

Texas Higher Education Coordinating Board Determining Campus Building Replacement Value

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Background

The Texas Higher Education Coordinating Board has a continuing need for an estimate of the replacement value of buildings on university campuses. This number is used in the calculation of allocations from the Higher Education Assistance Fund (HEAF). The ratio of deferred maintenance costs to replacement cost is a key measure of campus building condition. There are numerous other uses for the number.

Prior to 1998, replacement value was a parameter in the university funding formula, and the Coordinating Board calculated replacement value each year with a rather complex process involving building capitalization and a commercial estimating tool called a Markel Chart. Institutions reported data on the type of structures located on their campuses and the cost of construction, and the Markel Chart was used to estimate the current cost of replacing the structure. This approach required a great deal of record keeping by both institutions and the Coordinating Board, and it yielded questionable results, primarily because of inconsistencies in how building additions and upgrades were capitalized over time and on different campuses.

In 1998, the Legislature changed the funding formulas so they no longer used replacement values, and the Board stopped collecting the data with which to determine replacement values using Markel Charts and set about the task of determining a new approach. A variety of methods were considered, and an advisory committee of campus facilities executives chaired by Vergel Gay of the University of Houston System was asked to look at this problem in 2000.

This committee developed a methodology that made use of data from the Coordinating Board's facilities file and historical construction costs on Texas campuses. After further experimentation by the Campus Planning staff, that exact methodology proved to provide questionable results for some campuses, but it lead directly to the variation of that methodology described below.

The methodology is being recommended for use by the Coordinating Board in situations in which it has a need for building or campus replacement value at Texas universities or colleges. It is not being recommended for health-related institutions at this time. The methodology makes use of existing data and would require no additional reporting from institutions. It would require no physical inspection of buildings. It can be automated and easily updated each year.

Use of this methodology by the Coordinating Board should not prevent institutions from using alternative building replacement value calculations when they have need of them for insurance or other purposes.

Overview of the Building Replacement Value Calculation

The Coordinating Board maintains a Facilities File for every building on every public university campus, every public health-related institution campus, and every campus of Texas State Technology College and the Lamar State Colleges. Community Colleges are not required to maintain a facilities inventory at the Coordinating Board, but many do. The facilities inventory provides information on every building and on every room in the buildings. Building information

includes the gross square feet (GSF) in the building, the net assignable square feet in the building (NASF), and the NASF of E&G space in the building. Room information includes the NASF in the room and information on room use.

R. S. Means is a publisher of construction estimating books. Their book, *Square Foot Costs*, is a standard reference for estimating a variety of construction costs. This book allows a reader to estimate the cost of constructing buildings of various types and sizes anywhere in the U.S. It also includes some location-specific historical inflation estimators.

The methodology that is being proposed for calculating building replacement value is a five-step process that makes use of Coordinating Board data on construction projects at Texas institutions of higher education, the Coordinating Board's facilities inventory, and data published by R. S. Means:

- 1) Identify the 10 most recently approved classroom/office buildings that were in excess of 50,000 GSF and were approved by the Coordinating Board. Determine the average cost per GSF of those buildings, after making adjustments to reflect what the buildings would have cost had they been constructed in Houston in 2001 (using the most recently available time adjustment coefficients from the *Means Square Foot Costs* manual). This cost per GSF is the baseline cost.
- 2) For each institution, calculate a Location Adjustment Coefficient. This is a factor that reflects the difference in construction costs between Houston and another location. For example, if construction costs in San Antonio are 93 percent of those in Houston, the Location Adjustment Coefficient would be 0.93.
- 3) For each room type in the facilities inventory, calculate a Room Adjustment Coefficient. This is a factor that reflects the difference in construction costs between offices and other types of rooms. For example, if laboratories cost 37 percent more than offices, the Room Adjustment Coefficient for a laboratory would be 1.37.
- 4) Then, for each room in a given building calculate the replacement cost of that room. The replacement cost of the room in dollars per GSF is calculated by multiplying the NASF in the room by the Baseline Value and the Location Adjustment Coefficient (for that campus) and the Room Adjustment Coefficient (for that room type). This produces a replacement cost in dollars per NASF. To produce a replacement cost in dollars per GSF, it is then necessary to multiply the product by the ratio of the NASF in the building to the GSF in the building.
- 5) Finally, the building replacement cost is determined by adding all of the room replacement costs of the given building.

Subsequent sections of this report provide greater detail on these calculations.

Determining the Baseline Value

The baseline value is the average building cost per GSF of the last ten classroom/office buildings greater than 50,000 GSF that have been approved by the Coordinating Board, had they been constructed in Houston in 2001. The baseline value is calculated as follows:

- The ten most-recently approved classroom buildings are identified.
- Using historical cost indexes published by R. S. Means, the cost per GSF of constructing each building, had it been constructed in Houston in 2001, is estimated.
- The costs per GSF are averaged to yield the baseline value.

Baseline Calculation for 2001

Building	Year Approved	Cost	GSF	Cost per GSF	Adjusted Cost per GSF
University of Texas at El Paso: Classroom and Faculty Office Building	1994	\$12,902,000	129,840	\$99	\$131
Texas A&M International University: Phase II 4 Buildings	1995	\$24,453,700	162,394	\$151	\$191
University of North Texas: New Environmental Education, Science and Technology Building	1996	\$12,944,720	108,600	\$119	\$147
University of Texas at San Antonio: Downtown Campus Building - Phase II	1996	\$23,800,000	145,517	\$164	\$193
Texas Tech University: English, Philosophy & Education Complex	1998	\$33,373,475	202,983	\$164	\$191
University of Texas - Pan American: General Classroom/Computer Center Building	1999	\$14,380,000	108,371	\$133	\$161
Sam Houston State University: New General Classroom/Office Building	1999	\$8,072,567	61,067	\$132	\$163
Lamar State College - Orange: New Library/Administration Building	1999	\$6,873,541	51,465	\$134	\$145
University of Texas at San Antonio: Academic Building III	2000	\$34,994,401	190,830	\$183	\$201
University of Texas at Tyler: Student Health and Kinesiology Building	2001	\$16,187,127	127,312	\$127	\$141
Average					\$166.49

The building cost includes fixed equipment costs and professional services fees, as reported in the approved project application provided by each institution, so those costs are also included in the baseline value. As of October 2001, the baseline value is \$166.49 per GSF. The baseline value will be re-calculated annually.

Determining the Location Adjustment Coefficients (LAC)

Building costs vary in different locations around the state. The LAC is used to make replacement costs reflect those differences. The LAC is defined as the ratio of the cost of constructing a classroom/office building on a specific campus to the cost of constructing that same building in Houston. The R. S. Means web site BuildingTeam.com includes a calculator that estimates the cost of building in different zip codes. The LAC for a given campus is calculated by determining the cost of a standard 80,000 GSF classroom/office building and dividing that by the cost of building the same building in Houston.

Example: R. S. Means estimates the cost of a “standard” 80,000 GSF classroom/office building in San Antonio to be \$9,647,000; the cost of the same building in Houston is \$10,348,000. Thus, the LAC for The University of Texas at San Antonio is $(\$9,647,000) / (\$10,348,000) = 0.93$.

Appendix A contains a list of the Location Adjustment Coefficients for all Texas public universities as of June 2001. Location Adjustment Coefficients will be re-calculated annually.

Determining the Room Adjustment Coefficients (RAC)

Building costs of different types of facilities vary. For example, it is more expensive to build laboratories than to construct offices. The RAC is used to make replacement costs reflect those differences. The RAC is defined as the ratio of the cost of constructing a room of a specific type to the cost of constructing an office. The RAC is calculated by dividing the R. S. Means maximum square foot cost of the building type that most closely matches the room type to the maximum square foot cost of an office building (the building type used to calculate the baseline).

Example: The R. S. Means building type closest to a laboratory is a College Laboratory. According to the R. S. Means *Square Foot Costs* manual, the maximum per square foot cost of a College Laboratory building is \$221.95 per GSF. The maximum per square foot cost of an office building is \$162.45 per GSF. The RAC for a laboratory room is then $\$221.95 / \$162.45 = 1.37$.

Appendix B contains a list of Room Adjustment Coefficients for each room type in the facilities inventory as of June 2001. Room Adjustment Coefficients will be re-calculated annually.

Example – Classroom/Office Building: Texas A&M International University – Bob Bullock Hall

Baseline = \$166.49/SF

LAC = 0.88

RAC:

Room Type	RAC
610	0.85
530	1.25
110	1.07
W10	1.41
M10	1.41
650	0.88
220	1.37

From the Facilities Inventory: GSF = 33,728 NASF = 22,002

Room #	Room Type	NASF
101	610	2,708
101A	530	208
103	110	1,134
104	110	1,207
107	W10	240
108	M10	210
113	110	1,111
114	110	1,134
115	650	546
118	110	1,805
118E	530	190
201	110	775
202	110	833
204	110	497
205	110	631
206	110	674
207	110	625
208	110	625
209	110	536
210	110	536
213	W10	286
214	M10	265
216	110	536
217	110	536
219	110	543
220	110	674
221	110	548
222	110	641
223	110	548
224	220	605
225	110	595

- Calculate the cost of the GSF for each room:

$$\text{Room 101: } (2,708 \text{ NASF}) * (\$166.49/\text{GSF}) * (0.88) * (0.85) * (33,728 \text{ GSF} / 22,002 \text{ NASF}) =$$

$$\$516,971.78$$

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$$\text{Room 225: } (595 \text{ NASF}) * (\$166.49/\text{GSF}) * (0.88) * (1.07) * (33,728 \text{ GSF} / 22,002 \text{ NASF}) =$$

$$\$142,988.13$$

- Sum up the costs: \$516,971.78 + ... + \$142,988.13 = \$5,263,509.06

Example – Dormitory: Southwest Texas State University – Sterry Hall

Baseline = \$166.49/SF LAC = 0.93

RAC:

Room Type	RAC
310	1.00
315	1.00
710	1.25
720	0.65
725	0.65
935	0.89

From the Facilities Inventory: GSF = 89,862 SF NASF = 53,917 SF

Building Type Code = 6, so RAC for auto-calculated assignable space = 0.89 (for room type 910)

Room #	Room Type	NASF
00001	315	108
00002	310	121
00003	310	116
00004	310	113
00005	310	88
00006	310	203
00007	315	298
00007-A	315	14
00011	720	569
00012	725	510
00013	935	445
00017	935	175
00019	935	1,977
00020	935	511
00136	310	173
00137	710	509

- Calculate the amount of assignable space that cannot be assigned to a reported room:

$$53,917 \text{ NASF} - 5,930 \text{ NASF} = 47,987 \text{ NASF}$$

This will be assigned an RAC value of 0.89

- Calculate the cost of the GSF for each room:

$$\text{Room 00001: } (108 \text{ NASF}) * (\$166.49/\text{GSF}) * (0.93) * (1.00) * (89,862 \text{ GSF} / 53,917 \text{ NASF}) \\ = \$27,870.53$$

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$$\text{Room 00137: } (509 \text{ NASF}) * (\$166.49/\text{GSF}) * (0.93) * (1.25) * (89,862 \text{ GSF} / 53,917 \text{ NASF}) \\ = \$164,190.97$$

$$\text{Unreported assignable space: } (47,987 \text{ NASF}) * (\$166.49/\text{GSF}) * (0.93) * (0.89) * \\ (89,862 \text{ GSF} / 53,917 \text{ NASF}) = \$11,021,356.97$$

- Sum up the costs: $\$27,870.53 + \dots + \$164,190.97 + \$11,021,356.97 = \underline{\underline{\$12,398,733.18}}$

Conclusion

A methodology for calculating campus replacement values is proposed. The methodology is objective, requires no additional data collection, and can be substantially automated.

Based on comparisons with recently constructed buildings, the results appear to be reasonable. Costs per GSF are up about 34 percent over those calculated in 1998. This can be attributed to at least three factors: (1) The current replacement costs reflect three years of inflation since 1998, and building costs in Texas have risen much faster than the core rate of inflation. (2) This model assumes that a building would not necessarily be replaced with a building with the same structural characteristics. For example, wooden barracks buildings would be replaced with permanent masonry buildings. (3) An examination of replacement costs in 1998 reveals that many of them were inordinately low, much lower than the average cost of construction in 1998.

Acknowledgments

A number of people contributed to this report. The idea was originally proposed by the Building Condition Advisory Committee under the leadership of Vergel Gay, who served as chairman. Tim Lewis from UTHSC-Houston was especially instrumental in preparing their proposal. Jeff Rogers from The University of Texas System worked on the idea when he was on the Coordinating Board Staff. Eleaine Sobotik from the Campus Planning Staff helped interpret the Facilities Inventory data, and Lewis Corbell from the Educational Data Center supervised the computer programming to implement the model.

Appendices

A – Location Adjustment Coefficients

B – Room Adjustment Coefficients

C – Campus Per-Square-Foot Costs

Appendix A
Location Adjustment Coefficients

Institution	Location Adjustment Coefficient (using Houston as Baseline)
Angelo St. University	0.85
Lamar Institute of Technology	0.95
Lamar University	0.95
Lamar University-Orange	0.95
Lamar University-Port Arthur	0.95
Midwestern St. University	0.90
Prairie View A&M University	0.87
Sam Houston St. University	0.83
Southwest Texas St. University	0.93
Stephen F. Austin St. University	0.86
Sul Ross St. University	0.89
Tarleton St. University	0.82
Texas A&M Int'l University	0.88
Texas A&M University	0.94
Texas A&M University at Galveston	0.98
Texas A&M University-Commerce	0.82
Texas A&M University-Corpus Christi	0.90
Texas A&M University-Kingsville	0.90
Texas A&M University-Texarkana	0.87
Texas Southern University	1.00
Texas State Technical College - Marshall	0.84
Texas State Technical College - West Texas	0.87
Texas State Technical College - Harlingen	0.86
Texas State Technical College - Waco	0.91
Texas Tech University	0.91
Texas Woman's University	0.89
The University of Texas at Arlington	0.94
The University of Texas at Austin	0.93
The University of Texas at Brownsville	0.86
The University of Texas at Dallas	0.92
The University of Texas at El Paso	0.89
The University of Texas at San Antonio	0.93
The University of Texas at Tyler	0.90
The University of Texas of the Permian Basin	0.90
The University of Texas -Pan American	0.86
University of Houston	1.00
University of Houston-Clear Lake	1.00
University of Houston-Downtown	1.00
University of Houston-Victoria	0.89
University of North Texas	0.89
West Texas A&M University	0.91

Appendix B Room Adjustment Coefficients

Room Type	R. S. Means Building Type	Room Adjustment Coefficient
Classroom	College Classroom	1.07
Classroom Service	College Classroom	1.07
Class Laboratory *	College Laboratory	1.37
Class Laboratory Service *	College Laboratory	1.37
Special Class Laboratory *	College Laboratory	1.37
Special Class Laboratory Service *	College Laboratory	1.37
Individual Study Laboratory *	College Laboratory	1.37
Individual Study Laboratory Service *	College Laboratory	1.37
Non-Class Laboratory *	College Laboratory	1.37
Non-Class Laboratory Service *	College Laboratory	1.37
Office	Office	1.00
Office Service	Office	1.00
Conference Room	Office	1.00
Conference Room Service	Office	1.00
Reading/Study Room	Library	0.94
Stack	Library	0.94
Open-Stack Reading Room	Library	0.94
Processing Room	Library	0.94
Study Service	Library	0.94
Armory	Warehouse	0.53
Armory Service	Warehouse	0.53
Athletic/Physical Education	Gymnasium	0.86
Athletic/Physical Education Service	Gymnasium	0.86
Audio/Visual, Radio, TV Facilities	Telephone Exchange	1.25
Audio/Visual, Radio, TV Facilities Service	Telephone Exchange	1.25
Clinic (Non-Health Professions)	Medical Office	0.79
Clinic Service (Non-Health Professions)	Medical Office	0.79
Demonstration Facilities	Community Center	0.94
Demonstration Facilities Service	Community Center	0.94
Field Service Facility	Garage, Repair	0.78
Animal Quarters	Warehouse	0.53
Animal Quarters Service	Warehouse	0.53
Greenhouse	College Laboratory	1.37
Greenhouse Service	College Laboratory	1.37
Other	Auditorium	0.85
Assembly	Auditorium	0.85
Assembly Service	Auditorium	0.85
Exhibition	Auditorium	0.85
Exhibition Service	Auditorium	0.85
Food Facilities	Restaurant	1.04
Food Facilities Service	Restaurant	1.04

Room Type	R. S. Means Building Type	Room Adjustment Coefficient
Day Care	Community Center	0.94
Day Care Service	Community Center	0.94
Lounge	Club, Social	0.88
Lounge Service	Club, Social	0.88
Merchandising Facilities	Store, Retail	0.76
Merchandising Facilities Service	Store, Retail	0.76
Recreation	Student Union	0.99
Recreation Service	Student Union	0.99
Meeting Room	Community Center	0.94
Meeting Room Service	Community Center	0.94
Locker Room	Student Union	0.99
Data Processing/Computer	Telephone Exchange	1.25
Data Processing/Computer Service	Telephone Exchange	1.25
Shop	Factory	0.65
Shop Service	Factory	0.65
Storage	Factory	0.65
Storage Service	Factory	0.65
Vehicle Storage Facility	Garage, Auto	0.59
Vehicle Storage Facility Service	Garage, Auto	0.59
Central Food Stores	Supermarket	0.73
Central Food Store Service	Supermarket	0.73
Hazardous Materials	College Laboratory	1.37
Hazardous Materials Service	College Laboratory	1.37
Central Support	Factory	0.65
Central Support Service	Factory	0.65
Patient Bedroom	Hospital	1.41
Patient Bedroom Service	Hospital	1.41
Patient Bath	Hospital	1.41
Nurses Station	Hospital	1.41
Nurses Station Service	Hospital	1.41
Surgery	Hospital	1.41
Surgery Service	Hospital	1.41
Health Care Treatment	Hospital	1.41
Treatment Service	Hospital	1.41
Health Care Service Laboratory	Hospital	1.41
HCS Laboratory Service	Hospital	1.41
Health Care Supplies	Hospital	1.41
Health Care Public Waiting	Hospital	1.41
Staff On-Call Facility	Hospital	1.41
Staff On-Call Facility Service	Hospital	1.41
Sleep/Study without Toilet/Bath	College Dorm	0.89
Toilet/Bath	College Dorm	0.89
Sleep/Study with Toilet/Bath	College Dorm	0.89
Sleep/Study Service	College Dorm	0.89

Room Type	R. S. Means Building Type	Room Adjustment Coefficient
Apartment	Apartment	0.80
Apartment Service	Apartment	0.80
House	Custom Residential	0.99
Inactive Area	College Classroom	1.07
Alteration or Conversion	College Classroom	1.07
Unfinished Area	College Classroom	1.07
Men's Public Restroom	Hospital	1.41
Unisex Bathroom	Hospital	1.41
Women's Public Restroom	Hospital	1.41
Circulation Area	Warehouse	0.53
Building Service Area	Warehouse	0.53
Mechanical Area	Warehouse	0.65
Structural Area	Warehouse	0.53

* If a room use code of 12 (Vocational/Technical Instruction) is assigned to this room type, a coefficient of 0.78 was applied in lieu of 1.37.

**Appendix C
Campus Replacement Costs**

Institution	1998 E&G GSF*	1998 E&G Replacement Value**	1998 \$/E&G GSF	2001 E&G GSF***	2001 E&G Replacement Value	2001 \$/E&G GSF
Angelo State University	703,229	\$ 69,623,113	\$ 99.00	767,630	\$ 107,547,326	\$ 140.10
Lamar Institute of Technology	part of Lamar U			134,157	\$ 18,518,398	\$ 138.03
Lamar State College-Orange	159,169	\$ 10,297,246	\$ 64.69	217,132	\$ 29,330,159	\$ 135.08
Lamar State College-Port Arthur	167,171	\$ 22,630,696	\$ 135.37	179,552	\$ 27,321,120	\$ 152.16
Lamar University*	1,446,607	\$ 179,099,372	\$ 123.81	1,296,251	\$ 209,076,195	\$ 161.29
Midwestern State University	673,753	\$ 92,797,339	\$ 137.73	731,080	\$ 112,227,065	\$ 153.51
Prairie View A&M University	1,119,894	\$ 125,383,980	\$ 111.96	1,183,695	\$ 176,792,503	\$ 149.36
Sam Houston State University	1,384,430	\$ 145,711,155	\$ 105.25	1,460,947	\$ 190,338,664	\$ 130.28
Southwest Texas State University	2,352,057	\$ 308,416,525	\$ 131.13	2,500,116	\$ 388,802,670	\$ 155.51
Stephen F. Austin State University	1,518,985	\$ 178,567,758	\$ 117.56	1,668,908	\$ 241,524,824	\$ 144.72
Sul Ross State University	386,626	\$ 48,727,271	\$ 126.03	432,350	\$ 63,942,322	\$ 147.89
Tarleton State University	799,740	\$ 79,930,938	\$ 99.95	1,111,712	\$ 142,220,242	\$ 127.93
Texas A&M International University	386,476	\$ 49,145,044	\$ 127.16	361,573	\$ 47,753,297	\$ 132.07
Texas A&M University	9,424,591	\$1,116,485,171	\$ 118.47	6,217,945	\$ 1,126,561,336	\$ 181.18
Texas A&M University at Galveston	286,256	\$ 50,930,119	\$ 177.92	263,508	\$ 46,368,001	\$ 175.96
Texas A&M University-Commerce	1,012,335	\$ 110,591,065	\$ 109.24	1,229,961	\$ 154,154,238	\$ 125.33

Institution	1998 E&G GSF*	1998 E&G Replacement Value**	1998 \$/E&G GSF	2001 E&G GSF***	2001 E&G Replacement Value	2001 \$/E&G GSF
Texas A&M University-Corpus Christi	646,830	\$ 71,778,003	\$ 110.97	713,159	\$ 102,745,493	\$ 144.07
Texas A&M University-Kingsville	1,018,109	\$ 100,530,517	\$ 98.74	1,200,838	\$ 175,709,018	\$ 146.32
Texas A&M University- Texarkana	72,902	\$ 5,510,074	\$ 75.58	106,561	\$ 16,567,279	\$ 155.47
Texas Southern University	1,386,588	\$ 220,538,912	\$ 159.05	1,272,605	\$ 216,588,980	\$ 170.19
Texas State Technical College- Harlingen	469,495	\$ 38,094,838	\$ 81.14	628,862	\$ 73,137,009	\$ 116.30
Texas State Technical College- Waco	924,755	\$ 76,106,036	\$ 82.30	1,124,820	\$ 131,226,245	\$ 116.66
Texas State Technical College- West Texas	218,694	\$ 13,838,115	\$ 63.28	225,287	\$ 25,579,395	\$ 113.54
Texas Tech University	4,019,164	\$ 466,152,775	\$ 115.98	4,311,989	\$ 660,662,511	\$ 153.22
Texas Woman's University	1,423,902	\$ 169,877,638	\$ 119.30	1,435,244	\$ 215,711,495	\$ 150.30
The University of Texas at Arlington	2,860,116	\$ 333,007,451	\$ 116.43	2,790,504	\$ 466,196,528	\$ 167.07
The University of Texas at Austin	11,548,688	\$1,560,085,132	\$ 135.09	12,260,415	\$ 1,991,763,292	\$ 162.45
The University of Texas at Brownsville	148,500	\$ 21,325,000	\$ 143.60	176,173	\$ 26,058,613	\$ 147.92
The University of Texas at Dallas	1,311,577	\$ 158,264,138	\$ 120.67	1,257,118	\$ 218,240,925	\$ 173.60
The University of Texas at El Paso	2,374,582	\$ 261,518,477	\$ 110.13	2,243,556	\$ 346,303,146	\$ 154.35
The University of Texas at San Antonio	1,403,651	\$ 161,843,117	\$ 115.30	1,701,145	\$ 276,870,205	\$ 162.76
The University of Texas at Tyler	506,731	\$ 68,226,967	\$ 134.64	524,695	\$ 79,734,267	\$ 151.96
The University of Texas of the Permian Basin	366,165	\$ 29,278,110	\$ 79.96	378,494	\$ 53,110,102	\$ 140.32

Institution	1998 E&G GSF*	1998 E&G Replacement Value**	1998 \$/E&G GSF	2001 E&G GSF***	2001 E&G Replacement Value	2001 \$/E&G GSF
The University of Texas-Pan American	1,345,206	\$ 158,627,617	\$ 117.92	1,690,148	\$ 226,927,993	\$ 134.27
University of Houston	4,249,108	\$ 588,142,478	\$ 138.42	4,377,545	\$ 765,307,638	\$ 174.83
University of Houston-Clear Lake	507,027	\$ 72,301,838	\$ 142.60	512,741	\$ 89,212,273	\$ 173.99
University of Houston-Downtown	612,726	\$ 88,395,041	\$ 144.27	689,867	\$ 106,714,310	\$ 154.69
University of Houston-Victoria	78,875	\$ 9,065,406	\$ 114.93	116,825	\$ 18,229,435	\$ 156.04
University of North Texas	2,935,830	\$ 360,349,301	\$ 122.74	3,005,087	\$ 459,650,599	\$ 152.96
West Texas A&M University	1,310,625	\$ 113,182,985	\$ 86.36	1,208,108	\$ 157,536,963	\$ 130.40
Total/Average	63,561,165	\$ 7,734,376,758	\$ 121.68	57,226,851	\$ 8,809,332,737	\$ 153.94

* 1998 E&G GSF is funded E&G SF

** 1998 E&G Rep Value is from the 1998 Facilities Fact Book & is based on 1998 Legislative Appropriations Requests

*** 2001 E&G GSF is the E&G in facilities inventory multiplied by the ratio of NASF to GSF, as of November 2001. Due to recent updates to Texas A&M University and Texas A&M University at Galveston's facilities inventory files, E&G GSF and replacement values for these two campuses were calculated in January 2002.

For further information

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