

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Governance Report on Deferred Maintenance
Date: November 6, 2000

Recommended Actions:

1. Receive the governance report on deferred maintenance.
2. Encourage the institutions to continue to correct identified deficiencies within the limits of available resources.
3. Request that the University of Northern Iowa include with submittal of its FY 2002 operating budget for Board approval (in May – July 2001), a plan for considering the amount of general funds allocated to the line item, "building repairs."

Executive Summary:

The Regent Procedural Guide (§ 9.15) requires an annual governance report on deferred maintenance to be submitted to the Board in November of each year. This report includes information on the deferred maintenance backlog and expenditures which are performance indicators that the Board has selected to measure progress toward its strategic plan. This indicator relates directly to the Board's Strategic Plan, Key Result Area 4 – provide effective stewardship of the institutions' resources. (Action Steps 1.2.1.6 and 4.3.3.1- capital needs and funding) Correction of deferred maintenance is also addressed directly or indirectly in each institution's strategic plan.

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. 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: 1) normal maintenance, including planned and preventive maintenance, and 2) 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.

Reduction of deferred maintenance has been a high priority of the Board of Regents for a number of years. The estimated amount of deferred maintenance in general fund facilities and utilities, as identified by the institutions but not through a complete facilities audit, is \$153.6 million. This amount includes individual projects (\$101.8 million) and deferred maintenance components of major renovation and utility projects on the Board's Five-Year Capital Plan (\$51.8 million). It does not include deferred maintenance to be corrected by FY 2001 projects or the deferred maintenance components of on-going renovation projects.

The Five-Year Capital Plan (FY 2002 – FY 2006) for state funds approved by the Board in September 2000 includes \$16.9 million to address deferred maintenance needs. In total, if the major renovations and utilities projects on the Board's Five-Year Plan were funded, \$68.7 million in deferred maintenance would be corrected.

During recent years, the institutions have made major efforts to correct deferred maintenance. From FY 1993 through FY 2000, deferred maintenance projects totaling \$92.0 million were completed by the Regent institutions in general fund buildings and utilities. This amount includes projects totaling \$17.1 million completed in FY 2000. Projects planned for or which will continue into FY 2001 total \$14.3 million. During the same period of time, renovation projects have corrected significant amounts of deferred maintenance, as outlined on Table 1 (page 13).

Deferred maintenance continues even though significant sums of money have been expended to reduce it. Adequate funding in the operating budgets for building renewal is a critical factor in reducing current deferred maintenance and minimizing future deferred maintenance. FY 2001 general fund building repair budgets range from .39% to .78% of the replacement value of the facilities; the goal is to have the budgets equal 1% of the replacement value. This compares to a range of .34% to .78% in the original FY 2000 budgets and actual FY 2000 expenditures ranging from .37% to 1.07%. The University of Iowa reduced its FY 2001 building renewal budget by approximately \$1.0 million from the original FY 2000 budget to address, in part, its shortfall in appropriations. (See Table 4, page 16.)

The institutions will fall further behind in correcting deferred maintenance if funds are not reallocated for this purpose, or if additional operating or capital funds are not appropriated. While development of internal budgets requires that resources

be allocated among competing priorities, there needs to be an appropriate balance so that one priority does not become short-changed.

By a number of measures, it appears that the University of Northern Iowa is falling behind with its building repair budgets and expenditures. From FY 1993 – FY 2000, its increase in building repair expenditures was 38.3%. This compares to a weighted average for all Regent institutions of 94.3%. (See Table 3, page 15.)

In the mid 1990s, the University of Northern Iowa's general fund building repair budget represented less than .20% of the replacement value of the facilities. By FY 1998 the budgeted amount had increased to .46% of the replacement value and \$.80 per gross square foot. The comparable figures for FY 2001 are .39% and \$.74 per gross square foot. The FY 2001 weighted averages for all Regent institutions are .65% and \$1.11, respectively. National studies have shown that building repair funds should equal, at a minimum, 1% of the replacement value.

Background:

The first deferred maintenance report was presented to the Board at its December 1988 meeting. Reports have been made on an annual basis since that time.

This report focuses on the correction of deferred maintenance items in general fund facilities and utility systems. Deferred maintenance in the university residence systems is addressed in that governance report presented to the Board in March of each year.

The largest percentage of higher education infrastructure (buildings, utility systems, roads, sidewalks etc.) in the United States as well as Iowa was built during the 1960s and 1970s. These facilities are aging and many of their component systems have reached the end of their design life or have become obsolete.

Deferred maintenance in higher education is a national problem and is partially the result of this building boom. A 1997 study by the Association of Higher Education Facilities Officers, the National Association of College and University Business Officers, and Sallie Mae estimated \$26 billion in total costs to eliminate accumulated deferred maintenance in American higher education. Urgent needs were estimated at \$5.7 billion.

The Regent institutions have made major efforts to correct deferred maintenance over the last several years and have received significant state assistance, with funding from proceeds of the sales of Academic Building Revenue Bonds,

operating budget building renewal (repair) funds, capital appropriations, and other funds. Table 1 provides a summary of the funding sources.

Since data were collected beginning with FY 1993, deferred maintenance projects totaling \$92.0 million have been completed at the Regent institutions. During the same period of time, renovation projects totaling more than \$52.0 million corrected significant amounts of deferred maintenance. (Table 1).

For FY 2001, \$14.3 million in deferred maintenance projects are planned or will continue. In addition, ongoing renovation projects will also correct a significant amount of deferred maintenance.

Analysis:

This section examines A) Amount of Deferred Maintenance, B) Type of Deferred Maintenance, and C) Current and Future Funding to Correct Deferred Maintenance.

A. Amount of Deferred Maintenance

This year, the universities used a consistent format to report deferred maintenance. This tabular design takes the prior year listing of projects, deducts those accomplished during the prior year, and adds newly identified ones. This adjusted list forms the base for the current fiscal year. It is categorized into work to be accomplished in the current year, work included in on-going renovation projects, and deferred maintenance projects which would be incorporated into the major renovation projects included on the Board approved Five-Year Capital Plan (FY 2002 – FY 2006) for state funding. This mechanism will provide a systematic method for reporting deferred maintenance projects and will permit progress to be tracked from year to year.

The following table summarizes institutional estimates of deferred maintenance in general fund buildings and utility systems as of Fall 2000; work to be undertaken in FY 2001 or as part of major renovations is not included in the estimates:

**Deferred Maintenance*
Fall 2000**

(\$ Thousands)

	<u>SUI</u>	<u>ISU</u>	<u>UNI</u>	<u>ISD</u>	<u>IBSSS</u>	<u>Total</u>
Buildings**	\$17,195.7	\$37,333.1	\$16,964.0	\$1,485.0	\$1,085.0	\$74,062.8
Utilities	<u>8,104.0</u>	<u>12,168.0</u>	<u>7,086.0</u>	<u>340.0</u>	<u>50.0</u>	<u>27,748.0</u>
Total	\$25,299.7	\$49,501.1	\$24,050.0	\$1,825.0	\$1,135.0	\$101,810.8

*Does not include deferred maintenance projects planned for FY 2001, or projects incorporated into major renovation projects included in the Board's Five-Year Capital Program, FY2002 - FY 2006, or on-going renovation projects.

**Includes site work.

For the second year, the institutions have reported the deferred maintenance projects which would be incorporated into the renovation projects included in the Board's Five-Year Capital Program (FY 2002 – FY 2006) for state appropriations. The following table summarizes the reported information:

**Deferred Maintenance
(Incorporated into Major Projects in Board's Five-Year Program)*
Fall 2000**

(\$ Thousands)

	<u>SUI</u>	<u>ISU***</u>	<u>UNI</u>	<u>ISD</u>	<u>IBSSS</u>	<u>Total</u>
Buildings**	\$10,940.3	\$8,444.2	\$6,865.0	\$0.0	\$0.0	\$26,249.5
Utilities	<u>0.0</u>	<u>0.0</u>	<u>25,519.0</u>	<u>0.0</u>	<u>0.0</u>	<u>25,519.0</u>
Total	\$10,940.3	\$8,444.2	\$32,384.0	\$0.0	\$0.0	\$51,768.5

*Five-Year Capital Program for State Funding, FY 2002 – FY 2006.

**Includes site work.

***The University has excluded Morrill Hall from its report due to its unique situation. The building is in such a state of disrepair that it cannot be occupied. Due to its condition and the historical nature of the building, the replacement costs for the building far exceed any deferred maintenance assessment that might be made.

Some of the renovation projects on the Board's Five-Year Plan with significant amounts of deferred maintenance included within them are:

<u>Institution</u>	<u>Project</u>
SUI	Art Building, Phase 2
SUI	Chemistry Building – East Wing Renovation
SUI	Macbride Hall Remodeling
SUI	Seashore Hall Remodeling
ISU	LeBaron Hall – Systems Upgrade
ISU	Coover Hall
ISU	Gilman Hall – Phase IV
ISU	Family and Consumer Sciences – Phase 1
UNI	Steam Distribution System Replacement, Phase 1
UNI	Innovative Teaching Center (East Gym Renovation)
UNI	Science Buildings Renovation
UNI	Price Laboratory School Renovation

The following table summarizes the total deferred maintenance reported by the institutions, including individual projects and components of major renovations on the Board's Five-Year Capital Program. (Dollar amounts for projects to be undertaken in FY 2001 and the deferred maintenance components of on-going renovation projects are not included.) These dollar amounts are institutional estimates and were not developed through a detailed, comprehensive facilities audit. Accordingly, caution is advised in making comparisons from one institution to another regarding the amount of deferred maintenance.

Total Deferred Maintenance
Fall 2000
(\$ Thousands)

	<u>SUI</u>	<u>ISU</u>	<u>UNI</u>	<u>ISD</u>	<u>IBSSS</u>	<u>Total</u>
Buildings*	\$28,136.0	\$45,777.3	\$23,829.0	\$1,485.0	\$1,085.0	\$100,312.3
Utilities	<u>8,104.0</u>	<u>12,168.0</u>	<u>32,605.0</u>	<u>340.0</u>	<u>50.0</u>	<u>53,267.0</u>
Total	\$36,240.0	\$57,945.3	\$56,434.0	\$1,825.0	\$1,135.0	\$153,579.3

*Includes site work.

The table on the following page compares the total deferred maintenance reported in Fall 1999 with the amount reported this Fall. Components of on-going renovation projects and items to be undertaken during the current year are excluded.

Total Deferred Maintenance*
Buildings and Utilities
Fall 1999 Compared to Fall 2000
(\$ Thousands)

	<u>Fall 1999</u> <u>(FY 2000)</u>	<u>Fall 2000</u> <u>(FY 2001)</u>	<u>Difference</u>
SUI	\$30,872.8	\$36,240.0	\$ 5,367.2
ISU	69,361.2	57,945.3	(11,415.9)
UNI	53,364.0	56,434.0	3,070.0
ISD	2,113.0	1,825.0	(288.0)
IBSSS	<u>1,131.0</u>	<u>1,135.0</u>	<u>4.0</u>
Total	\$156,842.0	\$153,579.3	(\$3,262.7)

*Excludes work planned to be undertaken during identified year and work in on-going renovation projects including SUI – Engineering Modernization and Biological Sciences Replacement, Phase 2; ISU – Beardshear Hall Renovation and Pearson Hall Renovation (approved, with no state funds requested), and UNI – Lang Hall Renovation.

Since there are significant differences in the amount of deferred maintenance reported for the utility systems, the following table compares only the deferred maintenance associated with buildings over the same two year period.

Total Building Deferred Maintenance*
Fall 1999 Compared to Fall 2000
(\$ Thousands)

	<u>Fall 1999</u> <u>(FY 2000)</u>	<u>Fall 2000</u> <u>(FY 2001)</u>	<u>Difference</u>
SUI	\$25,798.8	\$28,136.0	\$ 2,337.2
ISU	56,251.2	45,777.3	(10,473.9)
UNI	22,016.0	23,829.0	1,813.0
ISD	1,808.0	1,485.0	(323.0)
IBSSS	<u>1,086.0</u>	<u>1,085.0</u>	<u>(1.0)</u>
Total	\$106,960.0	\$100,312.3	(\$6,647.7)

*Excludes work planned to be undertaken during identified year and work in on-going renovation projects including SUI – Engineering Modernization and Biological Sciences Replacement, Phase 2; ISU – Beardshear Hall Renovation and Pearson Hall Renovation (approved, but no state funds requested), and UNI – Lang Hall Renovation.

Caution is given in looking at year to year comparisons for Iowa State University, as its report has been completely revised from those of prior years. The changes being reported from prior years are primarily the result of a better reporting method. While there has been an increase in the total amount of deferred maintenance attributable to individual projects, the calculation of the amount of deferred maintenance included in the major renovation projects in the Board's Five-Year Capital Plan has declined.

Other changes in the amount of deferred maintenance from Fall 1999 to Fall 2000 which should be highlighted include the following:

- The University of Iowa has shown a slight increase in the amount of building deferred maintenance. FY 2001 work is estimated to total \$4.9 million (including the components of on-going renovation projects), but a total of \$6.7 million was added to the list. (The remainder of the difference is due to inflationary adjustments and project deletions.) The additional items have been added due to the continuing age of the facilities and the refinement of internal building assessments which are being carried out on an ongoing basis. Two of the more significant items added this year are: Bowen Science Building – Heating, Ventilating and Air Conditioning Repairs (\$2 million) and Fieldhouse – Building Envelope (\$1.8 million).
- The increase for the University of Northern Iowa results from the projects being added to list costing more than the cost of the items accomplished. Major additions to the list include \$1.5 million for various deferred maintenance items at the Schindler Education Center, \$369,000 in items at the Power Plant, and \$242,600 for the Physical Education Center – Building Envelope.
- Iowa School for the Deaf reports a slight decrease in the amount of deferred maintenance. A number of projects on prior lists have been accomplished or are in the process of being undertaken, including replacement of Power Plant boilers and the Giangreco Hall steps. Replacement of the loop water system will occur in FY 2001, funded with a capital appropriation.
- The amount of deferred maintenance at the Iowa Braille and Sight Saving School has remained constant. As projects have been completed, new ones have been added to the list.

Comparisons of dollar amounts sometimes obscure progress that is being made in addressing deferred maintenance on the campuses.

- The University of Iowa Health Sciences Campus Master Plan will provide new research and teaching facilities and will eliminate or remove substantial deferred maintenance problems in the Steindler Building, Bowen Science Building, Medical Education Building and Westlawn. The University estimates these benefits at \$840,000.
- The recent construction of the University Services Building eliminated imminent maintenance problems in Eastlawn, the Facilities Services Building and a number of minor structures. Had Eastlawn not been sold to the City of Iowa City, it was estimated that remodeling of the facility including deferred maintenance, fire and environmental safety, accessibility and general renovation would have exceeded \$2.5 million.

B. Type of Deferred Maintenance

Table 2 summarizes Fall 2000 deferred maintenance by type of project.

As reported by institutional officials, heating, ventilating and air conditioning (HVAC) work is the largest single need. Excluding work to be undertaken in FY 2001, the institutions have estimated that HVAC modifications should be undertaken in 147 buildings (Iowa State University counts each building addition as a separate building) at an estimated cost of \$21.2 million. This reporting of needed expenditures for HVAC work is consistent with expectations since the systems included in buildings constructed in the late 1960's and early 1970's have or are reaching the end of their useful lives.

Corrective action to building roofs and envelopes helps ensure the integrity of the buildings and helps minimize damage to the interiors. The number of buildings with building envelopes needing work is estimated at 140 at a cost of \$16.7 million. The estimated cost of roof work is \$10.7 million. This amount is less than work needed for windows (\$14.4 million), electrical (\$14.2 million) and interior (\$14.1 million).

C. Current and Future Funding to Correct Deferred Maintenance

The amount of deferred maintenance would have grown at a much more rapid rate if the institutions had not increased their building repair expenditures over the last few years, consistent with the Board's emphasis in making this area a priority. General fund building repair expenditures increased from \$10.5 million in FY 1993 to \$20.3 million in FY 2000, an increase of \$9.8 million or 94%; the sum of \$17.5 million is budgeted for FY 2001. (See Table 3, page 15.) Internal reallocations provided a significant portion of the increased funds and appropriations added \$1.2 million between FY 1995 and FY 2000.

While the Regent increase was 94%, increases vary widely among the institutions, as noted in the following table:

<u>Institution</u>	Percent Change FY 1993 – FY 2000
	<u>General University, General Fund Building Repair Expenditures</u>
SUI	149.4%
ISU	70.9%
UNI	38.3%
ISD	123.0%
IBSSS	346.7%

While building repair budgets have increased, funding is still not sufficient. Adequate annual funding of building repair and routine maintenance is needed to avoid further deterioration of buildings and to continue the reduction in the backlog of identified projects.

According to studies published by the Society for College and University Planning, the National Association of College and University Business Officers and the Association of Higher Education Facilities Officers, building repair funds should equal, at a minimum, 1% of the replacement value of campus facilities. FY 2001 general fund building repair budgets of the Regent institutions are approximately 0.65% of the replacement value of general fund buildings, with the budgets at the University of Northern Iowa and Iowa Braille and Sight Saving School being less than 0.5% of the replacement value. (Table 4, page 16)

Table 4 also provides an analysis of FY 2000 building repair budgets and expenditures and FY 2001 building repair budgets. All of the institutions, except the University of Northern Iowa, spent more in FY 2000 on building repair than had been budgeted. The University of Northern Iowa spent approximately \$231,000 less (-11.3%) than had been budgeted. This reduced building repair

expenditure represents .37% of the replacement value of the University's general fund buildings.

Iowa State University and the two special schools have increased their FY 2001 building repair budgets above the amounts budgeted for FY 2000. (See Table 4). The University of Northern Iowa's FY 2001 building repair budget is equal to the FY 2000 budget. The University of Iowa has reduced its FY 2001 building repair budget by approximately \$1.0 million from its FY 2000 budget to address the shortfall in appropriated funds.

The University of Northern Iowa has not increased its building repair budget (\$2,050,000) since FY 1999. At that time, the amount was increased by \$50,000. The prior increase was in FY 1998 when the budgeted amount increased by \$150,000 to \$2,000,000. Since FY 1998, the replacement value of the University's general fund buildings has increased by more than \$89.0 million and the square footage has increased by more than 260,000 gross square feet. The net effect of these changes is a reduction in the funds available, as shown in the following table.

Fiscal Year	Building Repair Budget (BRB)	Replacement Value (RV)	BRB as % of RV	Gross Square Feet (GSF)	BRB per GSF
1994	\$ 550,000	\$353,101,000	.16%	2,306,139	\$.24
1995	800,000	363,824,000	.22%	2,332,864	.34
1996	850,000	396,156,000	.21%	2,403,184	.35
1997	1,850,000	417,975,000	.44%	2,478,464	.75
1998	2,000,000	436,203,000	.46%	2,509,974	.80
1999	2,050,000	472,751,000	.43%	2,656,178	.77
2000	2,050,000	486,994,000	.42%	2,656,178	.77
2001	2,050,000	525,251,000	.39%	2,774,200	.74

While not reflected in the table above, the University of Northern Iowa also expends building repair funds for utility improvements since it does not operate a utility enterprise system. Of the \$3.9 million in deferred maintenance projects completed in FY 2000, \$155,500 were for utilities, funded with building repair funds.

The Regent institutions did not receive state funding for health insurance increases for FY 2001. To meet unfunded health insurance costs, the University of Northern Iowa has proposed the postponement of building repair projects, as noted in the October Legislative Report to the Board. In that report, the University indicated that unless other alternatives are identified, non-emergency building repair projects would be postponed, and the number of pending deferred

maintenance projects would increase. Only immediate emergency repairs would be performed.

As noted in prior deferred maintenance governance reports, capital asset renewal is one of the greatest challenges facing American higher education because facilities help ensure quality academic programs and the ability to attract and retain faculty and students.

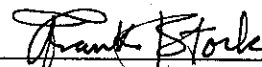
The institutions will fall further behind in correcting deferred maintenance if operating funds are not appropriated, if operating funds are not reallocated for this purpose, or if additional capital funds are not appropriated. The Board's FY 2002 capital budget request includes \$3.8 million for deferred maintenance and the Five-Year Capital Program (FY 2002 – FY 2006) amount totals \$16.9 million. As detailed earlier in this report, the correction of deferred maintenance items totaling approximately \$51.8 million will be incorporated into major renovation projects included in the Regent approved Five-Year Program (FY 2002 – FY 2006) if state funding is received.

While the focus of the above discussion has been on building repair (renewal funds) which are used to replace building components as well as deferred maintenance and fire safety projects, adequate funding of regular maintenance is also needed as it can significantly extend the useful lives of facilities and their components. Insufficient funding for these components and institutional decisions regarding the allocation of available resources can increase the amount of deferred maintenance.

If routine maintenance is not properly funded, the useful life of a component is shortened and the need for capital renewal funding is even greater. If capital renewal funding is not available, the lack of replacement can cause further damage; i.e. a leaking, beyond repair roof can cause damage to the interior. However, no level of maintenance can indefinitely extend the life of roofs, windows, mechanical systems and other building and utility systems.



Joan Racki

Approved: 

Frank J. Stork

TABLE 1
BOARD OF REGENTS, STATE OF IOWA FY 1993 - FY 2001
GENERAL FUND BUILDING AND UTILITY DEFERRED MAINTENANCE PROJECTS AND
RENOVATION PROJECTS WHICH INCLUDE CORRECTION OF DEFERRED MAINTENANCE
(\$ thousands)

	<u>SUI</u>	<u>ISU</u>	<u>UNI</u>	<u>ISD</u>	<u>IBSSS</u>	<u>Total</u>
Deferred Maintenance Projects:						
Completed Projects:						
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	<u>6,375.4</u>	<u>5,522.2</u>	<u>3,859.1</u>	<u>758.0</u>	<u>595.1</u>	<u>17,109.8</u>
Subtotal	\$ 36,586.7	\$ 33,064.5	\$ 18,566.1	\$ 2,553.1	\$ 1,224.6	\$ 91,995.0
Projects Planned for or Continued in FY 2001	\$ 3,587.0	\$ 5,702.2	\$ 4,360.7	\$ 355.0	\$ 315.0	\$ 14,319.9
Total	\$ 40,173.7	\$ 38,766.7	\$ 22,926.8	\$ 2,908.1	\$ 1,539.6	\$ 106,314.9
FY 1993 - FY 2000 Renovation Projects Which Include						
Correction of Significant Amounts of Deferred Maintenance**	\$ 23,091.6	\$ 20,695.1	\$ 8,651.0			\$ 52,437.7
Renovation Projects Planned or Continued for FY 2001 with						
Correction of Significant Amounts of Deferred Maintenance**	\$ 31,790.0	\$ 19,463.2	\$ 13,500.0			\$ 64,753.2
GRAND TOTAL	\$ 95,055.3	\$ 78,925.0	\$ 45,077.8	\$ 2,908.1	\$ 1,539.6	\$ 223,505.8
Total - By Source of Funds						
Building Renewal/Building Maintenance/General University	\$ 19,566.7	\$ 23,862.5	\$ 17,090.7	\$ 1,303.1	\$ 810.3	\$ 62,633.3
Building Renewal/Academic Building Revenue Bonds	340.0		83.5			423.5
Income from Treasurer's Temporary Investments (TTI)	9,152.3	9,861.9	992.0			20,006.2
Gifts, Grants	2,580.7	6,125.9				8,706.6
Utility Renewal and Replacement	12,276.1	6,979.7				19,255.8
Academic Building Revenue Bonds; Project Notes	11,346.3	11,862.2	9,998.6			33,207.1
Capital and Special Appropriations	25,640.0	13,005.5	14,802.7	950.0	591.5	54,989.7
Agriculture Experiment Station & Cooperative Extension		877.5				877.5
Facilities Overhead Use Allowance	1,679.0	982.5				2,661.5
College of Medicine Earnings, Gifts / Treasurer's Temp. Investment	4,114.3					4,114.3
Other (includes unspecified combination of above fund sources)	<u>8,359.9</u>	<u>5,367.3</u>	<u>2,110.3</u>	<u>655.0</u>	<u>137.8</u>	<u>16,630.3</u>
GRAND TOTAL - INDIVIDUAL DEFERRED MAINTENANCE ITEMS	\$ 95,055.3	\$ 78,925.0	\$ 45,077.8	\$ 2,908.1	\$ 1,539.6	\$ 223,505.8
AND RENOVATION COSTS						

Notes:

*SUI - includes projects approved and funded for FY 93 - FY 98; for FY 1993 also includes projects completed with Academic Building Revenue Bonds.

**Renovation projects include SUI - Gilmore Hall, Schaeffer Hall, Phillips Hall, Bowen Science Building Microbiology, Medical Education Building, Hancher Auditorium, Engineering Building, Biological Sciences, Phase 2, Hydraulics Laboratory Modernization; ISU - Catt Hall, Laboratory of Mechanics, Gilman Hall and Gilman Hall Systems Upgrade, State Gym, Beardshear Hall, and Pearson Hall. UNI - Seerley, Wright and Lang Halls, and Commons.

Table 2
BOARD OF REGENTS, STATE OF IOWA
CATEGORIZATION OF GENERAL FUND BUILDING DEFERRED MAINTENANCE BY TYPE OF PROJECT*
As of Fall, 2000
(\$ thousands)

Category	SUI		ISU		UNI		ISD		IBSSS		Total	
	# Blgs	\$	# Blgs**	\$	# Blgs	\$	# Blgs	\$	# Blgs	\$	# Blgs	\$
Building Envelope	10	\$ 4,298.2	100	\$ 8,746.4	18	\$ 3,067.0	4	\$ 385.0	8	\$ 175.0	140	\$ 16,671.6
HVAC	15	6,766.9	95	6,064.3	25	7,369.0	6	760.0	6	210.0	147	21,170.2
Roofs	10	2,000.6	88	7,174.9	7	1,398.0	2	80.0	1	30.0	108	10,683.5
Site Work				614.9	10	1,302.0		40.0		235.0	10	2,191.9
Windows	12	4,740.5	95	8,512.0	3	1,133.0			1	5.0	111	14,390.5
Plumbing	14	1,469.0	83	2,473.4	5	272.0			3	45.0	105	4,259.4
Electrical	16	2,804.7	97	5,627.4	12	5,476.0		160.0	5	90.0	130	14,158.1
Interior	17	3,933.0	100	6,564.0	14	3,247.0	1	60.0	6	295.0	138	14,099.0
Elevator	4	361.0									4	361.0
Exterior Accessories	7	631.3									7	631.3
Controls & Safety	13	1,130.8			7	565.0					20	1,695.8
Total		\$28,136.0		\$45,777.3		\$23,829.0		\$1,485.0		\$1,085.0		\$100,312.3

* Excludes projects in process or projects scheduled to begin during FY 2001, including major renovations.
Includes deferred maintenance to be incorporated into major renovations included in the Board's Five-Year Capital Program, FY 2002 - FY 2006.
** Each building addition listed as a separate building.

TABLE 3
BOARD OF REGENTS, STATE OF IOWA

OPERATING BUDGET GENERAL FUND BUILDING REPAIR EXPENDITURES

General University	FY 1993	FY 1994	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001 ¹	Percent Change FY 93 - FY 00	Percent Change FY 93 - FY 01
	SUI	\$ 3,356,426	\$ 3,902,015	\$ 4,579,894	\$ 5,200,910	\$ 5,302,914	\$ 6,467,637	\$ 7,646,032	\$ 8,369,604	\$ 6,724,128	149.4%
ISU	5,458,582	4,991,869	6,159,403	6,120,634	6,762,871	6,923,336	6,690,286	9,328,081	8,123,996	70.9%	48.8%
UNI	1,315,056	3,473,110	2,473,399	2,563,818	2,249,963	3,432,210	2,282,012	1,819,021	2,050,000	38.3%	55.9%
ISD	286,814	392,161	307,219	412,919	415,959	450,899	362,190	639,727	449,994	123.0%	56.9%
IBSSS	34,682	72,001	71,707	104,880	82,404	45,712	227,818	154,926	162,257	346.7%	367.8%
Total	\$ 10,451,560	\$ 12,771,156	\$ 13,591,622	\$ 14,403,161	\$ 14,814,111	\$ 17,319,794	\$ 17,208,338	\$ 20,311,359	\$ 17,510,375	94.3%	67.5%

¹ Budgeted

TABLE 4
BOARD OF REGENTS, STATE OF IOWA

FY 2000 General University Building Repair Budgets as Percent of Replacement Value

<u>Institution</u>	<u>FY 2000 Replacement Value - General Fund</u>	<u>FY 2000 Original Budget</u>	<u>Building Repair Budget as % of Replacement Value</u>
SUI	\$ 988,168,000	\$ 7,748,028	0.78%
ISU	978,398,000	7,450,092	0.76%
UNI	486,994,000	2,050,000	0.42%
ISD	59,892,000	449,000	0.75%
IBSSS	<u>31,997,000</u>	<u>110,257</u>	<u>0.34%</u>
Total	\$ 2,545,449,000	\$ 17,807,377	0.70%

FY 2000 General University Building Repair Expenditures as Percent of Replacement Value

<u>Institution</u>	<u>FY 2000 Replacement Value - General Fund</u>	<u>FY 2000 Expenditures</u>	<u>Building Repair Expenditures as % of Replacement Value</u>
SUI	\$ 988,168,000	\$ 8,369,604	0.85%
ISU	978,398,000	9,328,081	0.95%
UNI	486,994,000	1,819,021	0.37%
ISD	59,892,000	639,727	1.07%
IBSSS	<u>31,997,000</u>	<u>154,926</u>	<u>0.48%</u>
Total	\$ 2,545,449,000	\$ 20,311,359	0.80%

FY 2001 General University Building Repair Budgets as Percent of Replacement Value

<u>Institution</u>	<u>FY 2001 Replacement Value - General Fund</u>	<u>FY 2001 Budget</u>	<u>Building Repair Budget as % of Replacement Value</u>
SUI	\$ 1,036,300,000	\$ 6,724,128	0.65%
ISU	1,048,245,000	8,123,996	0.78%
UNI	525,251,000	2,050,000	0.39%
ISD	62,288,000	449,994	0.72%
IBSSS	<u>33,277,000</u>	<u>162,257</u>	<u>0.49%</u>
Total	\$ 2,705,361,000	\$ 17,510,375	0.65%

TABLE 5
BOARD OF REGENTS, STATE OF IOWA

**FY 2000 General University Building Repair Budgets
per Gross Square Foot**

<u>Institution</u>	<u>FY 2000 Original Budget</u>	<u>FY 2000 General Fund GSF*</u>	<u>Budgeted \$/ GSF*</u>
SUI	\$ 7,748,028	6,084,339	\$ 1.27
ISU	7,450,092	6,110,153	1.22
UNI	2,050,000	2,656,178	0.77
ISD	449,000	342,426	1.31
IBSSS	<u>110,257</u>	<u>190,324</u>	<u>0.58</u>
Total	\$ 17,807,377	15,383,420	\$ 1.16

* GSF - Gross Square Feet

**FY 2000 General University Building Repair Expenditures
per Gross Square Foot**

<u>Institution</u>	<u>FY 2000 Expenditures</u>	<u>FY 2000 General Fund GSF*</u>	<u>Expended \$/ GSF*</u>
SUI	\$ 8,369,604	6,084,339	\$ 1.38
ISU	9,328,081	6,110,153	1.53
UNI	1,819,021	2,656,178	0.68
ISD	639,727	342,426	1.87
IBSSS	<u>154,926</u>	<u>190,324</u>	<u>0.81</u>
Total	\$ 20,311,359	15,383,420	\$ 1.32

* GSF - Gross Square Feet

**FY 2001 General University Building Repair Budgets
per Gross Square Foot**

<u>Institution</u>	<u>FY 2001 Budget</u>	<u>FY 2001 General Fund GSF*</u>	<u>Budgeted \$/ GSF*</u>
SUI	\$ 6,724,128	6,201,842	\$ 1.08
ISU	8,123,996	6,281,063	1.29
UNI	2,050,000	2,774,207	0.74
ISD	449,994	342,426	1.31
IBSSS	<u>162,257</u>	<u>190,324</u>	<u>0.85</u>
Total	\$ 17,510,375	15,789,862	\$ 1.11

* GSF - Gross Square Feet