

WASHINGTON STATE UNIVERSITY

Minor Works Preservation (Minor Works: Preservation, Health, Safety, Code and Infrastructure)

2009 – 11 Request:	\$42,500,000	Project Type:	Preservation/Safety/Infrastructure
Institution Priority:	#3	Project Phase:	C
		Gross Square Ft:	1

The Minor Capital Preservation/Renewal program affords Washington State University resources to address growing renewal and preservation requirements.

The request also includes system-wide projects for minor capital infrastructure, health, safety, code requirements, security, environmental, inside network cabling and electronics, and risk management facility improvements.

Project funding to improve facilities to comply with occupational health, public health and environmental protection regulations is critical. Failure to provide preservation funding condemns existing facilities and infrastructure to continued decline and degradation, adversely impacting the recruitment of quality students and faculty, and the ability of WSU to perform its primary mission of education and research.

Results from the 2008 Higher Education Coordinating Board Comparable Framework update estimates the deferred maintenance backlog at \$434 million, excluding infrastructure needs. WSU continues to reduce the current deferred maintenance backlog evidenced by the improvement in the Facility Condition Index (FCI).

However, additional requirements add to the backlog at a more rapid rate as inflationary costs of current operations increase and agencies experience general fund reductions. Without a change in the funding (for ex., inflationary increases) for on-going facilities maintenance, a noticeable reduction in the backlog is unlikely.

The university's maintenance preservation program is based on a four-year cycle assessing buildings using the Preservation, Restoration, and Modernization System (PRAMS). While infrastructure is not incorporated into PRAMS, assessments of all infrastructure systems have been conducted. Requirements identified are prioritized and ranked based on life/safety/legal requirements; potential for further damage/deterioration of the facility; cost effectiveness measures; and mission support requirements.

This request includes the following minor works sub-project categories as bundled in prior

biennium:	Minor Works Facility Preservation	\$33,500,000
	Minor Works Health, Safety, Code	3,000,000
	Minor Works Infrastructure	<u>6,000,000</u>
		\$42,500,000

Within those categories, the following project types are planned for 2009-11. The individual project mix and prioritization is fluid as conditions change daily and some projects are combinations, for example, partially health, safety, code-related and partially preservation driven.

- Elevator/conveyances component replacement, repair and upgrades
- Environmental, public liability & safety, employee safety, hygiene, security, etc.
- HVAC and CCMS controls, fans, etc.
- Electricity, sewer, and water utility repairs/upgrading steam and electrical systems
- Mechanical systems, compressors and pump repair and upgrades
- Network electronics and cabling within facilities
- Roofs, exterior masonry/painting, restoration, window/door replacement and repairs
- Interior facility repair, replacement and renovations
- Replace and repair drinking water cross connections in buildings
- Replace exit and emergency lighting
- PCB, lead and asbestos, hazardous materials sampling and removal
- Life safety/code compliance/security/fire suppression/alarm replacement upgrades
- Site and lighting upgrades, roads, signage, tunnel repairs