional scheduling window

All scheduled instructional spaces were included in this analysis to obtain as complete a picture as possible of instructional space utilization efficiency and need at each campus. The industry standard target metric is that classrooms should be scheduled for two-thirds, or 67 percent, of the available weekly hours. For campuses concentrating instruction during evening hours, the target rises to 80 percent. Actual utilization rates for all the institutions fell below these target metrics suggesting that there is potential classroom space available for repurposing or to serve as temporary/swing space during renovations (see Figure 4 on next page). Dedicated/departmental classrooms also were found to have consistently lower than optimal utilization rates.

Figure 3

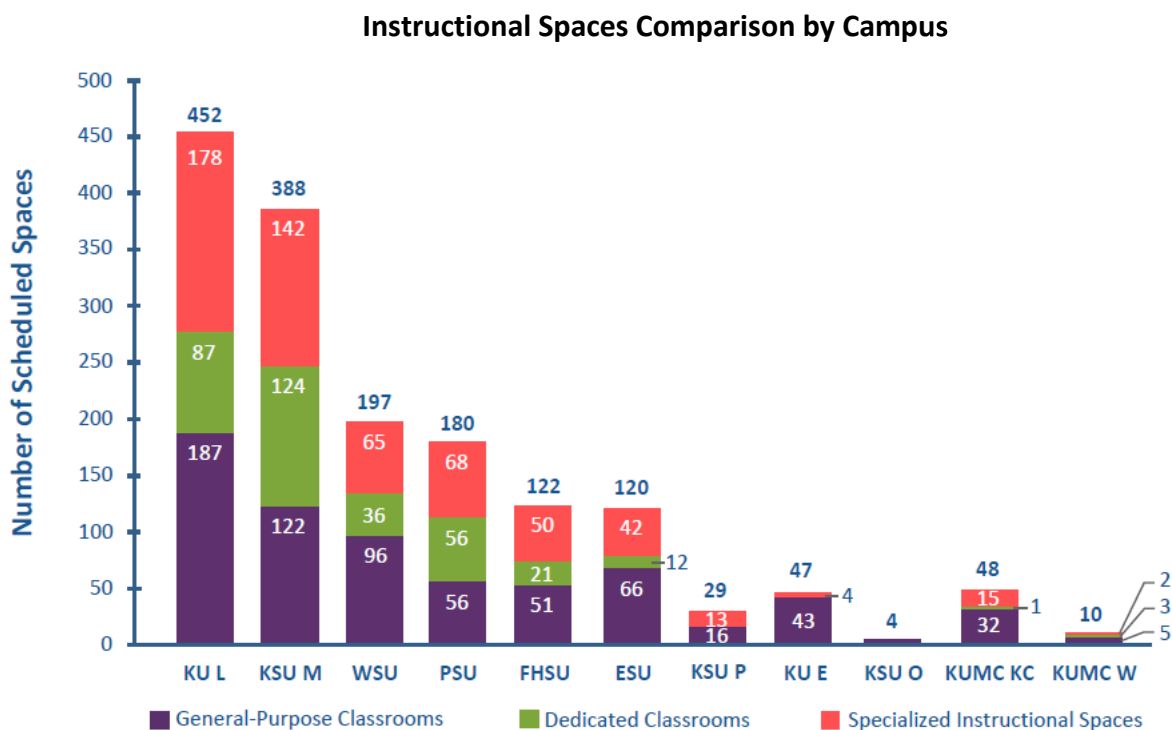
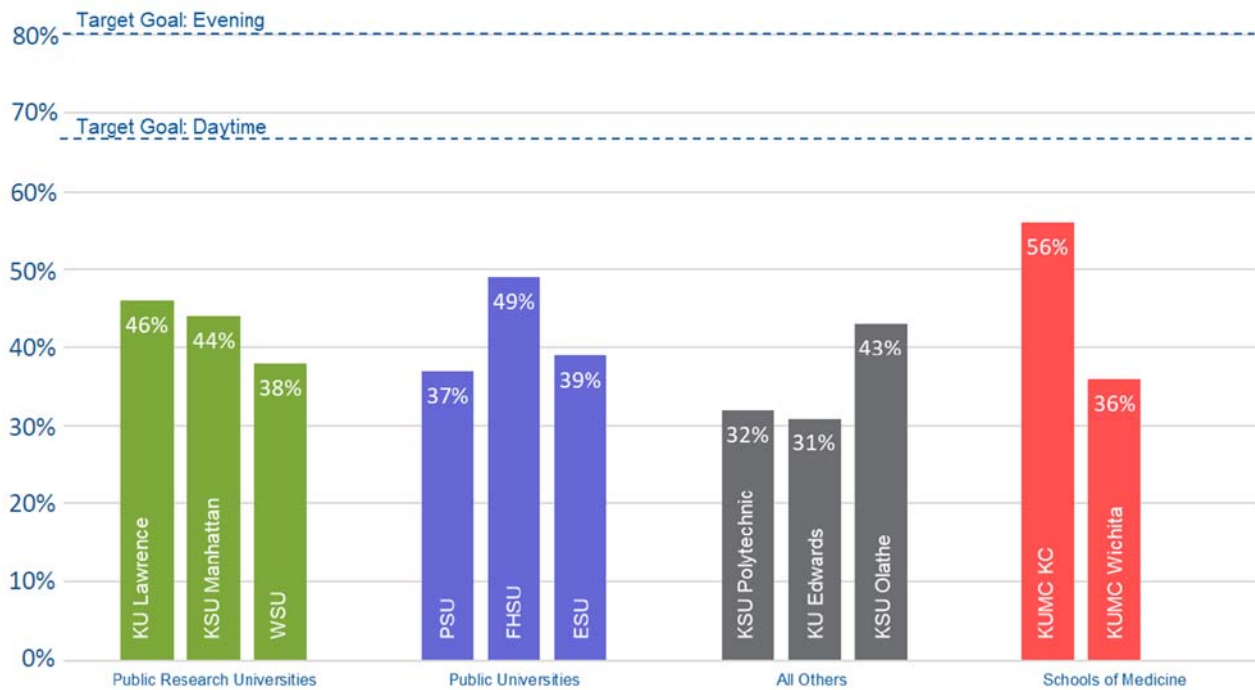


Figure 4

**Percentage of Weekly Hours Used in General-Purpose Classrooms\***



Specialized instructional spaces are teaching labs typically dedicated to one or more select disciplines. The ideal target metrics for these spaces suggest that they should be scheduled for half of the daytime scheduling window and that 80 percent of the stations should be filled, on average, when the room is scheduled. This allows for set up and break down of the room, as well as provides open time for independent student work.

Collectively, specialized instructional space use fell below the target metric of 50 percent at all institutions. This suggests that there is clear opportunity across the 11 campuses to increase teaching lab utilization and/or to repurpose underutilized spaces. However, it should be noted that the reported assignable square feet (ASF) per station is, on average, somewhat lower than contemporary planning guidelines recommend.

**Office Space**

Two different approaches were used to calculate a hypothetical campuswide need for office and support space. The results were then compared to existing office and support space as collectively recorded in the space inventory to determine the sufficiency of existing office space in aggregate. In the first approach, a multiplier of 190 ASF per personnel FTE was applied campuswide. The second approach was more nuanced and used a set of multipliers that vary by employee category and employment status (190 ASF for faculty, researchers, visiting scholars / 170 ASF for academic and professional staff / 40 ASF for adjunct

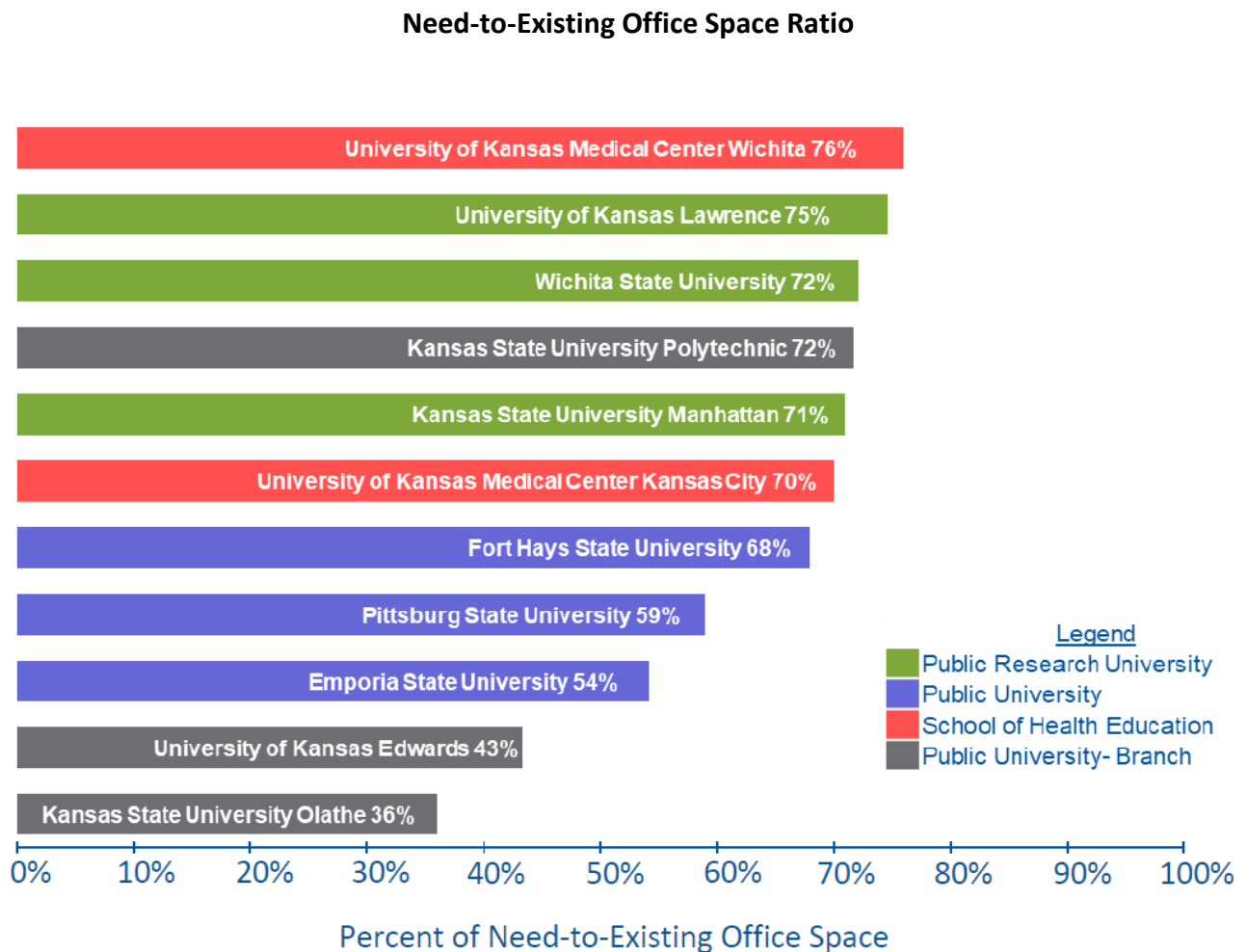
\*Heading Revised 09FEB2021

faculty). These multipliers were applied to all the various employee types found in each of the studied buildings to gain more clear understanding of potential opportunity space on a building-by-building basis.

Rather than representing actual square feet for each office space, these multipliers should be understood as composite space allowances allocated on a per-FTE basis, that allow for appropriate accommodation for faculty and staff in the aggregate, including office and support staff. For example, the 190 ASF allowance includes a contributing percentage of space for a workroom, storage, common circulation, etc.

The need-to-existing office and support space ratio was calculated by dividing the existing office and support space total into the calculated office and support space total. A figure of 100 percent would indicate complete concordance between existing and calculated need, while a figure less than that indicates that potential opportunity exists. This was found to be the case at all the campuses (*see Figure 5 below*). The percentage represents the theoretical need for office space. This is not to say that the difference represents existing office space that can readily be repurposed; however, it does indicate that there may be opportunity space that could warrant potential consideration.

Figure 5



## **Opportunity Space**

Each of the space categories that were examined as part of the systemwide space study: instructional space (general-purpose classrooms, dedicated classrooms, specialized instruction/teaching labs) and office and support space, resulted in significant amounts of calculated opportunity space (2 million square feet). This entire amount should not be considered directly capturable for repurpose or to be taken out of service; a common industry rule of thumb is that up to 50 percent of opportunity space could be realistically captured. The consultant's calculations do suggest a potential worthy of additional exploration and analyses on a building-by-building basis by each campus.

## **Campus Snapshots and Comparison Snapshots**

The scope of the space utilization study included all spaces scheduled for instruction during the Fall 2019 semester, including classrooms and teaching labs across the entirety of the System. Office space distribution and needs were specifically evaluated for the in-scope buildings and more broadly assessed for each individual campus. Key strategic drivers related to enrollment, personnel and course scheduling were analyzed and the distribution and utilization of campus space by type (general-purpose classroom, dedicated classroom, specialized instructional space and offices) was reviewed.

The following summary pages illustrate the findings of the space utilization study on a campus-by-campus basis, as well as comparatively across the System. Reference keys can be found at the beginning of both summary sheet sections for additional background and aid in interpreting the data presented.

## Facilities Condition

For the previous eight reports to the Legislature, facility condition audits were typically conducted by university staff and validated by an independent, third-party consultant. A systematic approach was employed consisting of the inspection and evaluation of seventeen building systems and was effective for producing a broad picture of the overall scope and cost of the deferred maintenance backlog for the universities' facilities, utilities and infrastructure.

The facilities condition assessment data represented in the report for 2020 represents a new approach. Last year, Accruent, Inc. was engaged to complete a systemwide facilities assessment of almost five hundred facilities. Their property assessment process entailed field surveying, data collection, evaluation and cost analysis for tens of thousands building components and systems and is more intensive, systematic and granular in detail than the methodology utilized for the past assessments. Accruent utilizes RSMMeans Construction Data, a trusted industry standard, to develop estimated replacement and renewal costs. This cost data is updated annually to reflect current market conditions. At the end of 2020, Accruent's data compilation from assessments include approximately half of the buildings in the portfolio, representing over 26 million gross square feet of space. The future objective is to assess the entire portfolio with this inspection methodology and log the entire portfolio in the VFA Facility database. For buildings not assessed by Accruent's team of architectural, engineering and construction professionals, estimated renewal costs have been extrapolated from the previous assessment data. Utilities and infrastructure renewal costs have also been updated with the same approach.

The overall findings of this year's efforts show that the total replacement costs for state-owned, mission critical buildings, built before 2007 (EBF eligible), amount to approximately \$5.4 billion and the estimated renewal costs to address deferred maintenance (to a 90% condition) is approximately \$1.2 billion. Add to that the utilities and infrastructure renewal costs and the total is \$1.75 billion dollars.

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. It is important to note that over 80 percent of the total inventory was constructed prior to 2007. 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. Both the Legislature's Joint Committee on State Building Construction and the Board of Regents have recognized this as a problem, and beginning in Fiscal Year 1992, Educational Building Fund monies previously used for new capital projects were redirected solely to fund Rehabilitation and Repair (R&R) projects. Considering variances for age and type of facilities, it is generally acknowledged that an appropriate budget allocation for routine annual 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 facilities management and deferred maintenance generally accept this range. Assuming the low end of the range, 2 percent of the CRV of \$5.4 billion equals approximately \$108 million per year, or almost 2.5 times the current revenue generated by the EBF. In a commendable effort to properly maintain the mission critical facilities, each university routinely supplements these resources with a combination of operating budget and other resources, in the range of seven figures on average.

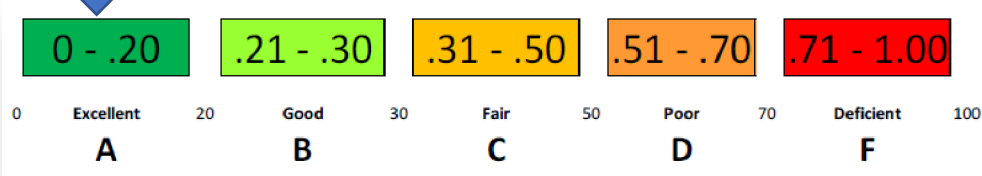
# Facilities Condition Index (FCI)

The Facilities Condition Index is an industry standard metric that identifies the magnitude of needs and deficiencies for a building or campus. This ratio is derived by dividing the total estimated cost to replace a building into the renewal costs to address all past-due work that has been deferred on a planned or unplanned basis, along with five years of projected future maintenance needs. Including five future years of needs within the deferred maintenance amount provides an understanding of what is needed to catch up when capital expenditures have fallen behind schedule. Past deferment of overdue items tends to have a ripple effect extending out into the future.

Qualitative terms: Excellent, Good, Fair, Poor and Deficient correspond with FCI ranges to aid in visualizing the condition metric. Letter grades and color coding can also support an at-a-glance understanding. The Kansas Board of Regents has established a conservative goal of an FCI of 0.1, and historically has gauged needs on the objective of bringing buildings back to a 90 percent condition instead of 100 percent. The scale below is adjusted to show how the calculated FCI relates to a 90 percent condition goal.

$$FCI = \frac{\text{Near-Term Requirement \& Renewal Costs}}{\text{Asset Current Replacement Value}}$$

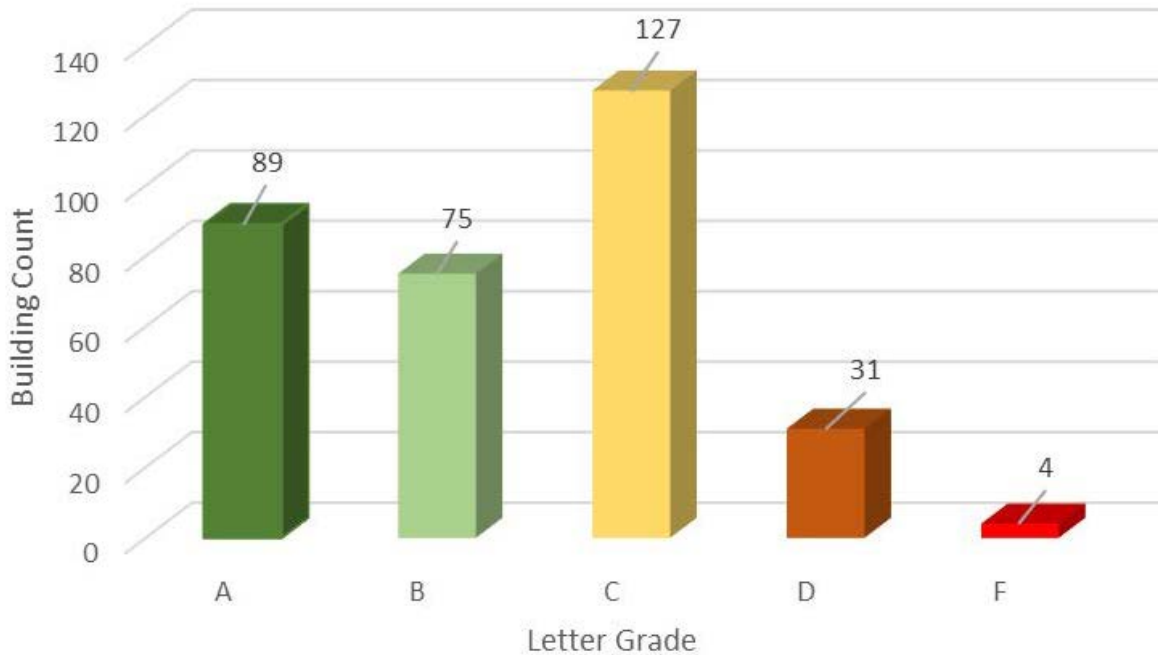
**Target Metric**  
FCI of 0.1  
(90% of Renewal Costs)



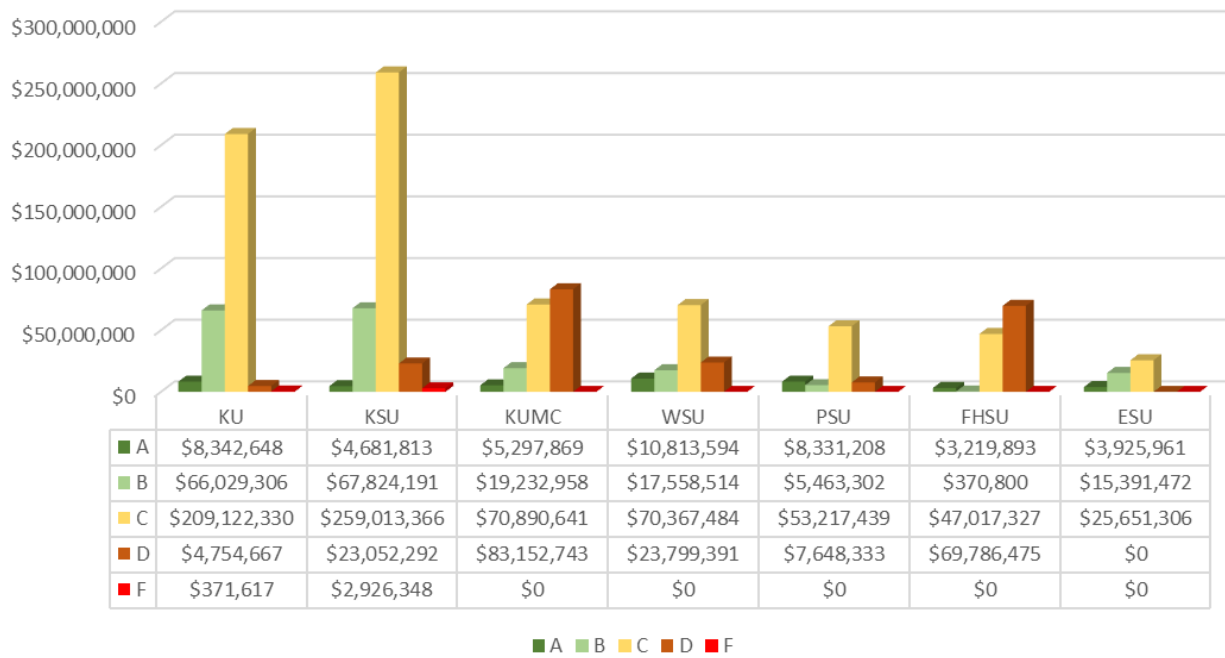
## Mission Critical Eligible for EBF

A subset of the mission critical buildings are eligible to utilize EBF monies, provided that they are state-owned, predominantly for used for academic and/or research purposes and constructed prior to 2007.

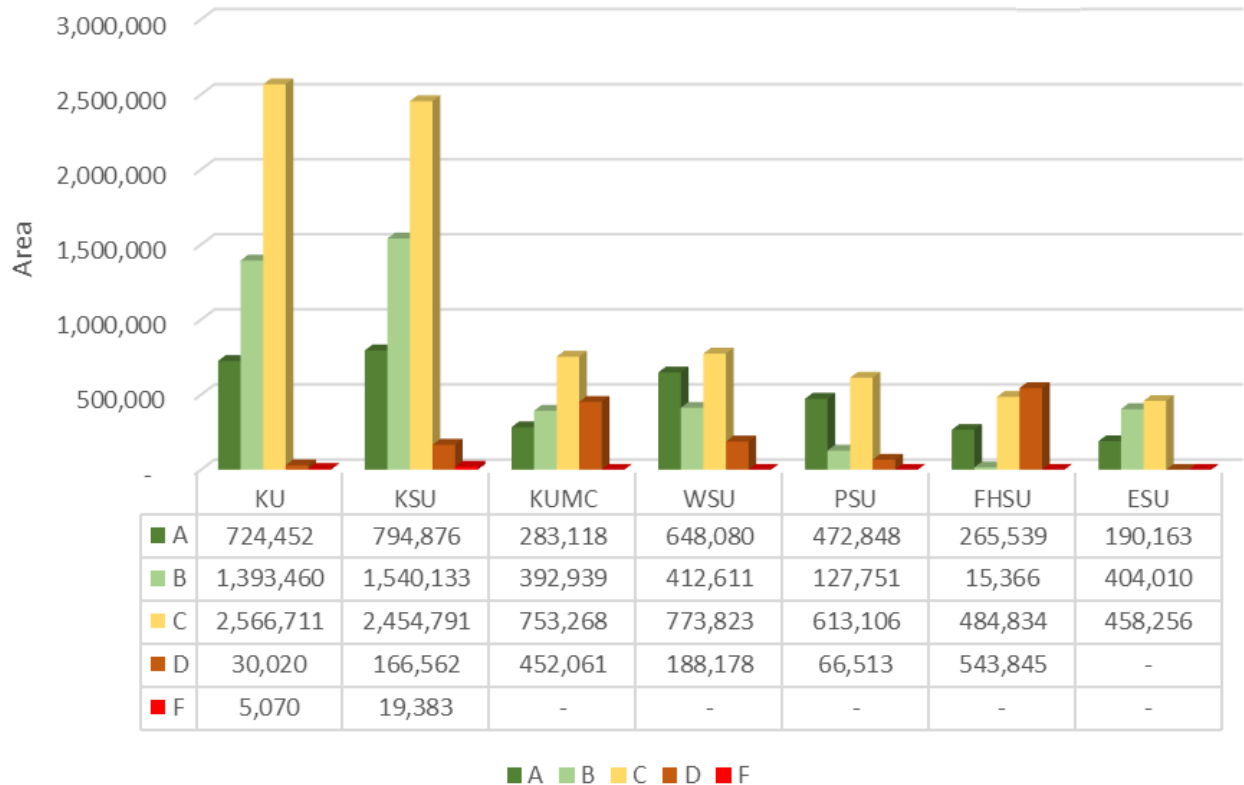
Number of EBF Eligible Buildings by Letter Grade



### Renewal Costs of EBF Eligible Buildings by Letter Grade by Campus



### Area of EBF Eligible Buildings by Letter Grade by Campus





### Summary of All Buildings Replacement & Renewal Costs

Institution	Replacement Value	FCI	FCI Costs	Renewal Costs to 90%
KU	\$3,508,809,299	0.20	\$704,706,981	\$438,547,124
KSU	\$3,300,189,553	0.24	\$792,374,634	\$516,498,412
KUMC	\$1,022,106,696	0.30	\$301,521,763	\$211,045,770
WSU	\$1,030,400,534	0.21	\$220,204,559	\$138,786,129
PSU	\$712,205,812	0.21	\$150,546,577	\$89,117,118
FHSU	\$668,714,208	0.28	\$187,749,236	\$131,371,968
ESU	\$432,344,976	0.26	\$110,798,078	\$68,137,922
<b>Totals</b>	<b>\$10,674,771,079</b>	<b>0.23</b>	<b>\$2,467,901,828</b>	<b>\$1,593,504,444</b>

### Summary of Mission Critical Replacement & Renewal Costs

Institution	Replacement Value	FCI	FCI Costs	Renewal Costs to 90%
KU	\$1,900,078,376	0.22	\$422,343,906	\$278,271,884
KSU	\$2,162,791,325	0.28	\$609,467,504	\$422,551,580
KUMC	\$894,414,303	0.31	\$281,121,812	\$200,802,148
WSU	\$716,915,618	0.26	\$188,774,158	\$123,933,807
PSU	\$470,653,518	0.24	\$115,291,151	\$74,660,282
FHSU	\$479,474,605	0.34	\$161,345,243	\$120,394,495
ESU	\$264,015,071	0.27	\$71,152,406	\$44,968,739
<b>Totals</b>	<b>\$6,888,342,815</b>	<b>0.27</b>	<b>\$1,849,496,181</b>	<b>\$1,265,582,935</b>

### Summary of EBF Eligible Replacement & Renewal Costs

Institution	Replacement Value	FCI	FCI Costs	Renewal Costs to 90%
KU	\$1,464,687,163	0.30	\$432,807,807	\$288,620,569
KSU	\$1,597,877,200	0.32	\$508,240,522	\$357,498,010
KUMC	\$633,826,888	0.38	\$241,956,899	\$178,574,210
WSU	\$628,192,309	0.29	\$184,836,804	\$122,538,983
PSU	\$377,910,346	0.30	\$112,361,255	\$74,660,282
FHSU	\$400,108,138	0.40	\$159,685,261	\$120,394,495
ESU	\$263,022,071	0.27	\$71,152,406	\$44,968,739
<b>Totals</b>	<b>\$5,365,624,114</b>	<b>0.32</b>	<b>\$1,711,040,954</b>	<b>\$1,187,255,288</b>

## Summary of Utilities and Infrastructure Replacement & Renewal Costs

Institution	Replacement Value	FCI	FCI Costs	Renewal Costs to 90%
KU	\$170,952,408	0.30	\$50,693,170	\$33,597,929
KSU	\$172,700,283	0.22	\$37,621,954	\$20,351,926
KUMC	\$23,317,385	0.30	\$6,995,216	\$4,663,477
WSU	\$44,591,772	0.18	\$8,199,674	\$4,048,622
PSU	\$24,551,835	0.28	\$6,929,738	\$4,474,555
FHSU	\$55,732,002	0.20	\$11,245,251	\$6,027,702
ESU	\$41,790,700	0.23	\$9,723,633	\$5,544,563
<b>Totals</b>	<b>\$533,636,385</b>	<b>0.25</b>	<b>\$131,408,635</b>	<b>\$78,708,773</b>

Note: It is important to mention that many site utilities are direct buried and their exact location, size, and/or condition unknown. Best estimates utilizing RS Means Construction Cost Data are provided as a placeholder for budgeting purposes.

## Glossary of Terms

**Annual Maintenance** - A combination of the following:

- Capital Renewal/Replacement - The replacement of major building and/or utility components and systems to extend useful life of a facility (e.g. roof replacements, HVAC retrofits)
- 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.
- Preventive Maintenance - The planned program of periodic inspection, adjustment, cleaning, lubrication and/or selective parts replacement, as well as performance testing and analysis intended to maximize the reliability, performance, and lifecycle of building systems and equipment.

**Capital Improvement** - A new construction project, building addition or expansion, remodeling, demolition of existing structures, rehabilitation and repair or adaptive reuse of facilities.

- Large Capital Improvement - Projects with total project costs exceeding \$1,000,000
- Small Capital Improvement - Projects with total project costs not exceeding \$1,000,000

**Current Replacement Value (CRV)** - The estimated total project cost to duplicate all of the internal and external systems and components of a building providing the same level of functionality. Land value is not included. (Accruent, Inc. utilizes R.S. Means Construction Cost Data, adjusted for geographic location, to generate the CRV for each building.)

**Deferred Maintenance** - Annual maintenance and necessary renewal of facilities systems and components that have been postponed, delayed or deferred, to a future budget cycle or until funds are available.

**EBF Eligible** - Buildings eligible for Educational Building Fund (EBF) monies per current Board of Regents' guidance that EBF revenues be dedicated to deferred maintenance for "mission critical" buildings and infrastructure. This current Board guidance narrows the uses of EBF revenues that are outlined by K.S.A. 76-6b02. 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, student unions, etc.)

**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.

**Hard Cost** (Also commonly referred to as 'Direct' or 'Bricks-and-mortar' cost) - Costs directly associated with the construction of a building, site or landscape and any fixed-in-place equipment. All costs for labor, material, supplies, equipment, general conditions (including: staff, management, temporary facilities, utilities, tools, safety and security), general contractor and subcontractor fees, overhead and profit, and insurance.

**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.

Mission critical spaces are not restricted to only state-owned facilities (i.e. leased research facilities, etc.)

**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, etc.

**Rehabilitation and Repair (R&R)** - Routine, major, or emergency maintenance; restoration; replacement in-kind of fixed equipment; energy conservation; requests related to compliance with Americans with Disabilities Act (ADA); and code compliance projects, as well as projects needed to meet program requirements.

**Renewal Cost** - Estimated cost to correct deficiencies in order to bring a building's FCI to 0.1 or 90 percent condition

**Total Project Development Cost** - The total of all project hard and soft costs.

**Soft Cost** - Costs indirectly supportive of a construction project, including fees and expenses associated with architectural, engineering, consulting, facilities project management and legal services, permits and inspections, insurance, movable furniture and equipment and moving services.

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

**Building Area Classifications (Square Feet) -**

- **Gross Area (Gross Square Feet - GSF)** – The sum of all areas on all floors of a building including the exterior walls, structure, HVAC shafts, stairs and elevators.
- **Assignable Area (Assignable Square Feet – ASF)** – Interior square footage of a classified area: classroom, laboratory, office, study, special use, general use, support, healthcare, residential or unclassified with a ceiling height greater than 3'-0".
- **Net Assignable Area (Net Assignable Square Feet - NASF)** – The sum of all areas on all floors of a building assigned to, or available for assignment to, a program, occupant or specific use, excluding nonassignable spaces
- **Nonassignable Area** – The sum of all areas on all floors of a building not available for assignment to a program, occupant or specific use, but necessary for the general operation of a building. Nonassignable areas include building services, circulation, mechanical and structural areas.