



# STATE UNIVERSITY DATA BOOK

## Section V: Facilities

January 2020

★ LEADING HIGHER EDUCATION ★

**Area and Replacement Cost of Buildings  
Fall 2018**

Table 5.1

Category	KU	KUMC	KSU	WSU	ESU	PSU	FHSU	State University Total
<b>Number of Buildings</b>	252	39	444	73	52	84	56	<b>1,000</b>
<b>Total Gross Area</b>	11,485,569	4,351,986	9,669,055	4,106,776	1,609,981	2,284,537	2,203,065	<b>35,710,969</b>
<b>Net Assignable Area</b>	6,757,243	1,449,401	5,852,887	2,170,229	1,015,183	1,488,521	1,392,168	<b>20,125,632</b>
<b>Net Assignable Area (Auxiliary/Other)</b>	2,780,631	105,310	2,180,967	726,449	302,473	354,943	143,279	<b>6,594,052</b>
<b>Replacement Cost ( X \$1,000)</b>	\$3,036,255	\$1,021,433	\$2,890,352	\$1,041,506	\$444,157	\$625,648	\$620,671	<b>\$9,680,022</b>
<b>Acreage</b>	5,665.9	120.3	16,645.3	352.0	511.0	600.0	3,964.0	<b>27,858.3</b>

**Gross Area of Buildings by Condition Value  
(Excluding Buildings >50% Residential)  
Fall 2018**

Table 5.2

Category	KU	KUMC	KSU	WSU	ESU	PSU	FHSU	State University Total
<b>Total Gross Area</b>	<b>6,453,015</b>	<b>2,508,677</b>	<b>6,372,450</b>	<b>2,397,319</b>	<b>1,131,639</b>	<b>1,674,787</b>	<b>1,968,218</b>	<b>22,506,105</b>
% of State Univ. Total Gross Area	28.7%	11.1%	28.3%	10.7%	5.0%	7.4%	8.7%	<b>100.0%</b>
<b>Excellent Condition Value</b>								
Gross Square Feet	558,762	167,146	1,095,944	309,609	0	254,933	379,056	<b>2,765,450</b>
% of Total Gross Area	8.7%	6.7%	17.2%	12.9%	0.0%	15.2%	19.3%	<b>12.3%</b>
<b>Good Condition Value</b>								
Gross Square Feet	1,963,619	349,709	690,948	496,017	3,136	139,267	612,827	<b>4,255,523</b>
% of Total Gross Area	30.4%	13.9%	10.8%	20.7%	0.3%	8.3%	31.1%	<b>18.9%</b>
<b>Fair Condition Value*</b>								
Gross Square Feet	3,823,471	1,795,010	3,638,302	1,591,693	1,034,846	1,246,042	966,681	<b>14,096,045</b>
% of Total Gross Area	59.3%	71.6%	57.1%	66.4%	91.4%	74.4%	49.1%	<b>62.6%</b>
<b>Poor Condition Value</b>								
Gross Square Feet	51,935	196,812	716,906	0	93,657	32,855	9,654	<b>1,101,819</b>
% of Total Gross Area	0.8%	7.8%	11.3%	0.0%	8.3%	2.0%	0.5%	<b>4.9%</b>
<b>Unsatis. Condition Value</b>								
Gross Square Feet	0	0	72,093	0	0	1,690	0	<b>73,783</b>
% of Total Gross Area	0.0%	0.0%	1.1%	0.0%	0.0%	0.1%	0.0%	<b>0.3%</b>

\*Prior to 2012, this category was "Deficient"

Notes for this section begin on page 69.

Source: KBOR Inventory of Physical Facilities, Fall 2018 (State University submissions; reported only in even years)

**Gross Area of Buildings by Age  
(Excluding Buildings >50% Residential)  
Fall 2018**

Table 5.25

Category	KU	KUMC	KSU	WSU	ESU	PSU	FHSU	State University Total
<b>Total Gross Area</b>	<b>6,453,015</b>	<b>2,508,677</b>	<b>6,372,450</b>	<b>2,397,319</b>	<b>1,131,639</b>	<b>1,674,787</b>	<b>1,968,218</b>	<b>22,506,105</b>
% of State Univ. Total Gross Area	28.7%	11.1%	28.3%	10.7%	5.0%	7.4%	8.7%	100.0%
<b>Built before 1900</b>								
Gross Square Feet	134,190	0	232,412	0	832	0	0	<b>367,434</b>
% of Total Gross Area	2.1%	0.0%	3.6%	0.0%	0.1%	0.0%	0.0%	<b>1.6%</b>
<b>Built between 1900- 1920</b>								
Gross Square Feet	415,055	0	215,587	11,588	122,743	226,732	157,341	<b>1,149,046</b>
% of Total Gross Area	6.4%	0.0%	3.4%	0.5%	10.8%	13.5%	8.0%	<b>5.1%</b>
<b>Built between 1921- 1940</b>								
Gross Square Feet	440,765	441,246	1,261,505	291,250	106,389	158,506	198,859	<b>2,898,520</b>
% of Total Gross Area	6.8%	17.6%	19.8%	12.1%	9.4%	9.5%	10.1%	<b>12.9%</b>
<b>Built between 1941- 1960</b>								
Gross Square Feet	1,116,318	468,773	1,049,606	283,093	253,635	95,543	53,523	<b>3,320,491</b>
% of Total Gross Area	17.3%	18.7%	16.5%	11.8%	22.4%	5.7%	2.7%	<b>14.8%</b>
<b>Built between 1961- 1980</b>								
Gross Square Feet	2,081,575	604,388	1,343,469	782,509	580,304	705,865	805,705	<b>6,903,815</b>
% of Total Gross Area	32.3%	24.1%	21.1%	32.6%	51.3%	42.1%	40.9%	<b>30.7%</b>
<b>Built between 1981- 2000</b>								
Gross Square Feet	734,583	516,334	850,558	622,401	29,270	73,713	353,409	<b>3,180,268</b>
% of Total Gross Area	11.4%	20.6%	13.3%	26.0%	2.6%	4.4%	18.0%	<b>14.1%</b>
<b>Built after 2001</b>								
Gross Square Feet	1,530,529	477,936	1,419,313	406,478	38,466	414,428	399,381	<b>4,686,531</b>
% of Total Gross Area	23.7%	19.1%	22.3%	17.0%	3.4%	24.7%	20.3%	<b>20.8%</b>
<b>Age Unknown</b>								
Gross Square Feet	0	0	0	0	0	0	0	<b>0</b>
% of Total Gross Area	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	<b>0.0%</b>

Notes for this section begin on page 69.

Source: KBOR Inventory of Physical Facilities, Fall 2018 (State University submissions; reported only in even years)

**Utilization Data of Classrooms and Teaching Laboratories**  
**Fall 2018**

Table 5.3

**Classrooms**

Category	KU	KU-Edw Campus	KUMC	KUMC- Wichita	KSU	WSU	ESU	PSU	FHSU
<b>Net Assign. Square Feet</b>									
<b>Classroom Total</b>	280,941	49,074	53,891	13,484	297,561	101,300	50,432	104,516	50,131
Square Feet In Use	280,941	49,074	53,891	13,484	297,561	99,244	50,432	104,516	48,580
No. of Rooms in Use	264	49	28	15	312	121	58	108	55
<b>Average Hours Used Per Week</b>									
7:30 AM to 5:30 PM	23.13	1.89	24.51	15.04	18.27	22.67	24.81	26.28	28.89
24 Hour day	24.76	10.91	27.45	15.83	20.30	27.45	26.96	27.85	29.49
<b>Weekly Student Contact Hours</b>									
7:30 AM to 5:30 PM	206,782	1,231	21,329	2,616	166,648	70,428	40,975	71,552	36,337
24 Hour day	218,249	7,109	22,815	2,616	182,366	86,425	41,899	75,332	36,732
<b>Space Factor for Total Classrooms</b>									
7:30 AM to 5:30 PM	1.36	39.87	2.53	5.15	1.79	1.44	1.23	1.46	1.38
24 Hour day	1.29	6.90	2.36	5.15	1.63	1.17	1.20	1.39	1.36
<b>Space Factor for Classrooms in Use</b>									
7:30 AM to 5:30 PM	1.36	39.87	2.53	5.15	1.79	1.41	1.23	1.46	1.34
24 Hour day	1.29	6.90	2.36	5.15	1.63	1.15	1.20	1.39	1.32

**Teaching Laboratories**

Category	KU	KU-Edw Campus	KUMC	KUMC- Wichita	KSU	WSU	ESU	PSU	FHSU
<b>Net Assign. Square Feet Labs Total</b>									
Square Feet In Use	190,180	3,194	33,000	4,557	264,972	149,369	42,458	118,253	62,852
No. of Rooms in Use	184	5	11	3	262	76	40	88	58
<b>Average Hours Used Per Week</b>									
7:30 AM to 5:30 PM	14.71	1.50	22.92	28.23	14.80	18.00	17.99	13.98	10.50
24 Hour day	17.89	5.00	22.92	28.23	15.90	21.37	22.62	14.94	10.80
<b>Weekly Student Contact Hours</b>									
7:30 AM to 5:30 PM	45,470	48	1,205	1,494	44,841	21,030	11,191	20,088	9,452
24 Hour day	57,657	138	1,205	1,501	47,805	25,403	13,222	20,931	9,739
<b>Space Factor for Total Lab Space</b>									
7:30 AM to 5:30 PM	4.75	66.54	27.39	3.05	5.91	7.10	3.79	5.89	6.65
24 Hour day	3.75	23.14	27.39	3.04	5.54	5.88	3.21	5.65	6.45
<b>Space Factor for Labs in Use</b>									
7:30 AM to 5:30 PM	4.18	66.54	27.39	3.05	5.91	7.10	3.79	5.89	6.56
24 Hour day	3.30	23.14	27.39	3.04	5.54	5.88	3.21	5.65	6.37

Notes for this section begin on page 69.

Source: KBOR Inventory of Physical Facilities, Fall 2018 (State University submissions; reported only in even years)

## Section V Notes

### General Notes:

1. Net assignable area - the gross area less the actual structural, mechanical, restrooms, custodial and circulation area.
2. Replacement Cost - present day replacement cost of a similar function asset at pre-loss condition, which may not necessarily be the market value of the item and is typically distinguished from the actual cash payment which includes a deduction for depreciation.
3. Total Gross area - area measured to outside face of each enclosed floor of building, excluding the roof.

### Table 5.1: Area and Replacement Cost of Buildings

1. KU includes Edwards Campus.
2. KUMC includes KUMC-Wichita campus.
3. KSU includes KSU Veterinary Medical Center, Kansas State Polytechnic (formerly KSU Salina Campus), KSU – ESARP, and KSU Agriculture Experiment Stations.

### Table 5.2: Gross Area of Buildings by Condition Value

1. KU includes Edwards Campus.
2. KUMC includes KUMC-Wichita campus.
3. KSU includes KSU Veterinary Medical Center, Kansas State Polytechnic (formerly KSU Salina Campus), KSU – ESARP, and KSU Agriculture Experiment Stations.
4. The current overall condition of a building is determined by the most recent survey in which a Facility Condition Index (FCI) value is given to each building for each institution. The Facility Condition Index is a numerical score from 0 – 100 reflecting the current overall condition of a building. The breakdown of the FCI rating is as follows:

<b>Facility Condition</b>	<b>Condition Rating (FCI)</b>
Excellent: like-new condition with no deficiencies	90 – 100
Good: building in acceptable condition, minor maintenance	80 – 89
Fair: Improvements work and /or significant maintenance	60 – 79
Poor: major replacement, alteration, or upgrading	30 – 59
Unsatisfactory: significant renovation or demolition	0 – 29

### Table 5.25: Gross Area of Buildings by Age

1. KU includes Edwards Campus.
2. KUMC includes KUMC-Wichita campus.
3. KSU includes KSU Veterinary Medical Center, Kansas State Polytechnic (formerly KSU Salina Campus), KSU – ESARP, and KSU Agriculture Experiment Stations.

### Table 5.3: Utilization Data of Classrooms and Teaching Laboratories

1. The space factor shown for classrooms and teaching laboratories is derived by dividing the net assignable square feet by the weekly student contact hours. Small space factors indicate better utilization. More efficient utilization is easier to obtain at the larger institutions. The goal or standard particularly for the larger institutions is 0.83 for classrooms. Also, the goal for the classroom use is an average of 30 hours per week. For teaching laboratories the goal is an average of 20 hours use per week and a space factor of 3.75 or smaller.

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