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### **FACILITIES GOVERNANCE REPORT**

**Actions Requested:** Receive the report and reaffirm the Board's support for continued:

1. Inter-institutional collaboration and coordination on facility issues, and
2. Institutional correction of identified fire safety and deferred maintenance deficiencies within the limits of available resources.

**Executive Summary:** The annual Facilities Governance Report, required by the Board's *Policy Manual*, is intended to provide the Board with a broad overview of the facilities at each of the Regent institutions and the condition of these facilities. The report includes information and updates on fire and environmental safety, and deferred maintenance.

Along with its human resources and its intellectual, financial and equipment assets, facilities are one of the primary resources of a higher education institution. Quality facilities help ensure excellent academic programs, and the ability to attract and retain faculty, staff and students.

**Regent Facilities:** Academic/research/administrative (general fund) facilities at the Regent institutions total approximately 17.9 million gross square feet of the total 36.9 million gross square feet of Regent enterprise facilities. Categories of other facilities include University Hospitals and Clinics, residence systems, agricultural experiment station, and self-supporting operations, including student unions, parking systems, etc. The FY 2012 replacement value of all Regent facilities is estimated at \$15.0 billion, of which \$7.8 billion is the replacement value for academic/research/administrative facilities. The Regent institutions have a total of 4,502 on-campus acres and 616 off-campus acres, excluding farm acreage.

**Optimal Utilization of Facilities:** Each of the universities emphasizes space utilization in its stewardship of existing facilities and has established policies, procedures, practices or principles to help ensure the optimal utilization of facilities. These are consistent with the strategies and policies adopted by the Board in May 2006. Information on institutional specific initiatives can be found in Attachment A.

**Institutional Coordination/Cooperation:** In previous Facilities Governance reports, the universities provided an extensive list of collaborative and coordinated efforts in facilities-related areas. This collaboration allows the universities to share best practices with each other and to pool resources to investigate and pursue innovative and cost saving approaches.

Each year the Regent institutions undertake new collaborative efforts. The universities undertook an Environmental Strategies Study to identify alternatives at their power plants to comply with environmental regulations. In addition, University of Iowa and Iowa State University space planning staffs met to share information about common practices, space database content and updating, and general planning strategies used at each institution. The University of Iowa and Iowa State University collaborated to respond to storm damage at the Iowa Braille School in July 2011.

Fire and Environmental Safety Deficiencies and Deferred Maintenance: Fire safety deficiencies (identified by the State Fire Marshal, other entities engaged in fire safety reviews, or institutional personnel) and deferred maintenance (repair or replacement of all, or a part of, an existing capital asset that was not repaired or replaced at the appropriate time because of a lack of funds) can be corrected as individual projects, incorporated into major renovations / rehabilitations, or eliminated through the demolition of structures. The Board's FY 2013 capital request, approved at its September 2011 meeting, includes \$75 million for individual projects to correct fire safety and deferred maintenance deficiencies, as well as renovation projects which would correct deficiencies.

The State Fire Marshal's Office and other external entities have identified fire safety deficiencies in general fund facilities which the institutions have estimated would cost \$14.6 million to correct; this amount is lower than the amount (\$16.1 million) reported for Fall 2010.

Identified, potentially life-threatening fire safety deficiencies are promptly addressed and corrected, or facilities are closed until they can be made safe. Other identified deficiencies are prioritized for correction. Progress in addressing fire safety issues will continue to be challenged by new safety standards, aging buildings, and changes in building usage.

For Fall 2011, the Regent institutions report a total of \$552.8 million in deferred maintenance in general fund facilities and utilities, excluding on-going renovation projects, FY 2012 planned projects, and the deferred maintenance to be corrected as components of major renovation projects previously authorized. This total compares to the \$528.4 million reported for Fall 2010; this is an increase of \$24.4 million (4.6%). Further information is included in Attachment B.

Both of the special schools were impacted by storms during the summer of 2011. Superintendents Prickett and Clancy will provide updates to the Board during the February 2012 meeting (see agenda items 20a and 20b).

**Report Organization:** The report includes the following attachments:

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**BACKGROUND**

**Campus Facilities:** Regent facilities total 36.9 million gross square feet (GSF); approximately 35.5 percent of the square footage was constructed during the period 1961-1980, as was approximately 34.0 percent of the 17.9 million GSF of academic/research/administrative space. (The newest of these facilities are more than 30 years of age.) This construction “boom” was similar to the “boom” found among other higher education institutions in the United States.

The age of facilities is one of the factors contributing to the amount of deferred maintenance and the presence of fire safety deficiencies. Renovation provides a means to modernize facilities to meet current needs and to address deferred maintenance and fire safety deficiencies. The following table summarizes, by year of construction, the Regent institutional total gross square footage (GSF) and academic/research/administrative (including Oakdale) total GSF.

Years	Regent Total Square Footage		Academic/Research/ Administrative Square Footage*	
	GSF of Intial Construction	Percent of Total	GSF of Intial Construction	Percent of Total
Pre-1930	5,348,542	14.48	3,569,073	19.90
1931-1950	1,668,902	4.52	908,735	5.07
1951-1960	2,326,361	6.30	868,206	4.84
1961-1970	7,261,836	19.66	2,738,233	15.27
1971-1980	5,846,073	15.83	3,355,988	18.71
1981-1990	3,574,950	9.68	1,624,026	9.05
1991-2000	5,000,096	13.54	2,099,639	11.71
2001–2010	5,698,531	15.43	2,692,968	15.01
2011	204,993	0.56	80,322	0.45
<b>Total</b>	<b>36,930,284</b>	<b>100.00</b>	<b>17,937,190</b>	<b>100.00</b>

\*Includes Oakdale

The total square footage by institution, by function, is as follows:

	<u>SUI</u>	<u>ISU</u>	<u>UNI</u>	<u>ISD</u>	<u>IBSSS</u>	<u>Total</u>
Acad/Res/Admin	8,087,351	6,656,433	2,620,399	381,500	191,507	17,937,190
UIHC	3,564,565					3,564,565
All Other	6,389,083	6,895,749	2,143,697			15,428,529
<b>Total</b>	<b>18,040,999</b>	<b>13,552,182</b>	<b>4,764,096</b>	<b>381,500</b>	<b>191,507</b>	<b>36,930,284</b>

**Capital Expenditures:** Since FY 2007, the Regent institutions have expended more than \$1.2 billion for capital projects with project costs exceeding \$250,000.

The following table compares institutional expenditures for FY 2007 – FY 2011.

Projects with Costs Exceeding \$250,000 – All Funds* (\$ in millions)										
	FY 2007		FY 2008		FY 2009		FY 2010		FY 2011	
	#		#		#		#		#	
	Proj	Exp								
SUI	147	\$ 133.2	144	\$ 93.0	167	\$ 162.1	194	\$ 147.5	181	\$ 160.7
ISU	61	62.4	66	96.2	81	104.1	65	103.0	89	89.9
UNI	21	28.9	22	24.9	28	21.8	38	18.5	41	23.0
Total	229	\$ 224.5	232	\$ 214.1	276	\$ 288.0	297	\$ 269.0	311	\$ 273.6

\* As submitted by the institutions to the Board Office on capital project status reports.

The expenditures are from all sources of funds including capital appropriations; building renewal (repair) funds; institutional road funds; gifts and grants; income from treasurer’s temporary investments; proceeds of academic building, dormitory, telecommunications, and other revenue bond issues; and university hospitals building usage funds and revenue bonds.

**Optimal Utilization of Facilities:** In May 2006, the Board adopted policies and procedures on the optimal utilization of facilities. These policies are included in Attachment C on page 15.

To balance and align current space requests with long-range goals, decisions about space at the University of Iowa are reviewed and coordinated with the Campus Master Plan. Facilities Management’s Space Planning & Utilization unit works directly with the Office of the Provost, Office of the Vice President for Research, departmental executive officers and deans, and others on space allocations and assignments. The majority of day-to-day space needs are accommodated by reassigning existing space. However, as the University steps up its building renewal efforts and with many temporary reassignments due to flood damage, there are challenges in identifying swing space for the temporary relocation of the occupants while space is renovated. The University uses the Space Information Management System, a web-accessible database, which provides one central and reliable record of campus space, including the University of Iowa Hospitals and Clinics.

Iowa State University reports that it has adopted policies, procedures and practices to provide for the optimal utilization of existing campus facilities; the primary responsibility for the effective and efficient use of space rests with the Facilities Planning and Management (FP&M) Space Management Office, with support from administration. The University’s Policy Library states that space is a limited resource owned by the University and available for reallocation to support the University’s mission. The University’s approach emphasizes that the optimal use of space includes reallocation to meet the best use, remodeling when necessary to provide functionally appropriate facilities to meet program needs, and construction of new space if no other alternative is acceptable or available. One of the elements of the University’s new Resource Management Model of budgeting is that units pay the full operating costs of the space they

occupy and use. The University reports that departments have become more engaged in the preliminary planning and design of capital projects, and in the impact of decisions made at these early stages on a project's life cycle costs.

The University of Northern Iowa has established principles and procedures stating that space on campus should be utilized for the maximum benefit of the entire University. All instructional space assignments are made by the Registrar's Office, which may assign University classrooms or laboratories to a specific college or department for priority use while retaining the authority to schedule the space when not in use. The University's Facilities Planning Advisory Committee serves as the recommending body to the President's Cabinet regarding space assignment and utilization, and capital program development and related issues.

The Iowa School for the Deaf utilizes its space as effectively as possible. Portions of facilities that are no longer needed for School functions have been leased out; the School reports that the relationships developed through these leases have been beneficial to all parties.

Prior to the storm of July 2011, the Iowa Braille School was continuing to improve the efficiency and productivity of services supported by the Vinton site, faculty and staff, including development of flexible and innovative services delivered in regional locations as needed. (Repair of the campus from the storm is on-going.) AmeriCorps NCCC established its North Central Regional site at the School in June 2008; renovation projects were completed in 2010 to accommodate an increased number of corps members at the site. Repair of the Cottage, damaged by the July 2011 storm, was completed in time for use by AmeriCorps in January 2012.

**Institutional Cooperation / Coordination:** Iowa's public universities continue to work together and coordinate efforts related to facilities. This collaboration allows the universities to share best practices and to pool resources to investigate and pursue innovative and cost saving approaches. Regularly scheduled meetings are held for custodial operations, maintenance, utilities, energy management, design and construction (including collaboration on capital project procedures and contract document development to assure proper allocation of risk and incorporate best practices), landscape services, space management, workplace safety, and interior design personnel. Iowa State University Facilities Planning and Management is responsible for the administration of capital projects at the two special schools and provides technical consultation as needed. Iowa State University's Environmental Health and Safety Office continues to provide training and monitors compliance for asbestos, lead, chemical management and safety policies at the special schools.

In addition to the facilities shared projects noted in the Executive Summary of this report and those highlighted in the June 2011 report to the Board, [http://www.regents.iowa.gov/Meetings/DocketMemos/11Memos/June2011/0611\\_ITEM14.pdf](http://www.regents.iowa.gov/Meetings/DocketMemos/11Memos/June2011/0611_ITEM14.pdf), some of the collaborative and coordinated efforts highlighted in this year's institutional reports are:

- On-going collaborative monitoring of a common ash disposal site in Blackhawk County, with costs shared by the universities, enhancing consistency and cost efficiency in developing monitoring plans, paying for the monitoring wells and coordinating ground water testing.
- Sharing service contracts for environmental emissions testing, hazardous and universal waste disposal, electronic waste recycling, and boiler water chemical treatment.

- Entering into a contract with AmSan, led by the University of Northern Iowa, in collaboration with the University of Iowa, for green custodial products with vendor supplied training, including cleaning supplies, rough paper, paper towels and other supplies.
- Collaborating by the University of Northern Iowa and Iowa State University on a maintenance, repair and operations contract, with a company which has a broad inventory of equipment and maintenance supply items utilized by the facilities staff.
- Working together to address the impact and implement the new National Fire Protection Agency Arc Flash requirements for safety in the workplace. (An arc flash, an explosive release of energy, takes place when a fault condition or short circuit occurs.)
- On-going monitoring of state licensure requirements for staff including electricians, plumbers, HVAC techs, fire alarm systems installers, elevator mechanics, etc. to assure applicability and compliance for all Regents institutions. Joint monitoring efforts minimize duplication of effort.
- Continuing to collaborate on the merit system classification series to allow for staff development and career paths for facilities personnel.
- Working in partnership by the University of Iowa and the University of Northern Iowa on a joint contract for selected green cleaning supplies and by all three universities for water treatment chemicals and on-site chemical related services.
- Teaming up by Iowa State University and University of Northern Iowa staffs on the implementation and processes associated with the FAMIS facilities management software and CentricProject project management collaboration software.

Iowa's public universities and special schools also continue to expand cooperation and sharing arrangements with the public entities (cities, counties, school districts, conversation boards) in the municipalities in which they are located.

## FIRE AND ENVIRONMENTAL SAFETY AND DEFERRED MAINTENANCE

### BACKGROUND

**Fire and Environmental Safety:** Fire and environmental safety standards are established by several agencies, including the State Fire Marshal and federal and state governmental regulatory entities. The State Fire Marshal's Office or other external entities may identify deficiencies during campus inspections, or campus personnel may note the deficiencies.

Potentially life-threatening deficiencies are promptly addressed and corrected, or the facilities are closed until they can be made safe. Lesser risks are prioritized using multiple factors including hazard assessments and regulatory requirements. Corrective work is undertaken as funds are available, or the fire safety improvements may be accomplished as part of a renovation project. Each year, there are subtractions to the list as work is accomplished. Additions to the list can result from the altered use of a space, which changes the applicable building code requirements, or the new identification of a deficiency due to different interpretations of the code. Thus, the amount needed to correct the deficiencies does not necessarily decline by the amount that institutions have expended since the previous inspection.

The Regent institutions cooperate with the State Fire Marshal's Office in establishing fire safety priorities; each institution has a systematic method for determining the priority of fire safety improvements to be undertaken. Citations from the Office can be classified as (1) user [housekeeping or procedural items such as use of a doorstop to prop open a door], (2) maintenance [items that require no design and minimal expense, such as door repairs], or (3) other deficiencies [items for which the correction requires an outlay of funds beyond facility management maintenance funds; these items are prioritized].

Environmental safety deficiencies may be identified by campus personnel and regulatory entities. Environmental safety issues include asbestos, lead, underground storage tanks, spill prevention control and countermeasure plans, storm water pollution protection plans, polychlorinated biphenyls (PCBs), mercury, the Clean Air Act, and radioactive sites.

**Deferred Maintenance:** For a number of years, the institutions and Board Office have used the following common definition: Deferred maintenance is the repair or replacement of all, or a part of, an existing capital asset that was not repaired or replaced at the appropriate time because of a lack of funds.

Deferred maintenance is dependent upon time and is sometimes referred to as "capital renewal backlog." Replacement of a building or infrastructure system or component when it should be replaced is building renewal, not deferred maintenance. Deferred maintenance results from inaction on normal maintenance, including planned and preventive maintenance, and renewal and replacement projects.

Adequate funding of regular maintenance can significantly extend the useful lives of facilities and their components. Adequate funding of building renewal is also needed to replace building components.

Deferred maintenance in higher education is a national problem and is partially the result of building booms that occurred during the 1960s and 1970s. The facilities built at that time have aged and many of their component systems have reached the end of their design lives or have become obsolete.

**Funding Sources:** The Regent institutions have made major efforts to correct fire and environmental safety issues and deferred maintenance over the last several years and have received significant state assistance.

Major funding sources for fire safety and individual deferred maintenance projects (not including deferred maintenance items completed as part of renovations) completed from FY 1993 through FY 2011 at the universities and special schools include: general fund operating budgets (\$152.8 million), utility renewal and replacement funds (\$68.1 million), proceeds from academic building revenue bonds and capital appropriations (\$55.8 million), income from treasurer's temporary investments (\$25.3 million), and UIHC building usage funds (\$21.2 million).

#### **ANALYSIS**

The budget reductions of the last few years have led to an increase in deferred maintenance and hindered the institutions' capabilities to correct fire and environmental safety deficiencies. Maintenance cycles and preventative maintenance activities have been delayed or eliminated, placing buildings and occupants more at-risk for unanticipated building system outages. The inability to make needed repairs/replacement of roofs, exterior building envelopes, windows, plumbing and electrical systems can cause further damage to the facilities, thus increasing the cost of future repairs.

The amount budgeted for FY 2012 for building repair represents approximately 0.2% of the \$7.8 billion replacement value of the university and special school general educational facilities. According to national standards, this percentage should, at a minimum, be equal to 1% of the replacement value of the facilities to prevent their further deterioration.

**Fire and Environmental Safety:** As reflected in Table 1 on page 13, fire safety projects completed from FY 1993 (the first year in which data were collected) through FY 2011, totaled \$65.9 million in general fund facilities, including UIHC (an average of \$3.5 million per year). Projects planned for or continued in FY 2012 total \$4.0 million.

The institutions indicate that \$14.6 million are needed to correct fire safety deficiencies in general fund and UIHC facilities identified in past inspections by the State Fire Marshal and other external entities as shown on the following page.

**FIRE SAFETY DEFICIENCIES**  
**Additional Funding Needed to Correct Fire Safety Deficiencies**  
**Identified by External Entities<sup>1</sup>**  
**General Fund Facilities**  
**(\$ Thousands)**

	Fall 2011 (FY 2012)
SUI (includes Oakdale)	\$ 4,803.3
UIHC	-
ISU	8,644.0
UNI	407.0
ISD <sup>2</sup>	-
IBSSS	784.0
<b>Total</b>	<b>\$ 14,638.3</b>

<sup>1</sup>Includes items identified by State Fire Marshal's Office and other external entities; excludes work in buildings to be demolished, and for which waivers from the State Fire Marshal are to be requested.

<sup>2</sup>Excludes work which would be included in the renovation of the east wing of Giangreco Hall.

The total amount reported is approximately \$1.5 million less than the amount reported last fall as the institutions addressed fire safety deficiencies previously identified within available resources. Progress in addressing the deficiencies has been made.

The 2011 General Assembly appropriated \$2 million each for FY 2012 and FY 2013 for immediate fire safety needs and for compliance with the Americans with Disabilities Act. The FY 2012 appropriation was allocated by the Board at its September 2011 meeting: [http://www.regents.iowa.gov/Meetings/DocketMemos/11Memos/September2011/0911\\_ITEM03d.pdf](http://www.regents.iowa.gov/Meetings/DocketMemos/11Memos/September2011/0911_ITEM03d.pdf).

At the University of Iowa, significant progress towards a safer campus was achieved in FY 2011. Significant fire safety improvement projects were conducted in the following general fund facilities: Jessup Hall, Medical Research Center, Eckstein Medical Research Building and College of Medicine Administration Building. Facilities Management networked fire alarm systems in 14 additional buildings, making a total of 47 general fund buildings connected to the network. This system provides actual building floor plans, showing each fire alarm device, and will provide the University Police communications center with real time information on each linked building. The network can also allow the University Police to activate the building's severe weather alert and perform live voice announcements, if needed, for other types of campus emergencies.

Progress was also made at Iowa State University. It is important to note that the dollar amount for correction of deficiencies at the University represents a "worse-case scenario." The State Fire Marshal's Office has indicated, in its inspection reports, that self-closing devices on all doors leading to exits could be installed or the building sprinkled. The cost for sprinklers in 15 buildings to address fire corridor deficiencies cited in the 2011 inspection by the Fire Marshal's Office is included in the University's report; in previous reports, the University indicated that based upon current monies, it is likely that sprinklers would be installed only when a building

undergoes significant renovation. In the buildings not scheduled for renovations, the University would install self-closing devices as funding is identified.

The University of Northern Iowa recently completed fire safety improvements to Price Laboratory School as identified by a State Fire Marshal's Office inspection in 2011. These improvements total \$186,000 and are being funded by a portion of the University's allocation of the FY 2012 \$2 million appropriation (see above).

During the past fiscal year, Iowa School for the Deaf completed the installation of fire sprinklers in the Girls' Dormitory. The science laboratory project (completed in the old swimming pool area), included the installation of fire sprinklers and addressed door, hardware and vertical separation issues. FY 2012 work includes the replacement of interior doors with fire-rated doors in the Elementary Building and the Girls' Dormitory.

During the AmeriCorps NCCC renovation projects of Cottage, Old Hospital, Palmer Hall and Rice Hall at the Iowa Braille School many fire and environmental safety issues were identified, including the need to install and upgrade fire suppression sprinkler systems, upgrade existing fire alarm systems and undertake asbestos abatement. The abatement, fire suppression sprinkler system installations and upgrades to existing fire alarm systems have been completed.

Renovation projects (recent, current, funded or planned) have corrected or will correct many fire safety deficiencies. The demolition of campus facilities can also remove fire safety deficiencies. For example, approximately \$2.7 million in fire safety deficiencies were eliminated through the demolition of Oakdale Hall at the University of Iowa.

The institutions report that they have developed the necessary plans to address campus environmental safety issues.

**Deferred Maintenance:** As shown in Table 2 on page 14, deferred maintenance totaling \$287.8 million (an average of \$15.1 million per year) from FY 1993 through FY 2011, was corrected in Regent general fund buildings and utilities, not including deferred maintenance corrected as part of renovations. Projects planned for or continued in FY 2012 total \$22.9 million. Major renovation projects which have corrected or will correct a significant amount of deferred maintenance are also included in Table 2.

The following table summarizes the deferred maintenance reported by the institutions. (Dollar amounts for projects planned to be undertaken in FY 2012 and the deferred maintenance components of ongoing and funded renovation projects are not included.)

**General Fund Facilities and Utilities**  
**Fall 2011<sup>1</sup>**  
**(\$ Thousands)**

	<u>SUI</u> <sup>3</sup>	<u>ISU</u>	<u>UNI</u>	<u>ISD</u>	<u>IBSSS</u>	<u>Total</u>
<b>Individual Projects</b>						
Buildings <sup>2</sup>	\$ 113,031.4	\$ 219,350.1	\$ 41,939.3	\$ 452.0	\$ 1,488.1	\$376,260.9
Utilities	<u>45,440.0</u>	<u>12,273.5</u>	<u>873.0</u>	<u>1,090.0</u>	<u>34.2</u>	<u>59,710.7</u>
Subtotal	\$ 158,471.4	\$ 231,623.6	\$ 42,812.3	\$ 1,542.0	\$ 1,522.3	\$435,971.6
<b>Included within Five Year Capital Plan (FY 2013 - FY 2017)</b>						
Buildings <sup>2</sup>	\$ 70,342.2	\$ 15,540.6	\$ 14,878.5	\$ -	\$ -	\$100,761.3
Utilities	<u>-</u>	<u>-</u>	<u>16,031.0</u>	<u>-</u>	<u>-</u>	<u>16,031.0</u>
Subtotal	\$ 70,342.2	\$ 15,540.6	\$ 30,909.5	\$ -	\$ -	\$116,792.3
<b>Grand Total</b>						
Buildings	\$ 183,373.6	\$ 234,890.7	\$ 56,817.8	\$ 452.0	\$ 1,488.1	\$477,022.2
Utilities	<u>45,440.0</u>	<u>12,273.5</u>	<u>16,904.0</u>	<u>1,090.0</u>	<u>34.2</u>	<u>75,741.7</u>
Total	\$ 228,813.6	\$ 247,164.2	\$ 73,721.8	\$ 1,542.0	\$ 1,522.3	\$552,763.9

<sup>1</sup>Excludes dollar amounts for projects to be undertaken in FY 2012, those to be funded through previously authorized academic building revenue bonds, capital appropriations; and the deferred maintenance components of ongoing renovation projects.

<sup>2</sup>Includes site work.

<sup>3</sup>Excludes deferred maintenance in the Art Building East (excluding original 1936 building) and Hancher / Voxman / Clapp for which the Board has authorized proceeding with razing the facilities.

The amount of deferred maintenance reported for Fall 2011 is \$24.4 million (4.6%) higher than the amount reported for Fall 2010. The total amount increased from \$528.4 million to \$552.8 million. The University of Iowa Hospitals and Clinics has not reported any deferred maintenance and indicates that it does not have any maintenance needs that meet the definition of deferred maintenance. Iowa State University and the Iowa Braille School report an increase in the dollar amount needed to correct deferred maintenance (Fall 2010 to Fall 2011).

In exercising its facilities stewardship responsibilities, the University of Iowa relies on four basic strategies: 1) ongoing maintenance and operational care of existing facilities, 2) reinvestment in the renewal of long-term physical assets, 3) reduction of the backlog of deferred maintenance, and 4) decommissioning of obsolescent facilities or those with substantial deferred maintenance. The University uses a total cost of ownership decision-making framework for the consideration of various alternatives that may include renovation, improvement, or demolition of existing facilities.

The University of Iowa contracted in 2004 with ISES (a Stone Mountain, Georgia firm) to conduct a facilities assessment. To maintain current facilities condition information, the University contracted with ISES in 2009 to return the campus for another assessment of existing facilities. However, the de-appropriation of funds caused the University to suspend the facilities condition analysis during FY 2010. The University is currently planning to have ISES complete its review in 2012. The ISES facilities assessment has included an assessment of the American Disability Act (ADA) accessibility of facilities and pedestrian exterior circulation pathways.

Iowa State University reports that it has a comprehensive, systematic process for identifying its deferred maintenance needs. The methodology involves assessing all general fund buildings in eight different categories. The assessment takes into account the replacement value of the building, the value of the sub-systems within the building, the age of the building and its systems, and the condition of those systems. The process was expanded during FY 2005 to also include building specific assessments to create project estimates for repair and replacement of building system components, such as an air handler, exterior building entrance steps, etc.; the data are entered into the facilities management system.

In FY 2008, the deferred maintenance needs for each building at the University of Northern Iowa were updated from 2003 survey maintenance data, with input by custodial staff and maintenance personnel, and the buildings' occupants. Deferred maintenance was identified by category, i.e. roofs, interiors, etc.

TABLE 1  
BOARD OF REGENTS, STATE OF IOWA  
FIRE SAFETY PROJECTS\*  
GENERAL FUND FACILITIES  
(\$ Thousands)

Projects:	SUI**	UIHC	ISU	UNI	ISD	IBSS	Total
Completed Projects:							
FY 1993	\$ 1,476.5	\$ 507.3	\$ 1,135.6	\$ 551.3	\$ 111.5	\$ 11.0	\$ 3,681.7
FY 1994	721.2	619.2	365.6	447.3	97.5	6.9	2,271.7
FY 1995	1,664.2	619.4	153.6	62.5	211.5	10.9	2,608.1
FY 1996	2,233.4	55.0	2,163.7	83.6	91.5	4.0	4,751.2
FY 1997	1,320.0	380.0	235.8	63.8	125.0	41.2	2,132.3
FY 1998	1,401.0	1,552.3	735.9	126.3	225.0	8.1	3,948.6
FY 1999	1,696.0	1,880.8	288.0	12.2	12.0	8.4	4,110.4
FY 2000	1,272.0	2,335.0	219.0	64.3	1.0	1.0	3,903.3
FY 2001	944.0	2,071.7	538.3	77.5	25.0		3,632.5
FY 2002	718.0	1,322.7	542.8	8.2	23.0	65.0	2,616.7
FY 2003	930.0	1,377.0	336.9	26.3	6.0		2,758.2
FY 2004	1,554.5	915.9	295.5	25.0	25.0		2,796.9
FY 2005	1,502.0	2,103.0	177.0	25.0	1.7		3,832.0
FY 2006	1,637.0	2,058.6	215.9	30.0	75.0	4.7	3,943.2
FY 2007	978.3	650.0	928.6	36.0	700.0	343.3 ***	2,672.6
FY 2008	1,128.2	676.4	470.0	80.2	30.0	507.3	3,398.1
FY 2009	1,373.0	1,760.1	700.5	80.2	405.0	872.6	4,451.1
FY 2010	1,705.1	-	392.0	52.7	300.0	20.6	3,427.4
FY 2011	3,944.5	350.0	265.6	88.0	\$ 2,464.0	\$ 1,906.7	\$ 4,968.7
Subtotal	\$ 28,198.9	\$ 21,234.4	\$ 10,160.3	\$ 1,940.4	\$ 50.0	\$ 88.9	\$ 65,904.7
Projects Planned for or Continued in FY 2012	\$ 2,440.6	\$ 897.9	\$ 240.0	\$ 254.0	\$ 50.0	\$ 88.9	\$ 3,971.4
<b>Total</b>	<b>\$ 30,639.5</b>	<b>\$ 22,132.3</b>	<b>\$ 10,400.3</b>	<b>\$ 2,194.4</b>	<b>\$ 2,514.0</b>	<b>\$ 1,995.6</b>	<b>\$ 69,876.1</b>
<b>By Source of Funds:</b>							
Building Renewal / General University	\$ 16,744.5		\$ 5,442.5	\$ 1,006.3	\$ 786.0	\$ 1,636.8	\$ 25,616.1
Income from Treasurer's Temporary Investments	8,820.8		542.8	174.8			9,538.4
Academic Building Revenue Bonds	3,150.2		3,019.0	826.0			6,995.2
Special and Capital Appropriations	1,360.0		1,000.0	186.0	935.0	297.8	3,778.8
University Hospital Building Usage Funds		\$ 22,132.3					22,132.3
Other	564.0		396.0	1.3	793.0	61.0	1,815.3
<b>Total</b>	<b>\$ 30,639.5</b>	<b>\$ 22,132.3</b>	<b>\$ 10,400.3</b>	<b>\$ 2,194.4</b>	<b>\$ 2,514.0</b>	<b>\$ 1,995.6</b>	<b>\$ 69,876.1</b>

\*Does not include fire safety components of major renovation projects.

\*\*SUI - Excludes UIHC; includes projects approved and funded for FY 93 - FY 03; for FY 1993 also includes projects completed with Academic Building Revenue Bonds, 1991. Includes fire safety improvements in Old Capital - Fire Restoration and Buildings Improvements and Chemistry Renovation projects.

\*\*\*Includes fire safety components of renovation projects.

TABLE 2  
BOARD OF REGENTS, STATE OF IOWA FY 1993 - FY 2012  
GENERAL FUND BUILDING AND UTILITY DEFERRED MAINTENANCE PROJECTS AND  
RENOVATION PROJECTS WHICH INCLUDE CORRECTION OF DEFERRED MAINTENANCE  
(\$ thousands)

Deferred Maintenance Projects: Completed Projects:**	SUJ	ISU	UNI	ISD	IBSSS	Total
FY 1993	\$ 6,591.9	\$ 970.2	\$ 1,593.4	\$ 45.0	\$ 16.1	\$ 9,216.6
FY 1994	2,881.6	1,881.1	1,459.6	543.5	75.9	6,841.7
FY 1995	4,922.1	7,805.3	1,703.1	148.0	24.8	14,603.3
FY 1996	6,571.3	6,944.4	2,581.3	173.0	207.8	16,477.8
FY 1997	3,262.6	2,953.8	2,256.7	133.1	95.6	8,701.8
FY 1998	3,053.0	3,495.3	1,677.7	282.5	172.5	8,681.0
FY 1999	2,928.8	3,492.2	3,435.2	470.0	36.8	10,363.0
FY 2000	6,375.4	5,522.2	3,859.1	758.0	595.1	17,109.8
FY 2001	3,798.2	6,104.2	858.7	485.0	49.1	11,295.2
FY 2002	2,598.9	2,463.9	3,442.6	660.0	1,159.8	10,325.2
FY 2003	7,377.6	4,194.8	439.4	165.0	69.3	12,246.1
FY 2004	7,154.0	4,187.5	761.5	596.3	56.0	12,755.3
FY 2005	9,695.8 **	5,253.1	1,400.0	1,040.0	53.0	17,026.9
FY 2006	12,434.8 **	2,764.8	964.8	1,040.0	23.8	17,228.2
FY 2007	12,464.0 **	4,966.3	1,710.0	160.0	320.5	19,620.8
FY 2008	15,780.6 **	3,498.9	910.2	195.0	967.9	21,352.6
FY 2009	9,847.2 **	3,936.0	3,022.6	217.5	335.9	17,359.2
FY 2010	19,046.3	10,521.7	2,757.9	250.0	605.3	33,181.2
FY 2011	17,805.1	2,422.3	2,798.2	250.0	171.1	23,446.7
Subtotal	\$ 154,589.2	\$ 83,378.0	\$ 37,632.0	\$ 7,196.9	\$ 5,036.3	\$ 287,832.4
Projects Planned for or Continued in FY 2012	\$ 10,309.5 **	\$ 8,964.9	\$ 2,204.0	\$ 640.0	\$ 775.0	\$ 22,893.4
<b>Total</b>	<b>\$ 164,898.7</b>	<b>\$ 92,342.9</b>	<b>\$ 39,836.0</b>	<b>\$ 7,836.9</b>	<b>\$ 5,811.3</b>	<b>\$ 310,725.8</b>
<b>FY 1993 - FY 2011 Renovation Projects Which Include Correction of Significant Amounts of Deferred Maintenance***</b>	<b>\$ 118,381.4</b>	<b>\$ 75,789.0</b>	<b>\$ 105,290.0</b>			<b>\$ 299,460.4</b>
<b>Renovation Projects Planned or Continued for FY 2012 with Correction of Significant Amounts of Deferred Maintenance****</b>	<b>\$ 48,000.0</b>	<b>\$ 12,000.0</b>	<b>\$ 21,000.0</b>			<b>\$ 81,000.0</b>
<b>GRAND TOTAL</b>	<b>\$ 331,280.1</b>	<b>\$ 180,131.9</b>	<b>\$ 166,126.0</b>	<b>\$ 7,836.9</b>	<b>\$ 5,811.3</b>	<b>\$ 691,186.2</b>
<b>Total - By Source of Funds</b>						
Building Renewal/Building Maintenance/General University	\$ 58,902.0	\$ 64,601.2	\$ 27,469.7	\$ 3,376.6	\$ 3,224.0	\$ 157,573.5
Building Renewal/Academic Building Revenue Bonds	52,728.3		83.5			52,811.8
Income from Treasurer's Temporary Investments (TTI)	15,451.4	11,353.7	1,090.9			27,896.0
Gifts, Grants	9,381.7	24,427.6	5,302.5			39,111.8
Utility Renewal and Replacement and Revenue Bonds	60,902.9	14,544.0	-			75,446.9
Academic Building Revenue Bonds; Project Notes	23,636.6	20,921.7	50,920.5			95,478.8
Capital and Special Appropriations	54,990.0	15,642.6	72,222.7	2,755.0	2,086.7	147,697.0
Agriculture Experiment Station & Cooperative Extension		1,175.2				1,175.2
Facilities Overhead Use Allowance	1,679.0	7,215.5				8,894.5
College of Medicine Earnings, Gifts / Treasurer's Temp. Investment	4,114.3					4,114.3
Other (includes unspecified combination of above fund sources)	49,493.9	20,250.4	9,036.2	1,705.3	500.6	80,986.4
<b>GRAND TOTAL - INDIVIDUAL DEFERRED MAINTENANCE ITEMS AND RENOVATION COSTS</b>	<b>\$ 331,280.1</b>	<b>\$ 180,131.9</b>	<b>\$ 166,126.0</b>	<b>\$ 7,836.9</b>	<b>\$ 5,811.3</b>	<b>\$ 691,186.2</b>

\* SUJ - Includes projects approved and funded for FY 93 - FY 96; for FY 1993 also includes projects completed with Academic Building Revenue Bonds.

\*\* Includes Oakdale campus; for FY 2008 includes deferred maintenance eliminated through demolition of International Center

\*\*\* Renovation projects include SUJ - Gilmore Hall, Schaeffer Hall, Phillips Hall, Bowen Science Building Microbiology, Medical Education Building, Hancher Auditorium, Engineering Building, Biological Sciences - Phase 2, Hydraulics Laboratory Modernization, Old Capitol, SUJ-Chemistry and Old Music Renovations;

ISU - Call Hall, Laboratory of Mechanics, Gilman Hall and Systems Upgrade, State Gym, Beardshear Hall, Hamilton Hall

Physics Hall Auditorium, Carver Hall, Morrill Hall, Pearson Hall, Crop Genomics Info. Lab, Remodel, Meckay, Office and Lab, and Sneedcor Hall Renovations;

UNI - Seeley, Wright and Lang Halls, and Commons Renovations, Steam Distribution System Replacement - Phase 1, Innovative

Teaching and Technology Center, Science Building Renovation - Phase 1, Russell Hall Renovation, Gilchrist Hall Renovation/Restoration, Electrical Distribution System, Phases 1 and 2,

Sabin Hall Renovation

\*\*\*Includes SUJ-Dental Science Renovation; ISU-Curtiss Hall Renovation - Phase 1; UNI - Bartlett Hall Renovation / Baker Hall Demolition

**Strategies and Policies for Optimal Utilization of Existing Campus Facilities**  
(adopted by Board of Regents, May 2006)

1. Institutions should be as thorough and innovative as possible in their allocation and reallocation of space within their existing physical plants.
2. Each university should adopt general principles, consistent with the Board's and each university's strategic plan, regarding space assignment and scheduling of classes and should so inform the campus community. Each university should also ensure that its policies and procedures regarding space are consistent with these principles.
3. The universities should use their appropriate campus committees to stimulate discussions on improving the utilization of campus space and facilities, and to provide recommendations to the university administration.
4. Space planning should continue to be an institutional responsibility and be part of comprehensive long range campus planning, which includes an analysis of the quality, quantity and location of the space.
5. Requests for new space should continue to be documented and justified on a functional need basis with a demonstration that the identified program need cannot be met more economically through more efficient use of existing space or renovation, consistent with the Board's previous adoption of the capital project evaluation criteria.
6. Each university should review its existing utilization data when planning for new or renovated space; to the greatest extent possible, objective measures should be used to determine space needs. These objective measures could include benchmarking data or objective models, supplemented by further analyses and specialized studies.
7. Each university should consider development of policies regarding office space for part-time employees, including adjunct faculty, graduate students and emeritus faculty.
8. Each university should keep and utilize for each new construction or renovation project guidelines for the size of offices.
9. Each institution should submit with its request to lease space in the general vicinity of the main campus, an explanation of the spaces on campus examined and found unsuitable.
10. Classrooms, class laboratories and other facilities should be designed and scheduled for optimal utilization given program needs and student expectations.
11. The universities should strive to design efficient facilities, providing for as much usable (net) square footage as reasonably possible within the gross square footage and program goals of the building.
12. For those facilities thought to be obsolete, the institutions should assess their buildings' physical condition, contribution to the university's heritage, adaptability to being efficiently renovated and reused, and viability of reuse versus replacement; based upon this assessment, each university should determine whether it is prudent to retain each of its obsolete structures.