

FACILITIES GOVERNANCE REPORT (FY 2018)

University of Northern Iowa

September 2018

Action Requested: Receive the Facilities Governance Report.

**Annual Facilities Governance Report
University of Northern Iowa**

September 2018

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University of Northern Iowa

September 2018

1. Regent Facilities: Acreage and Space Information

Campus Acreage

Institution	On-Campus Acreage	Off-Campus Acreage
UNI	808.07	0

In the past year, UNI has sold .41 acres to the City of Cedar Falls for sanitary sewer improvements. This decreased the total on-campus acreage from 808.48 to 808.07.

a. Gross Square Footage (GSF) by Year of Construction – All Facilities

Years	All Facilities: GSF of Initial Construction	Replacement Cost*
Pre- 1930	531,766	\$224,206,919
1931-1950	252,236	\$84,474,524
1951-1960	148,971	\$44,753,544
1961-1970	1,321,937	\$464,567,986
1971-1980	923,211	\$371,682,983
1981-1990	248,553	\$130,613,149
1991-2000	555,563	\$206,761,621
2001–2010	431,050	\$58,598,455
2011- present	468,049	\$99,476,245
Total	4,881,336	\$1,685,135,426

Years	General Fund Facilities: GSF of Initial Construction	Replacement Cost*
Pre- 1930	531,766	\$224,206,919
1931-1950	122,466	\$48,245,409
1951-1960	36,667	\$14,801,956
1961-1970	490,856	\$217,241,691
1971-1980	441,207	\$210,003,510
1981-1990	217,071	\$117,952,623
1991-2000	452,550	\$179,287,969
2001–2010	205,355	\$87,871,179
2011- present	44,901	\$20,462,377
Total	2,542,839	\$1,120,073,633

Summary of Inventory Changes in FY 2018 for All Facilities

New Construction/Additions/Subtractions

Power Plant Renovations 610 GSF

University Book Store (Purchased) 42,566 GSF

Subtotal New Construction/Additions/Subtractions 43,176 GSF

Miscellaneous Net Adjustments/Recalculations 239 GSF

Total Inventory Changes 43,415 GSF

Summary of Inventory Changes in FY 2018 for General Fund Only

New Construction/Additions/Subtractions

Power Plant Renovations	<u>610 GSF</u>
Subtotal New Construction/Additions/Subtractions	610 GSF
Miscellaneous Net Adjustments/Recalculations	<u>250 GSF</u>
Total Inventory Changes	860 GSF

Gross Square Footage (GSF) and Facility Replacement Cost (FRC) by Year of Construction

The facility replacement cost (FRC) represents the total expenditure (in current dollars) required to replace a facility, inclusive of construction costs, design costs, project management costs and project administrative costs. The FRC does not include moveable equipment and furniture. The FRC of a new facility equals the total project cost of that facility, minus moveable equipment and furniture.

To calculate this value it has been agreed to assign the following values for types of construction.

Building Category	Value per GSF*
Academic Classrooms and Offices	\$418
Administrative Offices Only	\$351
Laboratory	\$499
Shop or Storage	\$297
Residence	\$267
Parking Garage	\$70
Library or Museum	\$389
Medical Clinic	\$445
Athletics, Recreation, or General Use	\$402
Campanile	\$3,118
Power Plant	\$1,507

*The values reflect a 5% inflationary factor for FY2018 over FY 2017

b. Capital Expenditures

Projects with Costs Exceeding \$250,000 – All Funds (\$ in millions)										
	FY 2014		FY 2015		FY 2016		FY 2017		FY 2018	
	# Proj	Exp.	# Proj	Exp.	# Proj	Exp.	# Proj	Exp	# Proj	Exp
SUI										
ISU										
UNI	29	\$13	23	\$6	23	\$25	24	\$38	31	\$11
Total										

c. Types and Usage of Space

Code	Classification	Net Assignable Sq. Ft. (NASF)	% of Total (excl. residential)	% of Total
000	Unclassified Facilities	13,455	.60	.43
100	Classroom Facilities	132,445	5.87	4.23
200	All Laboratory Facilities	264,072	11.70	8.44
210-225	Class and Open Labs and Service	218,003	9.66	6.97
250-255	Research / Nonclass Labs and Service	46,069	2.04	1.47
300	Office Facilities	502,205	22.25	16.06
400	Study Facilities	171,640	7.60	5.49
500	Special Use Facilities	452,429	20.04	14.47
600	General Use Facilities	407,358	18.05	13.02
700	Support Facilities	297,585	13.18	9.52
800	Health Care Facilities	16,029	.71	.51
	Subtotal	2,257,218	100.00	72.17
900	Residential Facilities	870,424	-----	27.83
	TOTAL NASF	3,127,642	100.00	100.00

Fall 2017 Classroom/Laboratory Data (Fall 2017 Data per Board Office)

	General Assignment Classrooms	Departmental Classrooms	Total Classrooms	Departmental Laboratories
Rooms:				
Number of Rooms	132	--	132	87
Average Room Periods Used per Week	26 hours	---	26 hours	15 hours
Stations:				
Number of Seats/Stations	6,712	--	6,712	3,339
Utilization of Stations when Room is Occupied	61.37%	---	61.37%	55.45%

The Office of the Registrar controls all general assignment classrooms on campus. Departments do not reserve general classrooms; therefore, figures for departmental classrooms are not reflected on this report.

Facilities Management, in conjunction with the Office of the Registrar, continues to evaluate classroom and laboratory space by way of a scheduled tour of campus each academic year. Rooms have been re-classified as a result. During spring of 2018 the University started the transition to EMS (event management system) as a campus-wide room scheduling system, with full implementation for fall of 2018. This system will allow efficient academic room scheduling and single-source room utilization for the campus. To prepare for this change, room data is being revisited and updated.

The Provost's Office and the Office of the Registrar has expanded the work based on the Ad Astra recommendations. To address issues of scheduling courses at non-standard teaching times (i.e. off-grid), more research was completed. It was found that the method for administering standard teaching times needed to be updated. A newly designed scheduling process in identifying standard teaching times was developed and was used in the scheduling of rooms for the Fall 2018 semester, resulting in a reduction in the number of sections scheduled outside of the standard teaching times from 318 to 2 requests. Besides the significant reduction in non-standard instruction times, efficiencies were gained through the reduction of special requests for variance and the subsequent reduction of paperwork and overall administrative time.

Regarding university-wide course demand analysis and limiting unneeded offerings; it was determined there are complex differences in course need and demand across the various degree programs, singular policies provide little support in terms of managing enrollments. This requires targets strategies that take into account the differing benchmarks against which enrollments are compared. Since the Ad Astra report, deans have increased their oversight and now work with department heads to manage this. Department heads are tasked with providing regular updates to deans on enrollment trends throughout the registration period. Courses that lag behind enrollment expectations for that course are addressed in a variety of ways which can include closing the class and distributing students to other courses, combining sections of the same course, and increasing marketing of the course.

For longer term solutions, deans are currently working with departments to review and streamline curricular offerings. The goal is to eliminate unneeded courses from the rotation so all offerings are adequately filled. This has already helped reduce unneeded courses which can be seen in the total section count over the past four years. The decline in sections has also led to an increase in the average class size from 25.5 to 27.9 since 2014.

Term	Section Count	Percent Decrease
Fall 14	1,943	
Fall 15	1,923	-1.0%
Fall 16	1,916	-0.4%
Fall 17	1,750	-8.7%
Total decrease over 4 years		-10.1%

The university is also developing a new process to continually review program vitality using key indicators including course enrollment, average class size, and credit hour production. The Program Vitality Committee was initiated as a joint effort between the Faculty Senate and administration and charged with using data in the Institutional Research database to review academic programs on an annual and ongoing basis. The goal is to realize the fullest potential and highest efficiency of our academic programs. The continuous analysis will help departments and deans in their curricular reviews and guide programs to greater efficiency in course offerings.

2. Optimal Utilization of Facilities

a. Optimal Utilization

Information provided is based on the University's data base as of June 1, 2018. In 2015, the University retained a consultant, Ayers Saint Gross of Washington, D.C., to update the space data base and verify utilization rates, numbers of rooms, numbers of stations and square footage calculations. The information in this report accurately reflects these changes and status of space on campus since the update.

The University of Northern Iowa has established Principles and Procedures for Space Assignment. These state that building space on campus is university space and is to be utilized for the maximum benefit of the entire University. Space is to be utilized so that it maximizes resources consistent with the University Strategic Plan.

The assignment of instructional space rests with the Registrar's Office. While the Registrar may assign priority use of classrooms and labs to individual units, the space remains University space, and the Registrar retains the authority to schedule the space when not otherwise in use.

Assignment of non-instructional space is made by the division vice president to whom the space is assigned. Principles for non-instructional space state that landscape open office concepts will be utilized as much as possible for administrative functions and for adjunct faculty, graduate students, and emeritus faculty space. Assignment of emeritus faculty office space is on a space available university-wide basis. The standard faculty office is 120 sq. ft.

The Facilities Planning Advisory Committee composed of members representing each University division, the Academic Affairs Council, the Council of Department Heads, the Faculty Senate, and the Northern Iowa Student Government consider capital project priorities and the

assignment of space and forward recommendations to the President's Executive Management Team.

The Facilities Management office works with the Registrar's Office on all major new and renovation projects to determine appropriate classroom and lab needs. Attention is given during planning to maximize usable space in facilities for a high net to gross square foot ratio. Energy use and sustainability are key planning elements in the facilities planning process.

b. Institutional Shared Policies and Procedures – Cooperation / Coordination among Institutions

The three Regents' universities continue to meet regularly to coordinate the use of standard construction contract documents and to share best practices across all areas of facility operations. Facilities planning, design, construction, operations and maintenance, building services, transportation, landscaping, grounds, energy management and power plant and utilities all have groups that collaborate. The emphasis on energy independence has been a special area of focus for the Regents' universities. Staff have developed common goals for energy conservation and have shared information on green cleaning supplies and vehicle use economies.

- On-going monitoring of state licensure requirements for staff including electricians, plumbers, HVAC techs, fire alarm system installers, elevator mechanics, etc. to assure applicability and compliance for all Regents' institutions.
- Continuing to collaborate on the merit system classification series to allow for staff development and career paths for facilities personnel.
- The universities continue to share service contracts for environmental testing, hazardous and universal waste disposal, electronic waste recycling and boiler water treatment.
- The universities continue to work together to develop an arc flash program for electricians and maintenance staff. UNI's Arc Flash Program labeling is complete.
- The universities continue to collaborate in writing vehicle specifications and coordinating vehicle purchases with DAS and IDOT.
- UNI collaborates with ISU and SUI to purchase cleaning chemicals through a contract with Supply Works.
- UNI, SUI, and ISU collaborate on a maintenance repair and operations contract (MRO) with Grainger. The company has a broad inventory of equipment and maintenance supply items utilized by the facilities staff.
- UNI and SUI collaborate on US Mail service, with UNI mail being processed through the SUI mail center.
- UNI collaborates with SUI and ISU for the purchase of office supplies through a contract with Office Depot.
- UNI, SUI, and ISU share the FASTER fleet management system providing motor pool reservations along with vehicle maintenance and fuel usage management.

The University of Northern Iowa continues its cooperation and sharing arrangements with the City of Cedar Falls and the Cedar Falls Community Schools. The City of Cedar Falls Park and Recreation Department and the Cedar Falls Community Schools are utilizing University fields for programs during 'off season' University periods of time. This arrangement has lowered overall development costs for the partners and increased overall utilization of facilities and recreation areas. A Wetland Demonstration Park has been developed on city property that is utilized by University recreation and academic programs. Additionally, UNI Athletics and Recreation, together with the City of Cedar Falls and Cedar Falls schools, collaborated to finance, design, and construct a new outdoor tennis complex on campus, which was completed in the Fall of 2017.

Campus environmental programs continue to be expanded including additional recycling in the residence halls and academic buildings. The University has switched over from traditional separation recycling to a single-stream recycling program simplifying the process and increasing our recycling diversion. Facilities Management and the Department of Residence have collaborated to compost pre-consumer vegetables, fruit waste and coffee grounds on campus. Additionally, all post-consumer food waste from the Redeker Center dining facility is composted, in effect tripling the compostable waste diversion. The University continues to collaborate with the City of Cedar Falls to maintain a recycling substation located on the University campus for both the University and the city's residents.

The University has expanded its sustainability programs through collaboration with campus entities. Building services has an initiative to reduce the use of traditional cleaning chemicals in an effort to provide an overall healthier campus environment. The group has installed a water-based cleaning system in all major buildings on campus that use aqueous ozone water in place of traditional cleaning chemicals, reducing the exposure to chemicals as well as reducing packaging waste.

- The Princeton Review listed UNI as one of 24 schools on its Green Honor Roll.
- UNI has partnered with Black Hawk County Soil and Water Conservation Service, the Dry Run Creek Watershed Management Plan Advisory Group, and UNI Conservation Corps to provide educational and outreach opportunities to students studying stream geomorphology and watershed management. Student projects benefited area neighbors with the installation of residential rain gardens. Geomorphology class projects will benefit UNI Facilities Management for the management and planning for future campus stream bank stabilization projects.
- UNI continues to seek opportunities to design for storm water best management practices (BMP) whenever there is construction on campus. Correspondingly this allows UNI to pursue state grants aimed at storm water quantity and quality initiatives. The Southwest Campus Storm water project constructed a nutrient reduction wetland BMP which diverts and cleanses storm runoff in a pond-like site amenity. The project gained major grant funding from the state for the storm water BMP.
- UNI continues its energy conservation efforts by institutionalizing temperature set points in buildings for the heating and cooling seasons and installing energy efficient lighting in selected facilities. UNI continues to expand the number of buildings set to unoccupied mode during the holiday season and spring break.
- UNI continues its conservation efforts to reduce the campus electrical peak load, and has reduced the current peak load to below FY 2000 levels.
- UNI continues to reduce total electrical, steam, domestic water and well water usage through system upgrades and efficiency efforts.
- UNI continues to benchmark building energy usage against its peers.
- UNI has continued to replace site lighting with efficient and long-lasting LED fixtures.
- UNI is self-performing commissioning mechanical and electrical systems for renovation projects.
- UNI has formed a team to recommission mechanical systems on existing buildings.
- UNI has installed fault detection and diagnostic software for mechanical systems in ten buildings.
- UNI Building Services has eliminated 80% of chemicals used in cleaning general fund buildings by installing activated water systems.

3. Fire and Environmental Safety (all campus buildings)

Latest Fire Marshal Inspection Report:

Attached to this report are the most recent inspection reports from the State Fire Marshal. These reports were provided to the University of Northern Iowa on February 8th, 2018, and reflect inspections occurring between January 18th - January 26th.

Process Used to Ensure Fire Safety Deficiencies are Included in Renovation Projects:

During the initial design phase of a renovation project the Office of Risk Management and Environmental Health & Safety (EHS) collaborates with Facilities Management to ensure that fire safety deficiencies are included within the project. During the renovation process EHS collaborates with Facilities Management, contractors and the State Fire Marshal's Office to ensure that fire safety deficiencies are addressed during the project. At the conclusion of a renovation project EHS participates in the final walk through to ensure all identified fire safety deficiencies have been addressed.

Renovation Projects which Include the Correction of Fire Safety Deficiencies (State Appropriations):

Schindler Education Center Renovation

a. Fire Safety Deficiencies

FIRE SAFETY DEFICIENCIES		
Additional Funding Needed to Correct Fire Safety Deficiencies Identified by External Entities¹		
General Fund Facilities		
(\$ Thousands)		
	<u>(Fall 2017)</u> <u>FY 2018</u>	<u>(Fall 2018)</u> <u>FY 2019</u>
SUI (including Oakdale)	\$	
UIHC	--	
ISU		
UNI	2,991.8	3,141.4
ISD	--	
IBSSS		
Total	\$2,991.8	\$3,141.4
¹ 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.		

b. Fire Safety Expenditures

Fire Safety Items Completed during FY 2018 in General Fund Facilities (all sources of funds)

Building	Project/Item	Source of Funds	Cost
Multiple Buildings	Fire Safety Repairs	Maintenance/BR	\$36,603
Multiple Buildings	Fire Alarm Testing	Maintenance	\$26,514
Multiple Buildings	Fire Sprinkler/Pump Testing	Maintenance/BR	\$31,631
Multiple Buildings	Fire Extinguisher Testing	Maintenance/BR	\$47,173
Multiple Buildings	Elevator Fire Safety Testing	Building Repair	\$6,716
Multiple Locations	Fire Hydrant Testing	Maintenance	\$5,202
3219 Hudson Road	Fire Alarm System Replacement & Sprinkler Update	Building Repair/ State Appropriations	\$47,000
Facilities Management	Fire Alarm System & Sprinkler Modifications	Building Repair/ State Appropriations	\$41,000
Industrial Technology Center	Fire Alarm Replacement	Building Repair	\$121,344
Strayer Wood Theatre	Fire Alarm Replacement	Building Repair/ State Appropriations	\$116,075
		Total	\$479,258

Fire Safety Items Planned for or Continued in FY2019 in General Fund Facilities (all sources of funds)

Building	Project/Item	Source of Funds	Cost
Multiple Buildings	Fire Safety Repairs	Maintenance/BR	\$17,900
Multiple Buildings	Fire Alarm Testing	Maintenance/BR	\$27,300
Multiple Buildings	Fire Sprinkler/Pump Testing	Maintenance/BR	\$48,300
Multiple Buildings	Fire Extinguisher Testing	Maintenance/BR	\$59,900
Multiple Buildings	Elevator Fire Safety Testing	Maintenance/BR	\$18,900
Multiple Locations	Fire Hydrant Testing	Maintenance	\$5,500
		Total	\$177,800

c. Environmental Safety

The University of Northern Iowa identifies and addresses environmental safety deficiencies through its Office of Risk Management and Environmental Health & Safety (EHS). EHS conducts regular inspections of the university's facilities, provides training to other university employees on how to safely identify environmental safety deficiencies and works with external entities inspecting the university campus for deficiencies, e.g. Iowa Department of Public Health, State Fire Marshal, or inspectors from the university's insurance program. EHS also works to promote a safety culture that encourages members of the campus community to report any suspected safety deficiency observed on campus.

Please find the following as it relates to specific hazards of interest:

Asbestos

The university has in place an Asbestos Management Plan that addresses any operation, including maintenance activities, involving the potential or actual disturbance of asbestos containing materials. This plan complies with all state and federal regulations, including those promulgated by Iowa OSHA, OSHA and the EPA.

Underground Storage Tanks

There are no underground storage tanks on the UNI campus.

Polychlorinated Biphenyls

There are no pieces of large equipment containing Polychlorinated Biphenyls on the UNI campus.

Environmental Safety Items* Completed during FY 2018 in General Fund Facilities (all sources of funds)

Building	Project/Item	Source of Funds	Cost
Latham Hall	Roof Replacement – Asbestos Abatement	Building Repair	\$50,920
McCullum Science Hall	Fume Hood Replacement Room 267 – Asbestos Abatement	Building Repair	\$8,435
McCullum Science Hall	112 Renovation – Asbestos Abatement	Grant/ Departmental	\$17,404
McCullum Science Hall	219 & 223 Renovation – Asbestos Abatement	Grant/ Departmental	\$8,593
Facilities Management	Physical Plant – Facilities Planning Office Renovation – Asbestos Abatement	Departmental/ Maintenance	\$5,632
Multiple Buildings	Asbestos Testing & Abatement	Departmental/ Maintenance	\$6,290
		Total	\$97,274

Environmental Safety Items* Planned for or Continued in FY2019 in General Fund Facilities (all sources of funds)

Building	Project/Item	Source of Funds	Cost
Multiple Buildings	Asbestos Testing & Abatement	Departmental	\$10,000
House 26	Demolition – Asbestos Abatement	Rental Income	\$7,500
		Total	\$17,500

*Includes asbestos abatement, underground storage tanks, and polychlorinated biphenyls.

Deferred Maintenance (all campus buildings)

The University continues to update its deferred maintenance information through building assessments. Information is obtained from users of the buildings, along with the maintenance personnel for the respective areas. When planning renovations, Facilities Management design and construction staff review the deferred maintenance deficiencies and address those as part of the project.

The University has a backlog of \$160,213,654 in deferred maintenance, which is an increase of \$7,002,853 from the previous year. An increase in annual budgeted funds will be required to sustain an adequate maintenance schedule for campus buildings.

The University is striving to maintain its facilities on a building repairs budget of \$1,400,000. This is 0.12% of our \$1,128,572,766 estimated replacement value. The Board of Regents Policy Manual states that institutions should plan for an annual investment of approximately 1.5% of replacement value. According to national standards, 1% is the minimum commitment to prevent future facilities deterioration. Operations and maintenance personnel focus their resources based on a priority system that addresses safety issues, educational support, and repair of facilities equipment to lengthen the assets life.

The University has identified approximately \$8,932,413 in deferred maintenance projects in general fund facilities planned for or continued in FY 2019. Deferred maintenance projects completed in FY 2018 totaled \$6,467,848. Future projects will continue to be selected from the top 25 Deferred Maintenance list found in the 5 Year Capital Plan.

a. Uncompleted Deferred Maintenance (General Fund Facilities) Fall 2018*
(\$ in Thousands)

	<u>SUI</u>	<u>ISU</u>	<u>UNI</u>	<u>ISD</u>	<u>IBSSS</u>	<u>Total</u>
<u>Individual Projects</u>						
Buildings**			\$101,154			
Utilities			\$24,464			
Subtotal			\$125,618			
<u>Included in Major Renovations (Projects) on Board's Five-Year Capital Plan (FY 2020 – FY 2024)</u>						
Buildings			\$34,595			
Utilities			\$0			
Subtotal			\$34,595			
<u>Total</u>						
Buildings**			\$135,749			
Utilities			\$24,464			
Total			\$160,213			
*Does not include dollar amounts for projects to be undertaken in FY 2019, those to be funded through previously authorized ABRs or previous state appropriations, and the deferred maintenance components of ongoing renovation projects.						
** Includes site work.						

**University of Northern Iowa
Deferred Maintenance by Building**

BUILDING NAME	Controls Deferred	Elevator Deferred	Electrical Deferred	Envelope Deferred	HVAC Deferred	Interiors Deferred	Plumbing Deferred	Roofs Deferred	Site Work Deferred	Utilities Deferred	Windows Deferred	Total Deferred
2401 College/Garage								\$3,720	\$5,500			\$9,220
2401 College/Honors Cottage			\$61,703	\$167,402				\$19,173				\$248,278
2600 Campus/Psychology #1	\$6,275		\$108,784	\$71,293	\$3,085	\$50,033	\$47,216					\$286,686
2601 Campus St/Art #2			\$3,756	\$281,019	\$70,563		\$46,679	\$1,543				\$403,560
3219 Hudson Rd/SB4	\$21,963			\$32,595	\$36,217			\$260,492				\$351,267
Bartlett Hall												\$0
Biology Research Complex	\$174,453		\$292,893	\$114,492	\$291,918	\$662,525	\$538,409	\$2,213	\$49,350	\$164,528	\$124,115	\$2,414,896
Business & Community Services												\$0
Campanile				\$74,915	\$6,201			\$2,213			\$5,097	\$88,426
Campus-23rd Street Walk Lights			\$371,208									\$371,208
Campus Plazas									\$434,432			\$434,432
Campus Landscape									\$91,820			\$91,820
Center for Educational Technology	\$6,275			\$59,892				\$101,513			\$54,191	\$221,871
Center for Energy and Environmental Education				\$156,080		\$118,621			\$47,716		\$468,741	\$791,158
Commons	\$477,987	\$225,810	\$982,342	\$295,446	\$1,382,580	\$1,859,217	\$323,841	\$221,754	\$190,906	\$293,845	\$450,223	\$6,703,951
Communication Arts Center	\$524,951		\$758,841	\$132,415	\$1,597,131	\$2,657,431	\$1,620,149	\$12,949	\$148,501		\$373,481	\$7,825,847
Curriss Business Building	\$321,727			\$5,904	\$67,093			\$381,495	\$173,689			\$949,907
East Bartlett	\$282,572		\$238,201	\$591,692	\$573,518	\$597,241	\$1,076,960	\$81,881	\$11,741		\$131,362	\$3,585,169
Electrical Distribution			\$348,885									\$348,885
Gallagher-Bluedorn Performing Arts Center				\$276,425	\$35,962	\$16,438		\$9,795			\$500,000	\$838,619
Gilchrist Hall				\$6,776				\$442,906				\$449,682
Greenhouse				\$9,795								\$9,795
House #26 (Safety)			\$3,451					\$1,677			\$19,994	\$25,121
House #33 (Alumni Relations)			\$21,872	\$43,543			\$9,929					\$75,344
Human Performance Center												\$0
Industrial Technology Center	\$402,353		\$1,022,684	\$435,998	\$1,853,236	\$3,556,560	\$1,879,945	\$31,606	\$172,313	\$360,232	\$433,369	\$10,148,296
Kamerick Art Building	\$834,644	\$394,301	\$1,401,305	\$133,988	\$2,539,351	\$4,271,692	\$2,575,948	\$620,317	\$5,501			\$12,777,048
Lang Hall				\$84,967	\$74,071						\$13,016	\$172,053

Latham Hall	\$139,676	\$86,844		\$320,083	\$167,907	\$469,389		\$315,618	\$6,203			\$1,505,720
Marshall Center School				\$1,543							\$8,386	\$9,929
McCollum Science Hall	\$1,327,421	\$298,659	\$3,195,835	\$1,620,272	\$4,208,490	\$8,113,758	\$7,357,395		\$568,488		\$692,405	\$27,382,724
Nielsen Fieldhouse (CDC)						\$25,805	\$143,089		\$111,091			\$279,985
Nielsen Fieldhouse (Fieldhouse)												\$0
Observatory Dome				\$167,196								\$167,196
Physical Plant	\$173,356		\$654,592	\$420,612	\$507,288	\$340,407	\$303,852	\$7,380	\$91,937	\$149,398	\$239,037	\$2,887,859
Power Plant	\$17,263		\$339,627	\$182,896	\$337,748		\$225,434	\$313,218	\$7,514			\$1,423,699
President's Garage				\$21,872								\$21,872
President's House				\$13,217	\$7,245				\$9,526			\$29,989
Rod Library	\$1,969,262	\$1,202,880	\$2,472,755	\$158,355	\$6,577,780	\$7,950,136	\$3,081,810		\$424,953	\$609,053		\$24,446,982
Russell Hall												\$0
Schindler Education Center												\$0
Seerley Hall	\$302,975			\$156,320	\$483,847	\$303,955		\$119,101			\$22,331	\$1,388,529
Steam Distribution System										\$24,115,210		\$24,115,210
Strayer Wood Theatre	\$382,483	\$273,554	\$497,284	\$148,161	\$1,761,722	\$2,932,031	\$1,357,942	\$16,505	\$163,805		\$411,969	\$7,945,456
Visitor Information Center				\$11,406							\$4,226	\$15,632
Warehouse #1			\$212,552	\$29,118					\$79,738			\$321,408
Water System												\$0
Wellness Recreation Center	\$1,421,351	\$192,207	\$1,302,539	\$75,950	\$621,509	\$6,932,987		\$228,017	\$695,037	\$457,455	\$143,867	\$12,070,920
West Central Site Work									\$268,373			\$268,373
West Gymnasium	\$340,360	\$243,427	\$260,554	\$287,885		\$3,039,609	\$874,591	\$98,026	\$145,765	\$236,868	\$22,665	\$5,549,751
Wright Hall	\$189,708			\$141,431	\$99,250	\$263,015		\$40,524	\$3,623		\$22,331	\$759,881
	\$9,317,056	\$2,917,683	\$14,551,663	\$6,730,955	\$23,303,712	\$44,160,849	\$21,463,189	\$3,333,634	\$3,907,520	\$26,386,589	\$4,140,805	\$160,213,654

b. Completed Deferred Maintenance

**Deferred Maintenance Items Completed during FY 2018 in General Fund
Facilities and Utilities (all sources of funds)**

<u>Building</u>	<u>Project/Item</u>	<u>Source of Funds</u>	<u>Cost</u>
H33 & COM Room 304 Remodeling	Interiors	Gifts/Dept/BR	\$169,802
CBB Room 19 Replace CRAC #3	HVAC	Departmental	\$25,823
CBB West Retaining Wall	Sitework	Building Repair	\$128,229
CEEE Window Replacement Phase 4	Envelope	Building Repair	\$36,020
COM Make Necessary Well Repairs	HVAC	Maintenance	\$24,019
COM Replace Heat Pump	HVAC	Maintenance	\$13,724
DOM Replace Back Flow Preventer	Plumbing	Maintenance	\$5,089
EBAR Courtyard & North Side Drainage	Sitework	Building Repair	\$234,355
EBAR HVAC Room Heat Pumps & Piping Replacement	HVAC	State Approp/BR	\$1,370,420
FY16 Site Lighting & Wiring	Utilities	Departmental	\$118,232
FY17 (Fall) Classroom Lectern & Projector Upgrades	Interiors	Departmental	\$123,122
FY17 Roof Envelope	Envelope	Maintenance	\$22,881
GIL 102 Purchase New Furniture & Lighting	Electrical	Departmental	\$7,538
GIL Replace Broken Well Pump	HVAC	Building Repairs	\$16,196
GIL Replace Canopy Roof on West Side	Envelope	Building Repair	\$8,855
GIL Women's, Men's & Lobby Lighting	Electrical	Building Repairs	\$8,343
HPC Building Re-Commissioning	HVAC	Maintenance	\$8,967
HPC Refurbish Piston Cab & Controller	Elevators	Building Repairs	\$74,478
ITC Fire Alarm System Replacement	Controls	Building Repair	\$121,344
ITC Room 24 Carpentry & Painting Work	Interiors	Maintenance	\$6,093
ITC Room 24 Replace Carpet	Interiors	Building Repair	\$2,984
KAB Corridor Wall Covering	Interiors	Building Repair	\$37,514
KAB Room 270 Paint Walls	Interiors	Maintenance	\$6,828
KAB Window Shade Replacement	Interiors	Building Repair	\$50,000
LAT Ceiling Repairs	Interiors	Building Repair	\$358,293
LAT Recommissioning of HVAC	HVAC	Maintenance	\$24,760
LIB Exhaust Fan Control	HVAC	Utilities	\$7,319
LIB Static Pressure Reset	HVAC	Utilities	\$6,109
LNG N Entrance Re-lamp/Repair Lights by Room 040	Electrical	Building Repairs	\$6,751
LNG Hallways - Replace Pendant Light Bulbs	Electrical	Maintenance	\$8,050
LNG Repair & Touch-Up Throughout Building	Interiors	Building Repairs	\$6,906
LNG Repairs/Painting Throughout Building	Interiors	Building Repairs	\$7,591
LNG Replace Air Bleeds on Reheat Coils	HVAC	Maintenance	\$7,215

<u>Building</u>	<u>Project/Item</u>	<u>Source of Funds</u>	<u>Cost</u>
NCC Condensate Meter Replacement	Utilities	Utilities	\$180,211
NCC FY18 Siemens Panel Migrations	Controls	Building Repairs	\$30,118
NCC Soil Biology Enhancement Turf Maintenance	Sitework	Maintenance	\$53,059
PAC Replace Steam Bundle on Humidifier	HVAC	Building Repairs	\$5,528
PAC Replace Steam Bundle in Humidifier #5	HVAC	Maintenance	\$5,928
PHP Emergency Operations Center	Interiors	Building Repairs	\$28,995
PHP/Facilities Planning Office Renovation - Conference Room 021	Interiors	Departmental	\$59,217
PHP Paint Corridor & Door Frames	Interiors	Maintenance	\$7,791
PPL Boilers 3 & 4 Controls Upgrade	Utilities	Utilities	\$1,972,866
PPL Boiler 3 Pulverizer Inspection & Adjustments	Utilities	Utilities	\$26,763
PPL Continuous Emissions Monitoring System Replacement	Utilities	Utilities	\$75,297
PPL Turbine Electrical Infrastructure	Utilities	Utilities	\$153,240
PPL Well Pump Repair	Utilities	Utilities	\$21,605
PRH Replace Fireplace Insert in Den	HVAC	Maintenance	\$5,058
PSY Heating Issues 2017-2018	HVAC	Building Repair	\$18,534
Rebuild Grinding Zone #2 Pulverizer	Utilities	Utilities	\$32,066
SRL Replace Johnson Controls	Controls	Building Repair	\$42,690
Sidewalk Replacements FY17	Sitework	Building Repair	\$115,362
SWT Fire Alarm Replacement	Controls	Building Repair	\$60,013
SWT Fire Alarm Replacement	Controls	State Appropriation	\$116,075
Streambank Stabilization At Dry Run Creek	Sitework	Grants/BR	\$20,446
SB4 Softball Batting Cage	Interiors	TTI	\$15,650
SWT Recommission Building	HVAC	Building Repairs	\$31,208
SWT Room 110 Stage Lift Isn't Working - Cable Is Broken	Elevators	Building Repairs	\$13,671
T3 Expansion Joint Replacement	Utilities	Utilities	\$24,660
WRC AHU 3 & 5 Steam Coil Replacement	HVAC	Building Repairs	\$21,424
WRC AHU #6 Supply Fan Tripping Off on Over Current	HVAC	Maintenance	\$6,593
WRC AHU 10 Steam Coil Replacement	HVAC	Building Repair	\$33,247
WRC East & North Sidewalk Lights Out.	Utilities	Maintenance	\$6,294
WRC Insulate Columns	Envelope	Building Repairs	\$22,489
WRC Lap Pool LED Light Replacement	Electrical	Building Repairs	\$31,092
WRC North 3-Stop Elevator	Elevator	Maintenance	\$35,943
WRC Replace Pool Grates For Leisure & Lap Pools	Interiors	Building Repairs	\$34,395
WRC Replace Sand Separator for Well	HVAC	Building Repairs	\$14,113
WRC Women's & Men's Restroom Miscellaneous Painting	Interiors	Building Repairs	\$14,156

Building	Project/Item	Source of Funds	Cost
WRT Install Condensate Drain AHU#1	HVAC	Maintenance	\$17,399
WRT 9 And 10 Classroom Replacement	Interiors	Building Repair	\$40,383
WST Replace Blinds All ROTC	Interiors	Building Repairs	\$7,764
WST Replace East Entry Ceiling	Interiors	Building Repairs	\$12,655
	Total		\$6,467,848

**Deferred Maintenance Items Planned for or Continued in FY 2019
in General Fund Facilities and Utilities (all sources of funds)**

Building	Project/Item	Source of Funds	Cost	
*	Annual Tree Ordering	Sitework	Maintenance	\$19,896
*	Art 2 Storm Damage 6/15/17	HVAC	Maintenance	\$66,220
*	BCS Recommissioning	HVAC	Maintenance	\$11,713
*	COM Repair Expansion Tanks	Plumbing	Maintenance	\$8,598
*	COM Elevator Jack Replacement	Elevator	Building Repairs	\$34,000
*	COM Water In Basement Well Line Leak	HVAC	Building Repairs	\$19,500
*	Dugout Fence At Baseball Field	Sitework	Building Repairs	\$8,000
*	CEEE Renovation For Continuing Education & Special Programs	Interiors	Departmental	\$988,413
*	CBB Remodeling of Rooms 321 & 321A	Interiors	Grants/Departmental	\$377,581
*	FY18 (Fall) Classroom Lectern & Projector Upgrades	Interiors	Departmental	\$23,832
*	FY18 Roof Repairs Envelope	Envelope	Maintenance	\$12,775
***	GBPAC Replace 6 Steam To Steam Humidifiers	HVAC	Building Repairs	\$55,000
*	ITTC Interior Flood Lights Fixtures Replacement	Electrical	TTI/Bldg Repairs	\$134,804
*	KAB Art Building Reroofing	Envelope	Building Repairs	\$26,554
*	LAT Roof Replacement	Envelope	Building Repairs	\$430,701
*	LNG & PHY Drainage Issues	Sitework	Building Repairs	\$10,000
*	MSH 267 Fume Hood Replacement	HVAC	Department/BR	\$241,362
*	MSH Chiller Controls Upgrade	HVAC	Building Repairs	\$35,000
*	MSH Replace Chiller Control Panel	HVAC	Building Repairs	\$35,000
*	MSH Replace Three Square D VFD's with New	HVAC	Building Repairs	\$22,000
*	MSH Room 112 Renovation	HVAC	Grants/Departmental	\$289,185
*	MSH Room 219 & 223 Carver Grant Renovation	HVAC	Grants/Departmental	\$195,356
*	MSH Upgrade Eyewash Stations	Interiors	Maintenance	\$4,056
*	NFH Gym Floor Sand & Finish	Interiors	Departmental	\$6,000
*	NFH Install VFD on AHU-5	HVAC	Building Repairs	\$25,000
*	PAC Replace Stair Carpet Leading Into Great Hall	Interiors	Building Repairs	\$14,000
*	PHP/Facilities Planning Office Renovation	Interiors	Department/TTI/BR	\$994,604
*	PHP/Facilities Planning Office Renovation - Facilities Operations	Interiors	Maintenance	\$14,500
*	PHP/Facilities Planning Office Renovation - Fire Safety	Controls	State Appropriations	\$16,670

	Building	Project/Item	Source of Funds	Cost
*	PPL Switchgear Protective Relay Replacements - Phase 1	Utilities	Utilities	\$131,744
*	PPL Turbine Overhaul 2018	Utilities	Utilities	\$135,453
*	RSL Recommissioning	HVAC	Maintenance	\$27,757
*	SB4 Improvements 2016	Interiors	TTI/Bldg Repairs	\$474,174
*	SB4 Improvements 2016 - Fire Safety	Controls	State Appropriations	\$30,138
*	SB4 Roof Replacement	Envelope	Building Repairs	\$44,000
*	SEC Renovation - East Plaza Total	Sitework	Gifts/Grants	\$761,443
*	Sidewalk Repairs FY18	Sitework	Building Repairs	\$60,000
*	Sidewalk Repairs FY19	Sitework	Building Repairs	\$60,000
*	Siemens Panel Migration	HVAC	Building Repairs	\$30,000
*	Site Lighting LED Conversion Phase 1	Electrical	TTI	\$845,313
*	SRL Soffit Restoration	Envelope	Building Repairs	\$94,000
**	Steam Distribution System Replacement Phase 2-Design Consultant	Utilities	Utilities	\$237,500
*	Steam Tunnel T-4 Pipe Anchor Repair	Utilities	Utilities	\$178,269
*	SWT Lighting	Electrical	Department/TTI/BR	\$900,061
*	SWT Loading Dock Repairs or Replacement	Envelope	Building Repairs	\$14,500
*	SWT Steam To Hot Water Converter Valves & Control	Plumbing	Building Repairs	\$22,200
	Tree & Shrub Replacements FY 17	Sitework	Maintenance	\$32,703
*	WRC Paint Ductwork Above Leisure Pool	Interiors	Building Repairs	\$45,000
***	WRC Replace Water Heaters	Plumbing	Building Repairs	\$335,000
*	WRT HVAC Repairs & Improvements	HVAC	Building Repairs	\$272,838
*	WRT Soffit Restoration	Envelope	Building Repairs	\$80,000
		Total		\$8,932,413

* Work to be completed in 2019

** Work to continue in 2019

*** Work to start in 2019

**Renovation Projects which include Corrections of Significant Amounts of
Deferred Maintenance Items Planned for or Continued in FY 2019
in General Fund Facilities and Utilities (all sources of funds)**

	Building	Project/Item	Source of Funds	Cost
	Schindler Education Center Renovation - Plaza	All	Appropriations/Gifts and Donations	\$806,000
	Total			\$806,000

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

Projects:	SUI**	UIHC	ISU	UNI	ISD	IBSSS	Total
Completed Projects:							
FY 1993	\$ 1,476.5	\$ 507.3	\$ 1,135.6	\$ 551.3	\$	\$ 11.0	\$ 3,681.7
FY 1994	721.2	619.2	365.6	447.3	111.5	6.9	2,271.7
FY 1995	1,664.2	619.4	153.6	62.5	97.5	10.9	2,608.1
FY 1996	2,233.4	55.0	2,163.7	83.6	211.5	4.0	4,751.2
FY 1997	1,320.0	380.0	235.8	63.8	91.5	41.2	2,132.3
FY 1998	1,401.0	1,552.3	735.9	126.3	125.0	8.1	3,948.6
FY 1999	1,696.0	1,880.8	288.0	12.2	225.0	8.4	4,110.4
FY 2000	1,272.0	2,335.0	219.0	64.3	12.0	1.0	3,903.3
FY 2001	944.0	2,071.7	538.3	77.5	1.0		3,632.5
FY 2002	718.0	1,322.7	542.8	8.2	25.0		2,616.7
FY 2003	930.0	1,377.0	336.9	26.3	23.0	65.0	2,758.2
FY 2004	1,554.5	915.9	295.5	25.0	6.0		2,796.9
FY 2005	1,502.0	2,103.0	177.0	25.0	25.0		3,832.0
FY 2006	1,637.0	2,058.6	215.9	30.0		1.7	3,943.2
FY 2007	978.3	650.0	928.6	36.0	75.0	4.7	2,672.6
FY 2008	1,128.2	676.4	470.0	80.2	700.0	343.3	3,398.1
FY 2009	1,373.0	1,760.1	700.5	80.2	30.0	507.3	4,451.1
FY 2010	1,705.1	-	392.0	52.7	405.0	872.6	3,427.4
FY 2011	3,944.5	350.0	265.6	88.0	300.0	20.6	4,968.7
FY 2012	2,588.8	1,145.2	172.3	204.3	50.0	24.4	4,185.0
FY 2013	987.4	1,040.0	363.4	121.5	-	64.5	2,576.8
FY 2014	1,030.7	1,040.0	365.6	186.1	22.4	-	2,644.8
FY 2015	1,019.7	750.0	108.4	113.9	21.4	-	2,013.4
FY 2016	1,072.7	650.0	253.8	90.0	16.1	53.5	2,136.1
FY 2017				190.6			190.6
FY 2018				479.3			479.3
Subtotal	\$ 34,898.2	\$ 25,859.6	\$ 11,423.8	\$ 3,326.1	\$ 2,573.9	\$ 2,049.1	\$ 80,130.7
Projects Planned for or Continued in FY 2019	\$ 2,124.0	\$ 850.0	\$ 100.0	\$ 177.8	\$ 5.9	\$ 60.0	\$ 3,317.7
Total	\$ 37,022.2	\$ 26,709.6	\$ 11,523.8	\$ 3,503.9	\$ 2,579.8	\$ 2,109.1	\$ 83,448.4
By Source of Funds:							
Building Renewal / General University	\$ 20,227.2	\$	\$ 6,153.8	\$ 2,164.2	\$ 851.8	\$ 1,685.8	\$ 31,082.8
Income from Treasurer's Temporary Investments	11,320.8		542.8	174.8			12,038.4
Academic Building Revenue Bonds	3,150.2		2,994.3	826.0			6,970.5
Special and Capital Appropriations	1,760.0		1,436.9	337.6	935.0	362.3	4,831.8
University Hospital Building Usage Funds		\$ 26,709.6					26,709.6
Other	564.0		396.0	1.3	793.0	61.0	1,815.3
Total	\$ 37,022.2	\$ 26,709.6	\$ 11,523.8	\$ 3,503.9	\$ 2,579.8	\$ 2,109.1	\$ 83,448.4

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

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

*** Includes fire safety components of renovation projects.

TABLE 2
 BOARD OF REGENTS, STATE OF IOWA FY 1983 - FY 2019
 GENERAL FUND BUILDING AND UTILITY DEFERRED MAINTENANCE PROJECTS AND
 RENOVATION PROJECTS WHICH INCLUDE CORRECTION OF DEFERRED MAINTENANCE

	SUI **	ISU	UNI	ISD	IBSSS	Total
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	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	625.0	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
FY 2012	6,648.2	5,105.9	1,891.3	900.0	506.1	15,051.5
FY 2013	17,766.3	4,905.5	1,524.5	104.6	13.4	24,314.3
FY 2014	11,930.5	6,521.6	2,177.5	128.5	581.6	21,339.7
FY 2015	9,213.9	9,980.9	1,656.3	311.5	83.2	21,245.8
FY 2016	30,794.3	11,579.4	856.7	425.8		43,656.2
FY 2017			3,912.7			3,912.7
FY 2018			6,467.9			6,467.9
Subtotal	<u>\$ 230,942.4</u>	<u>\$ 121,471.3</u>	<u>\$ 56,118.9</u>	<u>\$ 9,067.3</u>	<u>\$ 6,220.6</u>	<u>\$ 423,820.5</u>
Projects Planned for or Continued in FY 2019	\$ 59,134.1	\$ 12,654.5	\$ 8,932.4	\$ 865.0	\$ 113.0	\$ 81,699.0
Total	\$ 290,076.5	\$ 134,125.8	\$ 65,051.3	\$ 9,932.3	\$ 6,333.6	\$ 505,519.5
FY 1993 - FY2017 Renovation Projects Which Include						
Correction of Significant Amounts of Deferred Maintenance ***	\$ 132,946.4	\$ 127,277.3	\$ 163,834.1	\$	\$	\$ 424,057.8
Renovation Projects Planned or Continued for FY 2018 with						
Correction of Significant Amounts of Deferred Maintenance ****	\$ 48,000.0	\$ 7,455.0	\$ 806.0	\$	\$	\$ 56,261.0
GRAND TOTAL	<u>\$ 471,022.9</u>	<u>\$ 268,858.1</u>	<u>\$ 229,691.4</u>	<u>\$ 9,932.3</u>	<u>\$ 6,333.6</u>	<u>\$ 985,838.3</u>
Total - By Source of Funds						
Building Renewal/Building Maintenance/General University	\$ 113,001.1	\$ 125,225.8	\$ 38,514.3	\$ 4,356.4	\$ 3,705.3	\$ 284,802.9
Building Renewal/Academic Building Revenue Bonds	52,728.3		83.5			52,811.8
Income from Treasurer's Temporary Investments (TTI)	19,351.4	11353.7	1,634.3			32,339.4
Gifts, Grants	9,381.7	32830.6	12,264.1			54,476.4
Utility Renewal and Replacement and Revenue Bonds	137,164.0	21,246.0	4,753.3			163,163.3
Acad. Bldg Rev. Bonds; Pre 1991 and 1991; and Project Notes		5,218.5	1,863.5			7,082.0
Academic Building Revenue Bonds; 1992	3,100.5	6,024.8	8,071.3		610.3	17,806.9
Academic Building Revenue Bonds 1994, 1995, 2008	20,536.1	9,793.1	40,985.7			71,314.9
Capital and Special Appropriations	55,275.4	26,647.0	104,007.7	2,755.0	2,127.7	190,812.8
TTI, FY 96 Capital Appropriation, Utility Enterprise R & R	1,000.0					1,000.0
FY 96 Capital Appropriation, Utility Enterprise R & R	450.0					450.0
Agriculture Experiment Station & Cooperative Extension		1,175.2				1,175.2
Facilities Overhead Use Allowance	1,679.0	9,093.0				10,772.0
Building Repair / Treasurer's Temporary Investments	2,737.8	12,564.8				15,302.6
College of Medicine Gifts / Treasurer's Temp. Investment	2,468.4					2,468.4
College of Medicine Earnings and Gifts	1,645.9					1,645.9
Building Renewal / TTI						-
College of Medicine Earnings, Gifts / Treasurer's Temp. Investment	4,114.3					4,114.3
Other (Includes unspecified combination of above fund sources)	54,691.1	20,250.4	17,513.7	2,820.9	500.6	95,776.7
GRAND TOTAL - INDIVIDUAL DEFERRED MAINTENANCE						
ITEMS AND RENOVATION COSTS	<u>\$ 479,325.0</u>	<u>\$ 281,422.9</u>	<u>\$ 229,691.4</u>	<u>\$ 9,932.3</u>	<u>\$ 6,943.9</u>	<u>\$ 1,007,315.5</u>

*ISU - 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 SUI - Gilmore Hall, Phillips Hall, Bowen Science Building Microbiology, Medical Education Building, Hancher Auditorium, Engineering Building

Biological Sciences - Phase 2, Hydraulics Laboratory Modernization, Old Capitol, SUI-Chemistry and Old Music Renovations;

ISU - Catt 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, MacKay, Office and Lab, and Snedecor Hall Renovations;

UNI - Seerley, 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 SUI-Dental Science Renovation and Library - Learning Commons; ISU-Curtiss Hall Renovation - hase 1; UNI-bartlett hall Renovation/Baker Hall Demolitor

Inspection reports

1 message

Sonderleiter, Steven [DPS] <sonderle@dps.state.ia.us>
To: "Jason Kayser (jason.kayser@uni.edu)" <jason.kayser@uni.edu>

Thu, Feb 8, 2018 at 12:11 PM

Steve Sonderleiter #702

Fire Inspector II

Iowa Department of Public Safety

Division of State Fire Marshal

1510 W. First Street

Cedar Falls, Iowa 50613

319-242-1878

sonderle@dps.state.ia.us

Fax: 319-266-2228

5 attachments



UNI-Communications Art Center 2018.doc
66K



UNI-Dancer Hall Dorm 2018.doc
63K



UNI-Human Performance Center 2018.doc
63K



UNI-SBR 2018.doc
59K



UNI-Wellness & Rec Center 2018.doc
64K

**DEPARTMENT OF PUBLIC SAFETY
FIRE MARSHAL'S INSPECTION DIVISION**

LOCATION	Cedar Falls	COUNTY	Blackhawk	DATE	1/18/18
OCCUPANT	UNI-Communications Art Center	ADDRESS	1555 West 27 th Street Cedar Falls, Iowa 50614		
Owner	University of Northern Iowa	ADDRESS	1555 West 27 th Street Cedar Falls, Iowa 50614		
AGENT	Jason Kayser	Phone #	319-273-3946		

WE HAVE INSPECTED THE ABOVE PREMISES AND FIND:

COMPLY AS FOLLOWS:

1. Electrical Abatement of electrical hazards – 2015 International Fire Code - 605.1:

Identified electrical hazards shall be abated. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

- Room #242 contained a surge protector supplying electrical power to a coffee pot and toaster oven.

2. Electrical – 2015 International Fire Code - 605.5 Extension Cords:

Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

- Room #242 contained an extension cord.

3. Electrical- 2015 International Fire Code 605.6- Unapproved conditions:

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

- Room #312 contained an open junction box above the door.

4. Smokes HVAC-2015 International Fire Code 907.1:

Whenever or wherever any device, equipment, system, condition, arrangement, level of protection or any other feature is required for compliance with the provisions of this code, such device, equipment, system, condition, arrangement, level of protection or other feature shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official.

- Room #266 contained a smoke detector within three of an air diffuser. This detector needs to be at least three feet from the sir diffuser.

5. Door operation-2015 International Fire Code-703.2.3:

Swinging fire doors shall close from the full open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.

- Adjust the interior stairwell door near Room #111B so it will close and positively latch.

6. Interior Wall and Ceiling Finish and Trim in Existing Buildings-2015 International Fire Code -803.1:

The provisions of this section shall limit the allowable flame spread and smoke development of interior wall and ceiling finishes and interior wall and ceiling trim in existing buildings based on location and occupancy classification.

- Room #363 was missing one ceiling tile.

Fire Alarm: Midwest Alarm 6/23/2017
Extinguishers: Hawkeye Fire & Safety June 2017

Provide documentation to Inspector Sonderleiter at email address sonderle@dps.state.ia.us when the above items have been completed. If you have any questions in regards to any of the above items you may contact me at my office phone number @ 319-242-1878.

CORRECT ABOVE CONDITIONS BY 30 days	
DATE OF COMPLIANCE	
OCCUPANT: UNI-Communications Art Center	DEPUTY FIRE MARSHAL Steve Sonderleiter
PLEASE NOTIFY THE OFFICE OF FIRE MARSHAL UPON COMPLIANCE	
State Fire Marshal 215 E. 7th St. Des Moines , Iowa 50319	

**DEPARTMENT OF PUBLIC SAFETY
FIRE MARSHAL'S INSPECTION DIVISION**

LOCATION	Cedar Falls	COUNTY	Blackhawk	DATE	1/26/2018
OCCUPANT	UNI-Dancer Hall Dorm	ADDRESS	2800 Hudson Road Cedar Falls, Iowa 50614		
Owner	University Of Northern Iowa	ADDRESS	2800 Hudson Road Cedar Falls, Iowa 50614		
AGENT	Jason Kayser	Phone #	319-273-3946		

WE HAVE INSPECTED THE ABOVE PREMISES AND FIND:

COMPLY AS FOLLOWS:

1. Door operation-2015 International Fire Code-703.2.3:

Swinging fire doors shall close from the full open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.

- The stairwell door near dorm room #221 failed to close and positively latch.
- The single corridor door near dorm room #109 failed to close and positively latch.

2. Interior Wall and Ceiling Finish and Trim in Existing Buildings-2015 International Fire Code -803.1:

The provisions of this section shall limit the allowable flame spread and smoke development of interior wall and ceiling finishes and interior wall and ceiling trim in existing buildings based on location and occupancy classification.

- Storage Room #126 was missing one ceiling tile.
- Office #012A was missing one ceiling tile.

3. Electrical- 2015 International Fire Code 605.6- Unapproved conditions:

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

- Office #012A contains an open junction box along the ceiling.

4. Maintenance-2015 International Fire Code-703.1.3:

The required fire-resistance rating of fire-resistance-rated construction (including walls, fire-stops, shaft enclosures, partitions, smoke barriers, floors act.) shall be maintained. Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire.

- Seal up the gaps around the three inch sewer pipes penetrating the ceiling in Data Room #123.

Fire Alarm: Midwest Alarm 6/23/2017
Extinguishers: Hawkeye Fire & Safety July 2017
Sprinkler System: Blackhawk 8/1/17
Fire pump: Blackhawk 8/1/17

Provide documentation to Inspector Sonderleiter at email address sonderle@dps.state.ia.us when the above items have been completed. If you have any questions in regards to any of the above items you may contact me at my office phone number @ 319-242-1878.

CORRECT ABOVE CONDITIONS BY 30 days	
DATE OF COMPLIANCE	
OCCUPANT: UNI-Dancer Hall Dorm	DEPUTY FIRE MARSHAL Steve Sonderleiter
PLEASE NOTIFY THE OFFICE OF FIRE MARSHAL UPON COMPLIANCE	
State Fire Marshal 215 E. 7th St. Des Moines , Iowa 50319	

**DEPARTMENT OF PUBLIC SAFETY
FIRE MARSHAL'S INSPECTION DIVISION**

LOCATION	Cedar Falls	COUNTY	Blackhawk	DATE	1/25/2018
OCCUPANT	UNI-Human Performance Center	ADDRESS	3351 Hudson Road Cedar Falls, Iowa 50614		
Owner	University of Northern Iowa	ADDRESS	3351 Hudson Road Cedar Falls, Iowa 50614		
AGENT	Jason Kayser	Phone #	319-273-3946		

WE HAVE INSPECTED THE ABOVE PREMISES AND FIND:

COMPLY AS FOLLOWS:

1. Sprinkler systems-2015 International Fire Code-901.6.1:

Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1.

- The restroom near Server Room #106R is missing an escution ring.

2. Electrical – 2015 International Fire Code - 605.5 Extension Cords:

Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

- An extension cord was supplying power to a television in the Sports Medicine Lab.
- Office #106H contained two extension cords supplying power to surge protectors.
- Office #106Q contained a blue extension cord supplying power to portable air conditioner.

3. Electrical Abatement of electrical hazards – 2015 International Fire Code - 605.1:

Identified electrical hazards shall be abated. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

- Youth and Human Services Room #105B contained a surge protector supplying power to a microwave and refrigerator.
- The men's restroom near classroom #112 contained a G.F.C.I. outlet that failed to trip.

Fire Alarm: Midwest Alarm 6/15/17

Extinguishers: Hawkeye Fire & Safety June 2017

Sprinkler System: Blackhawk 8/3/17

Provide documentation to Inspector Sonderleiter at email address sonderle@dps.state.ia.us when the above items have been completed. If you have any questions in regards to any of the above items you may contact me at my office phone number @ 319-242-1878.

**CORRECT ABOVE CONDITIONS
BY 30 days**

DATE OF COMPLIANCE

OCCUPANT: UNI-Human Performance Center

DEPUTY FIRE MARSHAL Steve Sonderleiter

PLEASE NOTIFY THE OFFICE OF FIRE MARSHAL UPON COMPLIANCE

State Fire Marshal 215 E. 7th St. Des Moines , Iowa 50319

**DEPARTMENT OF PUBLIC SAFETY
FIRE MARSHAL'S INSPECTION DIVISION**

LOCATION	Cedar Falls	COUNTY	Blackhawk	DATE	1/18/18
OCCUPANT	UNI-SBR	ADDRESS	2304 College Street Cedar Falls, Iowa 50614		
Owner	University of Northern Iowa	ADDRESS	2304 College Street Cedar Falls, Iowa 50614		
AGENT	Jason Kayser	Phone #	319-273-3946		

WE HAVE INSPECTED THE ABOVE PREMISES AND FIND:

COMPLY AS FOLLOWS:

1. Means of Egress- 2015 International Fire Code -1008.3 Illumination emergency powers:

The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.

In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:

- Repair or replace the battery backup emergency light in the stairwell near the north exit door.
- Repair or replace the battery backup emergency light in the College Hill Partnership office.
- Repair or replace the battery backup emergency light in the corridor near Office #203.
- Repair or replace the battery backup emergency light in the corridor near Office #213.

2. Smokes HVAC-2015 International Fire Code 907.1:

Whenever or wherever any device, equipment, system, condition, arrangement, level of protection or any other feature is required for compliance with the provisions of this code, such device, equipment, system, condition, arrangement, level of protection or other feature shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official.

- The smoke detector in the corridor near Office #215 is too close to the air diffuser. The detector needs to be at least three feet from the air diffuser.

Fire Alarm: Midwest Alarm 6/23/2017

Extinguishers: Hawkeye Fire & Safety June 2017

Provide documentation to Inspector Sonderleiter at email address sonderle@dps.state.ia.us when the above items have been completed. If you have any questions in regards to any of the above items you may contact me at my office phone number @ 319-242-1878.

**CORRECT ABOVE CONDITIONS
BY 30 days**

DATE OF COMPLIANCE

OCCUPANT: UNI-SBR

DEPUTY FIRE MARSHAL Steve Sonderleiter

PLEASE NOTIFY THE OFFICE OF FIRE MARSHAL UPON COMPLIANCE

State Fire Marshal 215 E. 7th St. Des Moines , Iowa 50319

**DEPARTMENT OF PUBLIC SAFETY
FIRE MARSHAL'S INSPECTION DIVISION**

LOCATION	Cedar Falls	COUNTY	Blackhawk	DATE	1/25/2018
OCCUPANT	UNI-Wellness Rec Center	ADDRESS	2301 Hudson Road Cedar Falls, Iowa 50614		
Owner	University of Northern Iowa	ADDRESS	2301 Hudson Road Cedar Falls, Iowa 50614		
AGENT	Jason Kayser	Phone #	319-273-3946		

WE HAVE INSPECTED THE ABOVE PREMISES AND FIND:

COMPLY AS FOLLOWS:

1. Sprinkler systems-2015 International Fire Code-901.6.1:

Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1.

- Lifeguard Room #92A is missing an escution ring.

2. Electrical- 2015 International Fire Code 605.6- Unapproved conditions:

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

- Room #92A contains an open junction box along the east wall.
- Mechanical Room #160 contains an opening in the electrical panel that is approximately 3" by 18".
- Mechanical Room #160 contains an open junction box near the circulating pumps.

3. Interior Wall and Ceiling Finish and Trim in Existing Buildings-2015 International Fire Code -803.1:

The provisions of this section shall limit the allowable flame spread and smoke development of interior wall and ceiling finishes and interior wall and ceiling trim in existing buildings based on location and occupancy classification.

- Storage Room #86 was missing one ceiling tile.

4. Electrical – 2015 International Fire Code - 605.5 Extension Cords:

Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

- A yellow extension cord was supplying power to the pop cooler behind the front desk.

5. Exit Signs- 2015 International Fire Code -1025.5:

Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Exit signs shall be internally or externally illuminated.

- Repair or replace the illuminated exit sign in the corridor near the Athletic Equipment Room between WRC and HPC.

6. Fire Extinguisher General Requirements- 2015 International Fire Code-906.2

Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

- The fire extinguisher in Room #205 needs mounted to the wall.

Fire Alarm: Midwest Alarm 6/15/17
Extinguishers: Hawkeye Fire & Safety June 2017
Sprinkler System: Blackhawk 8/3/17

Provide documentation to Inspector Sonderleiter at email address sonderle@dps.state.ia.us when the above items have been completed. If you have any questions in regards to any of the above items you may contact me at my office phone number @ 319-242-1878.

CORRECT ABOVE CONDITIONS BY 30 days	
DATE OF COMPLIANCE	
OCCUPANT: UNI=Wellness & Rec Center	DEPUTY FIRE MARSHAL Steve Sonderleiter
PLEASE NOTIFY THE OFFICE OF FIRE MARSHAL UPON COMPLIANCE	
State Fire Marshal 215 E. 7th St. Des Moines , Iowa 50319	