



UNIVERSITY
of
VIRGINIA

Facilities Management

**REPORT ON THE CONDITION
OF
UNIVERSITY FACILITIES**

For the Fiscal Year Ending June 30, 2024

Electronic copy available at
<https://www.fm.virginia.edu/docs/conditionReport/2023-24FacilitiesConditionReport.pdf>



(Photo by Sanjay Suchak, University Communications)

2023-2024 Facilities Condition Report

Page

1.....Facilities Inventory

3.....Condition of Agency 207 E&G Facilities

5.....Resources for Maintenance and Repair of Agency 207 E&G Facilities

Appendices

A..... University of Virginia's Facility Data

B..... Agency 246 University of Virginia's College at Wise Data

**C..... Annual Update on the Board of Visitors Renewal Maintenance Initiative
(Includes before and after photos of maintenance projects)**

FACILITIES INVENTORY

The University of Virginia (UVA) facilities portfolio includes 554 buildings and corresponding infrastructure, encompassing over 19 million gross square feet of building space, with a conservatively estimated replacement value of \$7.6 billion. The facilities portfolio directly supports the University's mission and constitutes a significant portion of the total assets held by the University. This report offers a maintenance condition synopsis for the Educational and General (E&G) assets and a discussion of the on-going reinvestment needed to assure their continued usefulness.

For administrative and budget purposes, the University includes four state business entities.

1. Agency 207 E&G refers to the academic division of the University that is partially supported by general funds allocated by the Commonwealth. This includes the Medical School, Nursing School, and Health Science Center Library.
2. Agency 207 Auxiliary spaces are assigned to organizations that are self-supporting, such as the Housing and Athletic departments. These organizations receive no general fund support.
3. Agency 209 is the patient care agency, named UVA Health.
4. Agency 246 is the University of Virginia's College at Wise.

Table 1 shows the number of buildings, gross square feet, and replacement value of the buildings and infrastructure maintained by Agency 207 and Agency 209.

Table 1 – University of Virginia Facilities and Infrastructure Summary for Agency 207 and 209.

	Number of Buildings*	Gross Square Feet**	Replacement Value***	Maintenance Renewal Needs
Agency 207 E&G	305	8,006,924	\$4,123,462,213	\$232,692,995
Agency 207 Auxiliary	209	6,767,618	\$1,925,052,512	\$61,817,172
Agency 209	40	4,293,223	\$1,558,904,646	\$74,499,959
Total	554	19,067,765	\$7,607,419,371	\$369,010,126

* Some buildings are shared by more than one agency. For the purposes of this report, each building is counted once, and each building is assigned to the category that has the majority of space in that building.

**Calculated based on the percentage of financial responsibility in each building.

***Calculated based on the percentage of financial responsibility in each building or infrastructure component

The UVA Facilities Management (FM) staff prepares this report on an annual basis. The FM staff has direct access to the inspection and cost data for Agency 207 E&G facilities. Condition data for non-207 E&G units are available when the occupants have FM do an assessment report or share condition assessment data completed by third parties. Property condition data loses accuracy as it ages and after five years or so has a low confidence level. Facility condition assessment data is a valuable financial planning tool and the availability of condition data is noted by property in the appendices and is summarized in Table 2.

Table 2 – Current FCA Available for Buildings over 5 years old (percentage of GSF)

Steward Organization	Buildings over 5 years old with recent FCA (% of GSF)	Buildings over 5 years old without recent FCA (% of GSF)
Athletics	14%	82%
Blandy/College A&S	100%	0%
Business Services	76%	24%
Facilities Management	95%	4%
Recreation	17%	83%
Student Affairs	75%	0%
UVA Health	55%	29%
Portfolio Total	80%	18%

Replacement Value

The term “replacement value” has a long and varied history of use in the type of analysis contained in this report. For this report, “replacement value” is defined as *the value of building components that an organization is obligated to maintain*. It may be clearer to think of this as the asset’s total maintenance value. For newly constructed and renovated facilities, replacement value refers to the construction cost portion of the total amount needed to build or replace the facility. Replacement value does not include additional costs for line items such as architectural fees, project management fees, and furnishings; nor does it include the cost of adapting a building to changing occupant needs, building codes, or fire and life safety requirements.

Infrastructure

Facilities Management maintains many assets that are not buildings, such as sidewalks, roads, curbs, steam tunnels, sewer and water lines, buried electrical lines, and light poles. In fact, the infrastructure assets account for \$1,159,445,612 of the total replacement value shown in Table 1.

Age

Generally speaking, as the age of a building or infrastructure component increases, so does the maintenance demand. Although some components of a building can last for many decades, such as the foundation, framing, and exterior walls; the average life span of most electrical, mechanical, and roofing systems is between twenty-five and thirty-five years.

Of the 305 buildings assigned to Agency 207 E&G, 237 (77%) are more than 30 years old. For Agency 207 E&G facilities, the average age is 79 years.

CONDITION OF AGENCY 207 E&G FACILITIES

Renewal Needs

Facilities Management gathers information about the maintenance needs of the Agency 207 E&G buildings by performing facility condition assessments. The goal is to inspect E&G buildings every four years. The assessments result in a number of immediate repairs. They also document repairs that are needed at the time of the inspection but cannot be undertaken at that time due to funding or other constraints. These maintenance items become the renewal needs for that building. It is important to distinguish between what a facility may need in terms of maintenance, and what it may need in terms of adaptation or modernization. The maintenance renewal needs represent the estimated amount of money needed to restore deteriorating components to their original operating condition. In many cases, restoring components to their original operating condition will fall short of today's standards for function and/or regulatory compliance; therefore, the cost to fully renovate or modernize a building is usually many times greater than the estimated deferred maintenance backlog.

Cost Estimates

The maintenance renewal value for a building is the estimated cost to repair the maintenance deficiencies documented in the facility condition assessment. Many major repairs cannot be accurately estimated until considerable money is spent on research and design. Money is not invested in this level of estimating unless a project is funded for accomplishment. The estimated costs that make up the renewal needs list are order of magnitude figures, intended to be sufficiently accurate in reflecting the magnitude of the repairs needed for a particular building.

The Facility Condition Index

The Facility Condition Index (FCI) is an effective and widely accepted measure used to indicate the relative condition of a building. It is calculated by dividing the value of the renewal needs in a building by the replacement value of the building and showing the result as a percentage. For example, a building with \$100,000 of renewal needs and a replacement value of \$5,000,000 has an FCI of two percent. By comparison, a building with a replacement value of \$1,000,000 that also has a \$100,000 backlog is in relatively worse condition. The FCI for that building is 10 percent. Recognized industry benchmarks consider a building with a FCI of 5 percent or less to be good condition.

Over the past fiscal year, many building system renewal projects were completed which slowed the growth of the renewal needs. Some examples of these projects include the Clemons Library waterproofing, Thornton Hall restroom renovations, Medical School Building roof replacement, and the Ridley Bridge removal. Additional maintenance renewal projects include the Thornton Hall A-Wing HVAC renewal and Alderman Substation main feeder replacement.

Table 3 – 2023-2024 Facility Condition Index (For properties with an assessment)

Agency	E&G Total Replacement Value*	E&G Total Maintenance Renewal Needs**	E&G Overall FCI***	E&G Buildings with FCI of 5% or Higher
207 E&G	\$4,123,462,213	\$232,692,995	5.6%	32%
207 AUX	\$1,925,052,512	\$61,817,172	3.2%	27%
209 HOS	\$1,558,904,646	\$74,499,959	4.8%	37%

* Calculated as the total value of each building (or infrastructure component) multiplied by the percent of financial responsibilities for Agency 207 E&G.

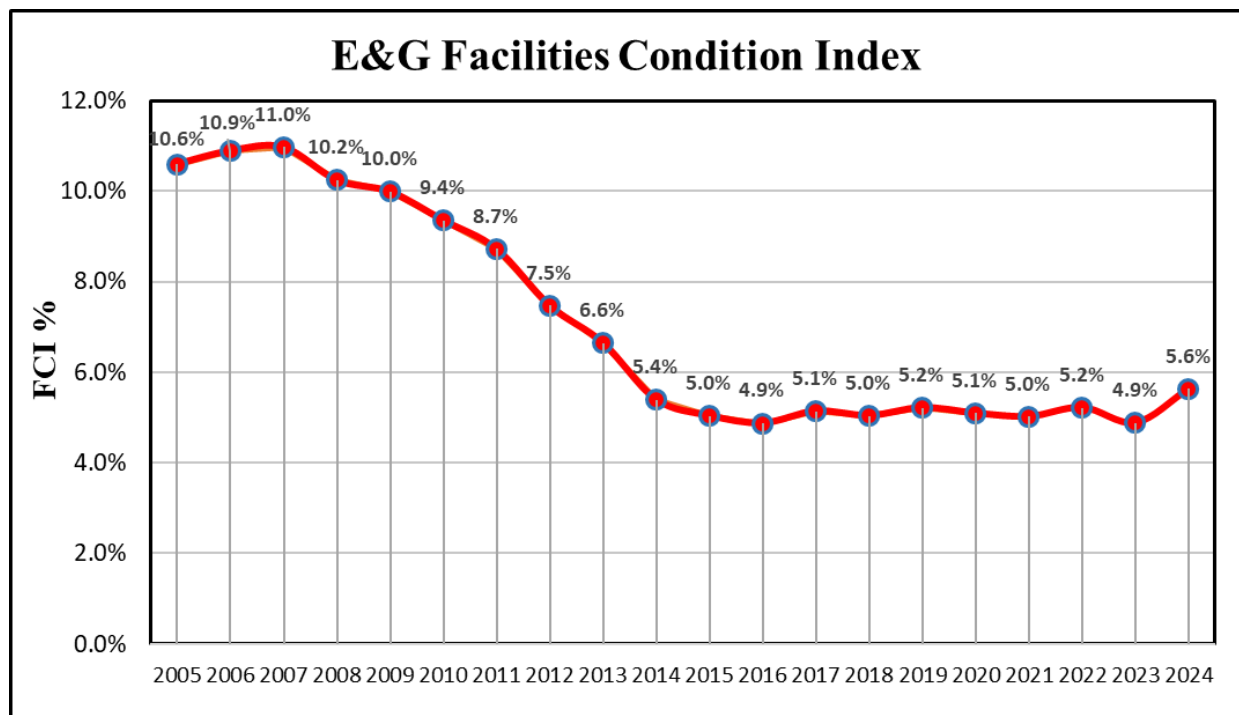
** Calculated as the total cost of all maintenance renewal needs in each building (or infrastructure component) multiplied by the percent financial responsibilities for Agency 207 E&G.

*** Calculated by dividing the value of the Maintenance Renewal Needs by the replacement value.

The FCI achievement since 2005 would not have been possible without the transformational support, planning, and funding commitments of the BOV. Through this support, along with the investments made in maintenance operations, maintenance reserve and major capital renewals, the Renewal Maintenance Program achieved its goal of a 5 percent FCI, as of June 30, 2015.

The program continues to maintain the University's facilities in good condition through the combination of maintenance reinvestment and whole building capital renewals. This year the FCI increased from last year's 4.9% to 5.6%. The backlog is forecasted to improve with the completion of the Shumway Hall (Cobb Hall) renovations, Memorial Gym MEP renewal, and Monroe Hall HVAC renewal. These capital projects address the renewal needs as well as adapting the buildings to meet current University programs or building codes.

—The following chart illustrates the progress made by the Renewal Maintenance Program since its inception by the BOV in 2005 regarding achieving the goal of a 5 percent FCI by fiscal year 2015.



RESOURCES FOR MAINTENANCE AND REPAIR OF AGENCY 207 E&G FACILITIES

This section summarizes the financial resources applied to the maintenance of the University's E&G facilities from multiple sources with primary contributions from the Maintenance Operating Budget, and State Maintenance Reserve. Additionally, the correction of maintenance items is accomplished through larger projects funded by capital outlay or private fund sources such as historic preservation endowments. Non-renewal maintenance capital projects are not included in the MRR but are essential to maintaining a 5 percent FCI.

Maintenance Operating Budget Expenditures

The preventive and routine maintenance accounts are funded through the facilities service allocation. Funding for maintenance of the utility infrastructure is provided by a component of utilities rates. Resources expended through the maintenance operating budget for Agency 207 E&G for the fiscal year totaled \$36,468,248.

Renewal Maintenance

The Renewal Maintenance account is funded through the facilities service allocation. During the last fiscal year, \$26,846,191 was expended from the Renewal Maintenance account. More information about initiatives to control Renewal Maintenance can be found in Appendix C.

Maintenance Reserve Funding

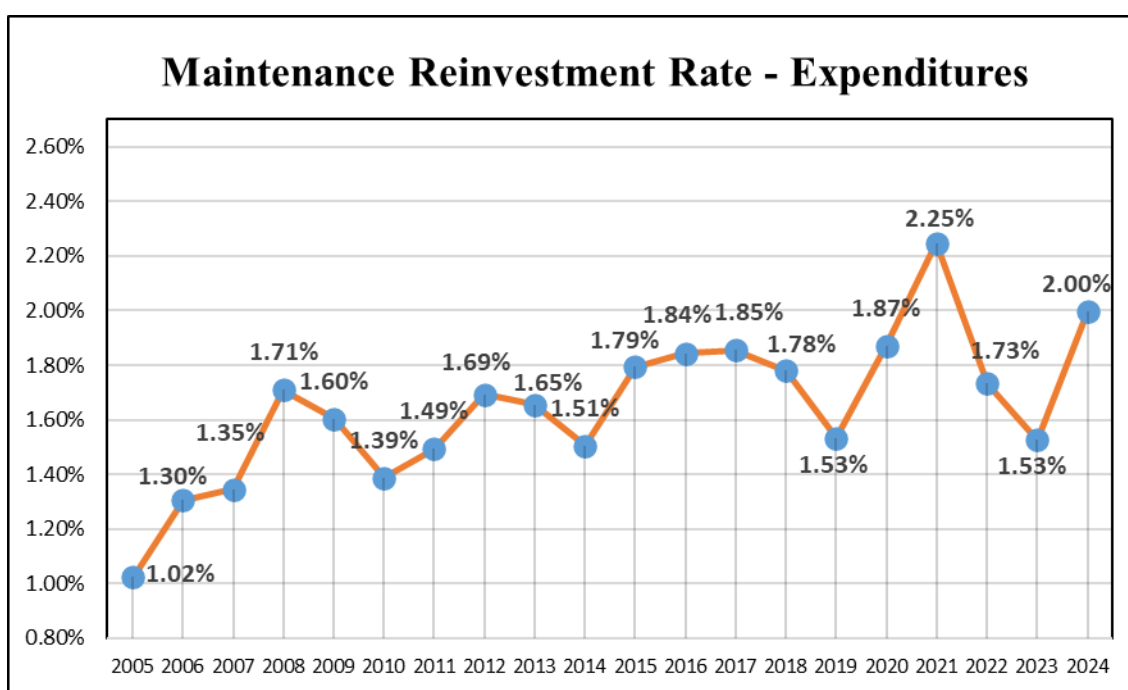
Maintenance Reserve is a component of the Commonwealth's capital outlay budget appropriated by the General Assembly for each biennium. Initiated in the 1982-84 biennium, Maintenance Reserve acknowledges the need for an ongoing financial commitment to address deferred maintenance needs within state facilities. Maintenance Reserve is intended to fund major repairs costing between \$25,000 and \$2,000,000 each. A total of \$19,179,591 was spent from this account in the last fiscal year. Maintenance Reserve funds address the deterioration of building systems, thus extending the useful life of a facility. Today, Maintenance Reserve funds, combined with capital renewals, play a crucial role in the management and reduction of UVa's renewal needs. Note that the State does not allocate Maintenance Reserve funds to Agency 209, Agency 207 Auxiliaries, and a small number of Agency 207 E&G facilities.

Maintenance Reinvestment Rate

The ratio of the building maintenance expenditures to the total replacement value is known as the maintenance reinvestment rate. The total amount spent on building maintenance can be calculated by combining the amounts spent from operating budgets, the Renewal Maintenance allocation, and Maintenance Reserve. For 2022–2023, the figure for Agency 207 E&G was \$82,494,030.

These expenditures represented 2 percent of the replacement value of the E&G buildings and infrastructure. Various authorities cite a range between 1.5 percent and 4 percent as the reinvestment rate necessary to slow the growth of renewal needs. Taking into consideration the age of many of the University's buildings and the substantial amount of renewal maintenance needed, the BOV established a goal to achieve a reinvestment rate of 2 percent. In addition to the reinvestment rate, Agency 207 E&G funds new facility maintenance at 2 percent of the building's construction cost.

The following chart illustrates the progress made towards the goal of a 2% Maintenance Reinvestment Rate (MRR). This MRR differs from the one documented in Appendix C's update on the Renewal Maintenance initiative, which shows the total budgeted amount allocated to the Renewal Maintenance program. The chart below is based on what was expended since the BOV initiative in 2005.



* In FY 2023, the program was approaching several maintenance projects of capital magnitude. The FY 2019 dip in expenditures set up the expenditure spike in FY 2021 as the capital projects hit the financial records. The FY 2023 dip is due to several factors, three being the delay in several capital-level projects, inflation, and long lead times for equipment, which though ordered are not billed for until received.

Capital Budget

Many older buildings need considerable renovation work to make them compatible with contemporary building and life safety codes, as well as current research and teaching standards. In addition to the renovations done during these projects, many long-standing maintenance and repair needs are also corrected. For this reason, capital renewal projects are a valuable resource to fund the correction of renewal needs in older buildings.

Gift and Grant Funding

Gift funding has been a significant source of financial support for the restoration and preservation of the University's Jeffersonian buildings and grounds. Resources have primarily been developed through the activities of the Jeffersonian Restoration Design Committee.

Summary

In 2005-06, the Board of Visitors embarked on a ten-year plan to reduce the deferred maintenance backlog of E&G facilities and the corresponding FCI to 5 percent or less. The Board also took steps to establish adequate annual maintenance funding to limit the accumulation of renewal needs. Today the FCI is 5.6 percent, which is in the "good" category by industry standards. The FCI has shown a noteworthy improvement since 2005-06, when the Report on the Condition of University Facilities reported the E&G FCI to be 10.9 percent. The University has made steady progress in its investments through maintenance operations, Maintenance Reserve, and BOV funding that have improved the maintenance reinvestment rate, a rate that was 1.02 percent in 2005-06 and is now 2 percent measured in expenditures. The result of this BOV initiative are buildings and infrastructure that enable the University's mission.

Property ID	Property Description	Renewal Maintenance Needs	Current Replacement Value	FCI%	GSF	Year Built	E&G Percentage	207 AUX Percentage	209 HOS Percentage
3730	1003 WEST MAIN	No Data	\$4,283,036	No Data	10,796	1948	0%	0%	100%
3991	1018 WEST MAIN ST	No Data	\$4,396,671	No Data	5,668	1903	0%	0%	100%
2447	102 CRESAP ROAD	\$40,760	\$658,000	6%	3,708	1956	100%	0%	0%
2448	108 CRESAP ROAD	\$0	\$658,000	0%	2,916	1956	0%	100%	0%
3992	1107 WEST MAIN STREET	No Data	\$5,168,463	No Data	6,663	1958	0%	0%	100%
1149	11TH STREET PARKING GARAGE	No Data	\$36,287,820	No Data	339,902	2008	0%	0%	100%
0211	200 Midmont Lane	\$233,049	\$636,537	37%	3,700	1815	100%	0%	0%
3656	2400 OLD IVY ROAD	No Data	\$8,440,199	0%	30,300	1984	100%	0%	0%
0599	2476 OLD IVY ROAD	No Data	\$13,194,991	0%	13,238	2011	100%	0%	0%
0131	400 BRANDON AVE	No Data	\$12,332,910	0%	35,354	1990	79%	0%	21%
2163	506 Valley Road	No Data	\$603,898	0%	2,148	1930	0%	100%	0%
0553	ABBOTT CENTER	\$292,102	\$32,921,124	1%	64,743	2002	100%	0%	0%
2835	ABBOTT HOUSE #835	\$61,917	\$1,138,348	5%	8,264	1973	0%	100%	0%
2836	ABBOTT HOUSE #836	\$70,986	\$1,161,863	6%	8,458	1973	0%	100%	0%
0816	ACADEMIC LOUNGE	No Data	\$2,220,434	0%	2,613	2018	0%	100%	0%
0322	AERO RESEARCH BLOCK HOUSE	\$24,966	\$165,482	15%	1,756	1950	100%	0%	0%
0323	AERO RESEARCH QUONSET #1	\$4,048	\$219,290	2%	646	1948	100%	0%	0%
0325	AERO RESEARCH QUONSET #2	\$0	\$164,464	0%	720	1950	100%	0%	0%
0326	AERO RESEARCH QUONSET #3	\$0	\$164,464	0%	720	1950	100%	0%	0%
0324	AERO RESEARCH STORAGE BUILDING	\$0	\$139,797	0%	612	1948	100%	0%	0%
0321	AEROSPACE RESEARCH LABORATORY	\$234,370	\$3,827,194	6%	15,067	1948	100%	0%	0%
0203	ALBERT H SMALL BUILDING	No Data	\$3,181,210	0%	10,526	1948	100%	0%	0%
7273	ALDERMAN ROAD PUMPING STATION	\$4,534	\$73,095	6%	1,189	1999	100%	0%	0%
7258	ALDERMAN SUBSTATION 15KV	\$0	\$5,477,125	0%	1,447	1989	100%	0%	0%
0062	AMPHITHEATER	\$64,768	\$1,687,847	4%	3,675	1920	100%	0%	0%
5271	AQUATIC & FITNESS CENTER	No Data	\$46,118,141	No Data	180,806	1996	0%	100%	0%
5575	ARENA PARKING GARAGE	No Data	\$19,808,856	No Data	263,514	2006	0%	100%	0%
0252	ASTRONOMY BUILDING	\$10,557	\$9,536,086	0%	37,917	1952	100%	0%	0%
3761	AURBACH MEDICAL RESEARCH BUILDING	\$478,930	\$32,952,722	1%	73,813	2001	100%	0%	0%
7375	BALZ PUMP HOUSE	\$0	\$1,066,035	0%	569	1967	100%	0%	0%
2369	BALZ-DOBIE HOUSE	No Data	\$24,088,272	No Data	66,636	2011	0%	100%	0%
1991	BATTLE BUILDING AT THE UVA CHILDREN	No Data	\$128,944,958	0%	201,064	2014	0%	0%	100%
0264	BAVARO HALL	\$83,500	\$47,249,455	No Data	68,050	2010	100%	0%	0%
0407	BAYLY BUILDING	\$30,570	\$3,911,059	1%	14,360	1934	100%	0%	0%
0436	BEMISS HOUSE	\$43,206	\$1,102,569	4%	4,892	1936	100%	0%	0%

Property ID	Property Description	Renewal Maintenance Needs	Current Replacement Value	FCI%	GSF	Year Built	E&G Percentage	207 AUX Percentage	209 HOS Percentage
2146	BICE HOUSE	\$10,409	\$16,400,785	0%	73,207	1974	0%	100%	0%
0257	BIOLOGY GREENHOUSE	\$77,444	\$1,727,506	4%	8,137	1967	100%	0%	0%
1155	BIOMED. ENG. & MEDICAL SCI. BLD. (MR-5	\$16,192	\$77,308,470	0%	164,206	2002	100%	0%	0%
8060	BLANDY FARM HOUSE	\$46,020	\$321,167	14%	2,783	1926	100%	0%	0%
8075	BLANDY FIELD LAB	\$2,933	\$1,489,096	0%	4,258	2012	100%	0%	0%
8076	BLANDY FIELD LAB GREENHOUSE	\$484	\$1,164,703	0%	3,245	2016	100%	0%	0%
8065	BLANDY GENETICS BUILDING	\$6,394	\$280,200	2%	960	1926	100%	0%	0%
8063	BLANDY GROUNDS MAINTENANCE SHOP/	\$150,646	\$605,172	25%	2,099	1926	100%	0%	0%
8057	BLANDY HAY BARN/CATTLE SHADE BARN	\$69,172	\$2,905,760	2%	12,770	1926	100%	0%	0%
8066	BLANDY HEWLETT LEWIS OVERLOOK PAV	\$10,179	\$138,769	7%	1,288	2002	100%	0%	0%
8070	BLANDY INFORMATION KIOSK	\$7,701	\$33,160	23%	225	1979	100%	0%	0%
8069	BLANDY NEW PROPAGATION GREENHOUSE	\$0	\$84,123	0%	1,320	2009	100%	0%	0%
8068	BLANDY NEW TRAILER LAB	\$7,191	\$55,774	13%	846	2009	100%	0%	0%
8054	BLANDY PARKFIELD LEARNING CENTER	\$42,196	\$462,329	9%	972	1926	100%	0%	0%
8067	BLANDY PEETWOOD PAVILION	\$2,496	\$221,586	1%	836	2003	100%	0%	0%
8071	BLANDY RESEARCH VILLAGE COTTAGE 1	\$12,316	\$285,071	4%	1,333	1999	100%	0%	0%
8072	BLANDY RESEARCH VILLAGE COTTAGE 2	\$8,345	\$285,071	3%	1,333	1999	100%	0%	0%
8077	BLANDY RESEARCH VILLAGE COTTAGE 3	\$5,160	\$449,194	1%	1,373	2016	100%	0%	0%
8078	BLANDY RESEARCH VILLAGE COTTAGE 4	\$5,160	\$449,194	1%	1,373	2016	100%	0%	0%
8058	BLANDY SILO #1	No Data	\$30,454	0%	154	1926	100%	0%	0%
8059	BLANDY SILO #2	No Data	\$30,454	No Data	314	1926	100%	0%	0%
8062	BLANDY STONE COTTAGE	\$70,055	\$573,804	12%	2,784	1926	100%	0%	0%
8051	BLANDY TENANT FARMHOUSE	\$79,259	\$420,912	19%	1,146	1926	100%	0%	0%
8050	BLANDY THE QUARTERS	\$149,566	\$3,962,615	4%	15,441	1926	100%	0%	0%
8052	BLANDY TRACTOR BARN COMPLEX	\$32,552	\$402,023	8%	6,128	1998	100%	0%	0%
8061	BLANDY WORKSHOP	\$17,196	\$252,174	7%	828	1926	100%	0%	0%
2150	BOND HOUSE	No Data	\$32,626,913	0%	209,617	2019	4%	96%	0%
2218	BONNYCASTLE HOUSE	No Data	\$4,719,378	No Data	35,407	1955	0%	100%	0%
0125	BOOKSTORE/CENTRAL GROUNDS PARKING	\$153,869	\$34,406,097	0%	237,704	1994	0%	100%	0%
2831	BOYD HOUSE #831	\$62,695	\$710,223	9%	6,184	1976	0%	100%	0%
2832	BOYD HOUSE #832	\$39,500	\$608,958	6%	6,184	1976	0%	100%	0%
0064	BROOKS HALL	\$420,338	\$7,891,355	5%	20,727	1877	100%	0%	0%
0527	BROWN HALL	No Data	\$62,238,736	No Data	249,265	1974	100%	0%	0%
0094	BRYAN HALL	\$814,996	\$16,270,627	5%	42,755	1995	100%	0%	0%
5280	BRYANT HALL AT SCOTT STADIUM	No Data	\$33,843,541	No Data	73,488	2000	15%	85%	0%

Property ID	Property Description	Renewal Maintenance Needs	Current Replacement Value	FCI%	GSF	Year Built	E&G Percentage	207 AUX Percentage	209 HOS Percentage
0438	CAMPBELL HALL	\$155,442	\$54,348,599	0%	121,156	1969	100%	0%	0%
5272	CARL SMITH CLOCK TOWER	No Data	\$608,461	No Data	100	2000	0%	100%	0%
2401	Carr's Hill / Buckingham Palace	\$0	\$111,036	0%	392	1856	100%	0%	0%
2404	Carr's Hill / Guest House	\$0	\$233,678	0%	1,023	1910	100%	0%	0%
2403	Carr's Hill / Leake Cottage	\$0	\$219,304	0%	1,036	1907	100%	0%	0%
2402	Carr's Hill / President's Garage	\$11,566	\$503,500	2%	2,002	1907	100%	0%	0%
2400	Carr's Hill / President's House	\$1,157	\$3,468,040	0%	15,664	1907	100%	0%	0%
0447	CARR'S HILL FIELD SUPPORT FACILITY	\$0	\$1,548,343	0%	2,966	2006	100%	0%	0%
0580	CARRUTHERS HALL	\$472,816	\$25,929,804	2%	103,138	1950	100%	0%	0%
1161	CARTER-HARRISON RESEARCH BUILDING	\$11,566	\$122,857,956	0%	200,442	2009	100%	0%	0%
2132	CASA BOLIVAR/SPANISH HOUSE	\$4,586	\$780,451	1%	7,422	1934	0%	100%	0%
2360	CAUTHEN HOUSE	No Data	\$14,676,634	No Data	38,789	1996	1%	99%	0%
7140	CAVALIER SUBSTATION	\$0	\$6,600,644	0%	2,595	1988	100%	0%	0%
1189	CDW UTILITY	\$0	\$213,319	0%	252	1986	50%	0%	50%
1177	CENTRAL WING	\$1,243,180	\$2,504,676	50%	7,210	1901	84%	0%	16%
0222	CHEMICAL ENGINEERING RESEARCH	\$301,650	\$11,431,435	3%	28,878	1992	100%	0%	0%
0256	CHEMISTRY BUILDING	No Data	\$125,585,122	0%	285,503	1968	100%	0%	0%
0800	CHILD CARE CENTER	\$507,158	\$1,635,698	31%	7,730	1991	0%	100%	0%
0068	CLARK HALL	\$2,114,425	\$94,619,656	2%	181,328	1932	100%	0%	0%
1141	CLAUDE MOORE HEALTH SCIENCES LIBRARY	\$148,865	\$19,609,474	1%	76,537	1975	100%	0%	0%
1147	CLAUDE MOORE MEDICAL EDUCATION BUILDING	\$6,939	\$49,885,474	0%	60,582	2010	100%	0%	0%
0106	CLAUDE MOORE NURSING EDUCATION BUILDING	\$6,939	\$22,115,702	0%	35,233	2008	100%	0%	0%
0526	CLAY HALL	No Data	\$10,770,579	No Data	10,440	1997	100%	0%	0%
0126	CLEMONS LIBRARY	\$12,954	\$29,080,183	0%	83,066	1981	100%	0%	0%
1176	CLINICAL DEPARTMENT WING	\$21,144,250	\$40,054,477	53%	115,676	1935	88%	0%	12%
7101	COAL SILOS (4)	No Data	\$7,890,369	0%	3,084	1988	100%	0%	0%
7100	COAL UNLOADING FACILITY	\$8,096	\$3,371,233	0%	10,398	1988	100%	0%	0%
1194	COBB HALL	\$13,589,272	\$15,583,886	87%	62,242	1917	100%	0%	0%
0061	COCKE HALL	\$109,033	\$12,124,859	1%	27,646	1896	100%	0%	0%
1174	COLLINS WING	\$12,941,300	\$17,770,458	73%	51,471	1936	77%	0%	23%
0217	CONTEMPLATIVE COMMONS	\$0	\$53,052,991	0%	94,215	2024	100%	0%	0%
7516	COPELEY APT 2 TRANSFORMER	\$0	\$1,287,978	0%	57	1963	100%	0%	0%
7517	COPELEY APT 3 TRANSFORMER	\$0	\$1,287,978	0%	57	1963	100%	0%	0%
7518	COPELEY APT 7 TRANSFORMER	\$3,057	\$1,287,978	0%	57	1963	100%	0%	0%
7526	COPELEY APT 9 TRANSFORMER	\$0	\$1,287,978	0%	57	1963	100%	0%	0%

Property ID	Property Description	Renewal Maintenance Needs	Current Replacement Value	FCI%	GSF	Year Built	E&G Percentage	207 AUX Percentage	209 HOS Percentage
7519	COPELEY APT 10 TRANSFORMER	\$0	\$1,287,978	0%	57	1963	100%	0%	0%
7520	COPELEY APT 12 TRANSFORMER	\$0	\$1,287,978	0%	57	1963	100%	0%	0%
7521	COPELEY APT 16 TRANSFORMER	\$0	\$1,287,978	0%	57	1963	100%	0%	0%
7522	COPELEY APT 19 TRANSFORMER	\$0	\$1,287,978	0%	57	1963	100%	0%	0%
7523	COPELEY APT 21 TRANSFORMER	\$0	\$1,287,978	0%	57	1963	100%	0%	0%
7524	COPELEY APT 23 TRANSFORMER	\$0	\$1,287,978	0%	57	1963	100%	0%	0%
7525	COPELEY APT 27 TRANSFORMER	\$0	\$1,287,978	0%	57	1963	100%	0%	0%
2801	Copeley Apts #1 (210 Copeley Road)	\$2,313	\$752,512	0%	7,110	1963	0%	100%	0%
2810	Copeley Apts #10 (499 Seymour Road)	\$9,253	\$752,512	1%	7,110	1963	0%	100%	0%
2811	Copeley Apts #11 (517 Seymour Road)	\$6,939	\$829,869	1%	8,310	1963	0%	100%	0%
2812	Copeley Apts #12 (525 Seymour Road)	\$9,253	\$829,869	1%	8,310	1963	0%	100%	0%
2813	Copeley Apts #13 (520 Seymour Road)	\$13,879	\$903,756	2%	9,537	1963	0%	100%	0%
2814	Copeley Apts #14 (547 Seymour Road)	\$6,939	\$740,449	1%	7,110	1963	0%	100%	0%
2815	Copeley Apts #15 (278 Peyton Court)	\$6,939	\$903,756	1%	10,093	1966	0%	100%	0%
2816	Copeley Apts #16 (304 Peyton Court)	\$9,253	\$903,756	1%	9,537	1966	0%	100%	0%
2817	Copeley Apts #17 (324 Peyton Court)	\$9,253	\$903,756	1%	9,537	1966	0%	100%	0%
2818	Copeley Apts #18 (323 Peyton Court)	\$9,253	\$762,036	1%	7,109	1966	0%	100%	0%
2819	Copeley Apts #19 (293 Peyton Court)	\$0	\$903,756	0%	10,093	1966	0%	100%	0%
2802	Copeley Apts #2 (212 Copeley Road)	\$9,253	\$752,512	1%	7,110	1963	0%	100%	0%
2820	Copeley Apts #20 (287 Peyton Court)	\$2,313	\$766,415	0%	8,824	1966	0%	100%	0%
2821	Copeley Apts #21 (285 Peyton Court)	\$2,313	\$903,756	0%	9,537	1966	0%	100%	0%
2822	Copeley Apts #22 (488 Farrish Circle)	\$6,939	\$752,512	1%	7,109	1966	0%	100%	0%
2823	Copeley Apts #23 (476 Farrish Circle)	\$9,253	\$829,869	1%	8,824	1966	0%	100%	0%
2824	Copeley Apts #24 (470 Farrish Circle)	\$2,313	\$903,756	0%	9,537	1966	0%	100%	0%
2825	Copeley Apts #25 (454 Farrish Circle)	\$9,253	\$903,756	1%	9,537	1966	0%	100%	0%
2826	Copeley Apts #26 (446 Farrish Circle)	\$9,253	\$903,756	1%	9,537	1966	0%	100%	0%
2827	Copeley Apts #27 (422 Farrish Circle)	\$2,313	\$903,756	0%	9,537	1966	0%	100%	0%
2828	Copeley Apts #28 (406 Farrish Circle)	\$9,253	\$903,756	1%	9,537	1966	0%	100%	0%
2803	Copeley Apts #3 (412 Seymour Road)	\$2,313	\$829,869	0%	8,310	1963	0%	100%	0%
2804	Copeley Apts #4 (410 Seymour Road)	\$6,939	\$829,869	1%	8,310	1963	0%	100%	0%
2805	Copeley Apts #5 (433 Seymour Road)	\$9,253	\$752,512	1%	7,110	1963	0%	100%	0%
2806	Copeley Apts #6 (448 Seymour Road)	\$9,253	\$752,512	1%	7,110	1963	0%	100%	0%
2807	Copeley Apts #7 (474 Seymour Road)	\$6,939	\$752,512	1%	7,110	1963	0%	100%	0%
2808	Copeley Apts #8 (475 Seymour Road)	\$9,253	\$762,036	1%	7,552	1963	0%	100%	0%
2809	Copeley Apts #9 (510 Seymour Road)	\$9,253	\$850,926	1%	9,537	1963	0%	100%	0%

Property ID	Property Description	Renewal Maintenance Needs	Current Replacement Value	FCI%	GSF	Year Built	E&G Percentage	207 AUX Percentage	209 HOS Percentage
7541	COPELEY MECH. PLANT PUMPING STATION	\$6,114	\$1,339,172	0%	700	1998	100%	0%	0%
7500	COPELEY SUBSTATION	\$0	\$3,599,317	0%	550	1963	100%	0%	0%
1102	CORNER BUILDING	\$12,954	\$5,426,092	0%	18,364	1914	92%	0%	8%
2306	COURTENAY HOUSE	\$137,307	\$5,185,966	3%	30,881	1964	0%	100%	0%
2053	Crackerbox	\$173,485	\$240,653	72%	730	1826	100%	0%	0%
0446	CULBRETH ROAD GARAGE	No Data	\$21,052,039	No Data	191,122	2008	0%	100%	0%
2219	DABNEY HOUSE	No Data	\$4,645,510	No Data	34,936	1955	0%	100%	0%
0551	DARDEN CLASSROOM	\$768,145	\$29,905,113	3%	79,949	1996	100%	0%	0%
0552	DARDEN FACULTY	\$667,107	\$19,765,444	3%	47,218	1996	100%	0%	0%
0554	DARDEN LIBRARY	\$612,702	\$13,734,614	4%	36,450	1996	100%	0%	0%
0555	DARDEN PARKING GARAGE	No Data	\$22,397,830	No Data	168,098	2003	0%	100%	0%
5505	DAVENPORT KLOCKNER LANNIGAN TICKET	No Data	\$19,670	No Data	456	2012	0%	100%	0%
2070	DAVIS HOUSE	\$155,442	\$979,676	16%	8,469	1929	0%	100%	0%
1196	DAVIS TRANSFORMER	\$25,985	\$3,315,985	1%	1,806	1960	100%	0%	0%
1173	DAVIS WING	\$7,438,700	\$19,512,084	38%	58,196	1928	43%	0%	57%
0089	DAWSON'S ROW #1	\$36,000	\$738,145	No Data	3,143	1931	100%	0%	0%
0090	DAWSON'S ROW #2	\$0	\$902,487	0%	2,688	1890	59%	41%	0%
0091	DAWSON'S ROW #3	\$142,660	\$290,188	49%	974	1885	100%	0%	0%
0092	DAWSON'S ROW #4	\$182,401	\$990,900	18%	2,766	1859	100%	0%	0%
0070	DEAN COMMONS	\$20,380	\$25,204,890	0%	22,536	2010	100%	0%	0%
0830	DEAN FAMILY GOLF (BOAR'S HEAD)	No Data	\$3,242,001	0%	12,800	2018	0%	100%	0%
0219	DELL BUILDING #1	\$13,000	\$912,288	0%	6,149	2004	100%	0%	0%
0218	DELL BUILDING #2	\$41,500	\$912,288	0%	6,210	2004	100%	0%	0%
2385	DILLARD (SUITES X31-X40)	\$37,194	\$5,085,134	1%	30,520	1984	0%	100%	0%
2386	DILLARD (SUITES X41-X48)	\$639,626	\$4,126,154	16%	25,811	1984	0%	100%	0%
2387	DILLARD (SUITES X49-X50)	No Data	\$1,001,988	No Data	8,042	1984	0%	100%	0%
2388	DILLARD (SUITES X51-X58)	No Data	\$3,553,308	No Data	23,741	1984	0%	100%	0%
2389	DILLARD (SUITES X59-X60)	\$28,023	\$1,261,929	2%	6,097	1984	0%	100%	0%
5506	DISHAROON PARK	No Data	\$9,409,177	No Data	56,091	2002	0%	100%	0%
0442	DRAMA EDUCATION BUILDING	\$13,879	\$17,553,293	0%	56,388	1975	100%	0%	0%
0449	DRAMA EDUCATION BUILDING ADDITION	\$0	\$16,348,792	0%	22,767	2013	100%	0%	0%
2616	Duke House / Sunnyside	\$179,268	\$1,631,978	11%	4,292	1850	100%	0%	0%
2305	DUNGLISON HOUSE	\$156,737	\$4,688,886	3%	28,408	1964	0%	100%	0%
7357	DUNGLISON TRANSFORMER	\$42,826	\$165,661	26%	200	1964	100%	0%	0%
7186	EAST CHILLER PLANT	\$1,562,127	\$45,005,373	3%	22,500	2013	42%	0%	58%

Property ID	Property Description	Renewal Maintenance Needs	Current Replacement Value	FCI%	GSF	Year Built	E&G Percentage	207 AUX Percentage	209 HOS Percentage
2030	East Lawn Dorm	\$336,560	\$3,848,970	9%	15,716	1826	100%	0%	0%
2043	East Lawn Garage	\$0	\$103,477	0%	287	1826	100%	0%	0%
1148	EAST PARKING GARAGE	No Data	\$22,277,028	No Data	279,607	1986	0%	0%	100%
2045	East Range Dorm	\$0	\$3,622,834	0%	8,036	1826	100%	0%	0%
2213	ECHOLS HOUSE	No Data	\$4,648,259	No Data	34,937	1955	0%	100%	0%
0082	Edgar Shannon Library	\$0	\$99,398,750	0%	278,369	1938	100%	0%	0%
1146	EMILY COURIC CLINICAL CANCER CENTER	No Data	\$95,327,843	0%	205,472	2011	6%	0%	94%
2212	EMMET HOUSE	No Data	\$5,077,561	No Data	41,161	1955	0%	100%	0%
0401	EMMET/IVY GARAGE	No Data	\$30,409,674	No Data	379,581	2003	0%	100%	0%
0698	EMS RADIO RELAY/FAN MTN	No Data	\$22,843	0%	100	1980	100%	0%	0%
0481	ENV. SCI. SHOP BUILDING	\$3,567	\$1,060,807	0%	3,483	1992	100%	0%	0%
1686	ENVIRONMENTAL SAFETY STORAGE	\$0	\$1,340,168	0%	5,867	1986	100%	0%	0%
7359	EQUIP ENCLOSURE #1	\$2,637	\$20,556	13%	64	1972	100%	0%	0%
2371	ERN COMMONS	\$20,380	\$4,185,080	0%	8,191	2011	0%	100%	0%
0849	FAC INFRASTRUCTURE	\$110,452,397	\$1,159,445,612	10%	-	1826	59%	22%	19%
0702	FAN MT. 10 INCH LOW DOME	\$23,710	\$56,341	42%	140	1964	100%	0%	0%
0701	FAN MT. 31 INCH LOW DOME	\$30,649	\$176,953	17%	751	1964	100%	0%	0%
0703	FAN MT. 40 INCH HIGH DOME	\$62,455	\$987,709	6%	3,243	1972	100%	0%	0%
0699	FAN MT. COTTAGE	\$6,245	\$526,063	1%	1,922	1974	100%	0%	0%
0700	FAN MT. STATION HOUSE	\$26,601	\$558,043	5%	2,443	1945	100%	0%	0%
2607	Faulkner Carriage House	\$31,589	\$271,516	12%	2,261	1920	0%	100%	0%
2569	FAULKNER COTTAGE E	\$0	\$84,428	0%	782	1983	0%	100%	0%
2568	FAULKNER COTTAGE W	\$0	\$84,428	0%	825	1983	0%	100%	0%
2606	Faulkner Hedge House	\$20,380	\$186,076	11%	1,086	1930	0%	100%	0%
0603	FAULKNER HOUSE	\$1,132,588	\$18,231,194	6%	32,655	1855	100%	0%	0%
2605	Faulkner Orchard House	\$14,776	\$216,926	7%	1,658	1946	0%	100%	0%
0406	FAYERWEATHER HALL	\$15,285	\$10,981,351	0%	18,849	1895	100%	0%	0%
2304	FITZHUGH HOUSE	\$137,307	\$4,692,904	3%	28,408	1964	0%	100%	0%
0317	FLUIDS RESEARCH LABORATORY	\$10,000	\$891,469	No Data	2,927	1996	100%	0%	0%
0229	FM GARAGES	\$3,701	\$542,507	1%	2,400	1950	100%	0%	0%
0238	FM LANDSCAPE SHOP	\$0	\$2,822,269	0%	10,491	2013	100%	0%	0%
0227	FM SHOP #1	\$500,000	\$3,357,510	15%	13,350	1988	100%	0%	0%
0232	FM SHOP #2	\$5,095	\$1,929,280	0%	6,001	1963	100%	0%	0%
0255	FM SHOP #3	\$41,779	\$932,200	4%	4,953	1964	100%	0%	0%
0233	FM SHOP #4	\$300,000	\$660,608	45%	1,995	1960	100%	0%	0%

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0253	FM SHOP #5	\$24,288	\$1,852,073	1%	8,277	1964	100%	0%	0%
0231	FM SHOP #6	\$8,096	\$3,970,719	0%	10,098	1963	100%	0%	0%
1162	FOCUSED ULTRASOUND	\$11,566	\$2,541,340	0%	1,690	2009	100%	0%	0%
3755	FONTAINE MEDICAL OFFICE BUILDING 1	No Data	\$26,636,134	No Data	69,040	2003	0%	0%	100%
1756	FONTAINE MEDICAL OFFICE BUILDING 2	No Data	\$19,152,534	No Data	45,631	1999	11%	0%	89%
0595	FONTANA FOOD CENTER	\$5,635,653	\$7,540,079	75%	76,104	1964	5%	95%	0%
5595	FOOTBALL STORAGE	No Data	\$1,120,900	0%	3,277	2020	0%	100%	0%
0251	FORESTRY BUILDING GARAGE	\$18,342	\$2,487,552	1%	9,667	1952	65%	18%	0%
5577	FRANK C. MCCUE III CTR	\$8,610,550	\$19,920,212	43%	78,285	1991	0%	100%	0%
2145	FRENCH HOUSE	\$8,152	\$2,331,808	0%	12,444	1896	13%	87%	0%
0055	GARRETT HALL	\$84,169	\$10,033,838	1%	23,021	1908	100%	0%	0%
5591	GEORGE WELSH INDOOR PRACTICE FACIL	No Data	\$16,199,662	0%	84,688	2013	0%	100%	0%
2375	GIBBONS HOUSE	\$13,757	\$35,969,119	0%	75,438	2015	0%	100%	0%
2075	GILDERSLEEVE HOUSE	\$163,214	\$822,184	20%	7,124	1929	0%	100%	0%
0210	GILMER HALL	\$9,253,539	\$77,863,199	12%	232,139	1963	100%	0%	0%
2829	GLENN HOUSE #829	\$62,371	\$732,326	9%	6,378	1976	0%	100%	0%
2830	GLENN HOUSE #830	\$62,695	\$710,223	9%	6,184	1976	0%	100%	0%
2381	GOOCH (SUITES X01-X06)	\$27,004	\$3,040,073	1%	18,178	1984	0%	100%	0%
2382	GOOCH (SUITES X07-X10)	\$30,570	\$2,502,980	1%	14,492	1984	0%	100%	0%
2383	GOOCH (SUITES X11-X20)	\$51,460	\$5,085,134	1%	27,493	1984	0%	100%	0%
2384	GOOCH (SUITES X21-X30)	\$34,137	\$5,085,134	1%	29,049	1984	0%	100%	0%
3713	GROVE STREET 999 (LEE BUILDING)	No Data	\$12,505,318	No Data	11,623	1965	0%	0%	100%
0067	HALSEY HALL	\$58,593	\$3,324,815	2%	17,162	1952	100%	0%	0%
2217	HANCOCK HOUSE	\$4,178	\$4,719,378	0%	34,940	1955	0%	100%	0%
2077	HARRISON HOUSE	\$143,913	\$822,184	18%	7,340	1929	0%	100%	0%
0121	HARRISON INSTITUTE AND SMALL SPECIA	\$121,888	\$38,369,097	0%	73,277	2004	100%	0%	0%
7103	HEATING PLANT	\$90,182	\$56,927,751	0%	30,232	1953	100%	0%	0%
7102	HEATING PLANT STORAGE BUILDING	\$0	\$71,105	0%	973	2013	100%	0%	0%
2565	HENCH APTS	\$93,748	\$4,680,662	2%	21,406	1983	0%	100%	0%
0373	HIGH ENERGY PHYSICS ANNEX	\$5,000	\$104,463	5%	343	1965	100%	0%	0%
0356	HIGH ENERGY PHYSICS LAB	\$487,704	\$3,832,373	13%	15,576	1965	100%	0%	0%
2079	HOLMES HOUSE	\$78,369	\$822,184	10%	7,256	1929	0%	100%	0%
0049	HOSPITAL DRIVE TRAFFIC PAVILION	No Data	\$77,328	No Data	60	1990	0%	0%	100%
1151	HOSPITAL LINK	No Data	\$10,711,640	No Data	36,622	1988	0%	0%	100%
0002	HOTEL A	\$120,283	\$1,487,755	8%	3,862	1826	100%	0%	0%

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0044	HOTEL B/ WASHINGTON HALL	\$156,620	\$1,366,534	11%	3,634	1826	100%	0%	0%
0006	HOTEL C/ JEFFERSON HALL	\$295,510	\$1,405,842	21%	2,906	1826	100%	0%	0%
2048	Hotel D	\$442,387	\$1,545,812	29%	3,681	1826	100%	0%	0%
0011	HOTEL E ANNEX/ COLONNADE HOTEL	\$245,192	\$1,513,949	16%	3,567	1846	100%	0%	0%
0010	HOTEL E/ COLONNADE HOTEL	\$0	\$1,396,392	0%	3,325	1826	100%	0%	0%
0052	HOTEL F/ LEVERING HALL	\$337,289	\$2,459,827	14%	6,768	1826	100%	0%	0%
2435	HOXTON APTS	\$225,530	\$3,372,073	7%	9,206	1983	0%	100%	0%
2214	HUMPHREYS HOUSE	No Data	\$5,148,942	No Data	37,463	1955	0%	100%	0%
0448	HUNTER SMITH BAND BUILDING	\$0	\$15,311,801	0%	18,551	2011	100%	0%	0%
0529	Hunton Andrews Kurth	No Data	\$3,509,511	No Data	6,618	1997	100%	0%	0%
5512	IMREC COMPOST SHED	No Data	\$3,832	No Data	120	2003	0%	100%	0%
5513	IMREC STORAGE SHED	No Data	\$5,138	No Data	160	2011	0%	100%	0%
0443	INTERNATIONAL HOUSE GARAGE	\$0	\$87,941	0%	385	1914	100%	0%	0%
1603	IVY MOUNTAIN CENTRAL UTILITY PLANT	\$0	\$14,470,310	0%	15,273	2021	0%	0%	100%
1605	IVY MOUNTAIN PARKING GARAGE	\$0	\$5,643,837	0%		2021	0%	0%	100%
0594	IVY STACKS	\$0	\$3,683,468	0%	26,539	1994	100%	0%	0%
0593	IVY STACKS PUMP HOUSE	\$0	\$2,706,277	0%	220	2011	100%	0%	0%
1994	JEFFERSON PARK MEDICAL OFFICE BUILD	No Data	\$14,646,801	No Data	91,363	1971	1%	0%	99%
0270	JESSER HALL	\$1,065,736	\$10,054,387	15%	35,179	1985	100%	0%	0%
5574	JOHN PAUL JONES ARENA	No Data	\$172,299,671	No Data	370,024	2006	0%	100%	0%
0066	JOHN W. WARNER HALL	\$2,590	\$7,645,797	0%	26,896	1942	100%	0%	0%
2391	JOHNSON HOUSE	\$28,336	\$4,733,091	1%	23,334	1992	0%	100%	0%
1628	KCRC COCHRAN HOUSE	No Data	\$300,558	No Data	1,997	1945	100%	0%	0%
1626	KCRC COMMONWEALTH COURT	No Data	\$1,647,107	No Data	10,123	1950	0%	0%	100%
2368	KELLOGG HOUSE	\$7,402	\$26,309,351	0%	54,242	2008	0%	100%	0%
2220	KENT HOUSE	No Data	\$4,958,110	No Data	37,418	1955	0%	100%	0%
0069	KERCHOF HALL	\$2,555,628	\$8,269,793	31%	32,882	1955	100%	0%	0%
5502	KLOCKNER STADIUM	No Data	\$4,693,841	No Data	13,527	1992	0%	100%	0%
0273	LACY HALL	\$0	\$5,388,890	No Data	19,628	2013	100%	0%	0%
5088	LADY ASTOR PAVILION	\$0	\$442,004	0%	1,708	1938	100%	0%	0%
0431	LAMBETH COLONNADE	\$1,080,828	\$1,612,904	67%	8,374	1913	100%	0%	0%
2450	LAMBETH FIELD #50	\$8,152	\$974,044	1%	7,796	1974	0%	100%	0%
2451	LAMBETH FIELD #51	\$8,152	\$1,327,201	1%	10,345	1974	0%	100%	0%
2452	LAMBETH FIELD #52	\$8,152	\$726,938	1%	5,852	1974	0%	100%	0%
2453	LAMBETH FIELD #53	\$8,152	\$990,489	1%	7,785	1974	0%	100%	0%

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2454	LAMBETH FIELD #54	\$8,152	\$1,028,290	1%	7,796	1974	0%	100%	0%
2455	LAMBETH FIELD #55	\$8,152	\$726,938	1%	5,830	1974	0%	100%	0%
2456	LAMBETH FIELD #56	\$8,152	\$1,090,704	1%	7,785	1974	0%	100%	0%
2457	LAMBETH FIELD #57	\$8,152	\$1,307,435	1%	10,345	1974	0%	100%	0%
2458	LAMBETH FIELD #58	\$40,760	\$1,307,435	3%	10,345	1974	0%	100%	0%
2459	LAMBETH FIELD #59	\$8,152	\$726,938	1%	5,830	1974	0%	100%	0%
2460	LAMBETH FIELD #60	\$8,152	\$974,044	1%	7,796	1974	0%	100%	0%
2461	LAMBETH FIELD #61	\$8,152	\$761,896	1%	5,852	1974	0%	100%	0%
2462	LAMBETH FIELD #62	\$18,342	\$726,938	3%	5,852	1974	0%	100%	0%
2463	LAMBETH FIELD #63	\$8,152	\$974,044	1%	7,796	1974	0%	100%	0%
2465	LAMBETH FIELD #65	\$8,152	\$975,723	1%	7,785	1975	0%	100%	0%
2466	LAMBETH FIELD #66	\$8,152	\$975,723	1%	7,785	1975	0%	100%	0%
2467	LAMBETH FIELD #67	\$8,152	\$915,930	1%	7,796	1975	0%	100%	0%
2468	LAMBETH FIELD #68	\$8,152	\$990,481	1%	7,796	1975	0%	100%	0%
2469	LAMBETH FIELD #69	\$8,152	\$974,044	1%	5,852	1975	0%	100%	0%
2470	LAMBETH FIELD #70	\$8,152	\$726,938	1%	5,852	1975	0%	100%	0%
2471	LAMBETH FIELD #71	\$8,152	\$1,327,201	1%	10,345	1975	0%	100%	0%
2472	LAMBETH FIELD #72	\$8,152	\$1,327,201	1%	10,345	1975	0%	100%	0%
2473	LAMBETH FIELD #73	\$8,152	\$726,938	1%	5,852	1975	0%	100%	0%
2474	LAMBETH FIELD #74	\$8,152	\$1,307,435	1%	10,345	1975	0%	100%	0%
2475	LAMBETH FIELD #75	\$8,152	\$726,938	1%	5,852	1975	0%	100%	0%
2464	LAMBETH FIELD COMMONS	\$0	\$2,254,865	0%	13,010	1976	0%	100%	0%
0223	LAMBETH HOUSE	\$433,075	\$1,232,847	35%	4,902	1920	100%	0%	0%
4103	LANE ROAD MODULAR UNIT	No Data	\$117,474	No Data	1,467	2007	100%	0%	0%
0228	LEAKE BUILDING	\$0	\$5,961,030	0%	24,337	1950	100%	0%	0%
2215	LEFEVRE HOUSE	No Data	\$5,065,076	No Data	37,417	1955	0%	100%	0%
2372	LILE-MAUPIN HOUSE	No Data	\$23,032,830	No Data	58,436	2013	0%	100%	0%
2433	LITTLE MOREA	\$5,095	\$764,591	1%	2,224	1835	100%	0%	0%
2073	LONG HOUSE	\$62,824	\$716,885	9%	6,465	1929	0%	100%	0%
0441	LORNA SUNDBERG INTERNATIONAL CENT	\$88,653	\$1,723,467	5%	7,545	1914	100%	0%	0%
0421	MADISON HALL	\$8,175,947	\$8,216,163	100%	21,238	1905	100%	0%	0%
1988	MALCOLM W COLE CHILD CARE CENTER	No Data	\$2,572,829	No Data	15,199	2000	0%	0%	100%
2072	MALLET HOUSE	No Data	\$822,184	0%	6,274	1929	0%	100%	0%
2392	MALONE HOUSE	\$63,178	\$4,529,041	1%	23,196	1992	0%	100%	0%
2427	MARY MUNFORD HOUSE	\$439,495	\$6,634,589	7%	41,282	1952	0%	100%	0%

Property ID	Property Description	Renewal Maintenance Needs	Current Replacement Value	FCI%	GSF	Year Built	E&G Percentage	207 AUX Percentage	209 HOS Percentage
7575	MASSIE ROAD PLANT @ ARENA PARKING	No Data	\$9,983,363	No Data	12,093	2005	0%	100%	0%
5610	MCARTHUR SQUASH CENTER	No Data	\$15,350,591	No Data	37,749	2013	0%	100%	0%
0331	MCCORMICK OBSERVATORY	\$213,039	\$2,404,539	9%	5,913	1880	100%	0%	0%
2027	McGuffey Cottage	\$26,717	\$148,175	18%	225	1870	100%	0%	0%
2076	MCGUFFEY HOUSE	No Data	\$714,055	No Data	7,597	1929	0%	100%	0%
1175	MCINTIRE WING	\$5,156,395	\$5,390,030	96%	15,649	1922	91%	0%	9%
1195	MCKIM HALL	\$10,495,700	\$22,738,281	46%	94,128	1931	47%	0%	53%
0105	MCLEOD HALL	\$25,329	\$35,129,393	0%	129,707	1972	37%	63%	0%
0259	MECHANICAL ENGINEERING	\$152,850	\$18,206,614	1%	71,088	1971	100%	0%	0%
1157	MEDICAL RESEARCH LAB (MR-4)	\$6,446,194	\$58,757,509	11%	194,673	1984	100%	0%	0%
1181	MEDICAL SCHOOL BLDG	\$31,843,750	\$58,690,406	54%	171,084	1928	79%	0%	21%
1685	MEDICAL SCHOOL STORAGE	\$20,725	\$786,924	3%	3,307	1986	100%	0%	0%
1184	MEDICAL SCHOOL TRANSFORMER	\$27,202	\$979,587	3%	684	1960	50%	0%	50%
5087	MEMORIAL GYMNASIUM	\$2,356,743	\$20,270,848	12%	82,779	1925	100%	0%	0%
2216	METCALF HOUSE	\$9,369	\$4,719,378	0%	34,936	1955	0%	100%	0%
0581	MICHIE NORTH	\$254,750	\$4,179,912	6%	16,620	1961	100%	0%	0%
0582	MICHIE SOUTH	\$254,750	\$4,179,912	6%	16,381	1961	65%	35%	0%
0661	MILTON AIRPORT HANGAR BLDG	\$50,950	\$2,080,268	2%	8,737	1940	100%	0%	0%
0660	MILTON AIRPORT HOUSE	\$8,152	\$769,333	1%	3,243	1940	100%	0%	0%
2335	MIMOSA CT 134	No Data	\$271,735	No Data	2,382	1958	0%	100%	0%
2341	MIMOSA CT 137	No Data	\$271,735	No Data	2,330	1958	0%	100%	0%
2336	MIMOSA CT 138	No Data	\$271,735	No Data	2,382	1958	0%	100%	0%
2340	MIMOSA CT 143	No Data	\$271,735	No Data	2,330	1958	0%	100%	0%
2337	MIMOSA CT 144	No Data	\$271,735	No Data	2,382	1958	0%	100%	0%
2339	MIMOSA CT 147	No Data	\$271,735	No Data	1,536	1958	0%	100%	0%
2338	MIMOSA CT 148	No Data	\$271,735	No Data	1,536	1958	0%	100%	0%
2350	MIMOSA DR 109	No Data	\$271,735	No Data	2,444	1958	0%	100%	0%
2351	MIMOSA DR 110	No Data	\$271,735	No Data	2,444	1958	0%	100%	0%
2349	MIMOSA DR 111	No Data	\$271,735	No Data	2,444	1958	0%	100%	0%
2348	MIMOSA DR 113	No Data	\$271,735	No Data	2,444	1958	0%	100%	0%
2347	MIMOSA DR 115	No Data	\$1,498,154	No Data	13,998	1958	0%	100%	0%
2346	MIMOSA DR 117	No Data	\$1,117,894	No Data	13,808	1958	0%	100%	0%
2352	MIMOSA DR 118	No Data	\$271,735	No Data	2,444	1958	0%	100%	0%
2345	MIMOSA DR 121	No Data	\$819,816	No Data	6,261	1806	0%	100%	0%
2353	MIMOSA DR 122	No Data	\$271,735	No Data	2,444	1958	0%	100%	0%

Property ID	Property Description	Renewal Maintenance Needs	Current Replacement Value	FCI%	GSF	Year Built	E&G Percentage	207 AUX Percentage	209 HOS Percentage
2343	MIMOSA DR 123	No Data	\$271,735	No Data	2,330	1958	0%	100%	0%
2354	MIMOSA DR 124	No Data	\$271,735	No Data	2,444	1958	0%	100%	0%
2342	MIMOSA DR 125	No Data	\$271,735	No Data	2,382	1958	0%	100%	0%
2344	MIMOSA DR STORAGE	\$3,238	\$5,407	60%	667	1806	100%	0%	0%
0065	MINOR HALL	\$545,165	\$7,431,230	7%	22,524	1908	100%	0%	0%
2566	MITCHELL APTS	\$93,340	\$3,627,355	3%	16,916	1983	0%	100%	0%
9705	ML SEWAGE PLANT	\$500,000	\$368,941	136%	100	1960	100%	0%	0%
9735	ML-AQUATICS LAB	\$18,505	\$1,493,902	1%	5,035	1995	100%	0%	0%
9720	ML-AUDUBON COTTAGE	\$26,494	\$278,217	10%	1,215	1934	100%	0%	0%
9708	ML-BANNISTER COTTAGE	\$12,228	\$95,932	13%	480	1934	100%	0%	0%
9731	ML-BURNS COTTAGE	\$3,567	\$115,121	3%	667	1970	100%	0%	0%
9718	ML-CARETAKER'S HOUSE	\$35,665	\$301,519	12%	1,320	1934	100%	0%	0%
9712	ML-CATESBY COTTAGE	\$24,456	\$89,534	27%	451	1934	100%	0%	0%
9716	ML-CHAPMAN COTTAGE	\$12,228	\$278,217	4%	1,215	1934	100%	0%	0%
9710	ML-CLAYTON COTTAGE	\$15,285	\$164,464	9%	777	1934	100%	0%	0%
9721	ML-DESCHWEINITZ COTTAGE	\$26,341	\$278,217	9%	1,215	1934	100%	0%	0%
9737	ML-DIRECTORS CABIN	\$2,038	\$538,216	0%	2,042	2009	100%	0%	0%
9715	ML-ELLIOTT COTTAGE	\$12,228	\$278,217	4%	1,215	1934	100%	0%	0%
9726	ML-GATTINGER COTTAGE	\$12,738	\$83,143	15%	547	1934	100%	0%	0%
9734	ML-GUEST HOUSE	\$23,131	\$708,573	3%	3,102	1993	100%	0%	0%
9711	ML-HARIOT COTTAGE	\$23,437	\$63,959	37%	330	1934	100%	0%	0%
9725	ML-HENTZ MOHR COTTAGE	\$11,719	\$153,497	8%	852	1934	100%	0%	0%
9730	ML-HOLBROOK COTTAGE	\$6,624	\$115,121	6%	520	1934	100%	0%	0%
9714	ML-JEFFERSON HALL	\$12,228	\$753,496	2%	2,753	1934	100%	0%	0%
9719	ML-LAING HALL	\$70,311	\$730,958	10%	3,655	1934	100%	0%	0%
9709	ML-LECONTE COTTAGE	\$17,323	\$95,932	18%	480	1934	100%	0%	0%
9728	ML-MAPHIS COTTAGE	\$5,095	\$115,121	4%	521	1934	100%	0%	0%
9723	ML-MICHAUX COTTAGE	\$7,795	\$131,568	6%	687	1934	100%	0%	0%
9729	ML-MITCHELL COTTAGE	\$4,076	\$115,121	4%	520	1934	100%	0%	0%
9732	ML-RAFINESQUE LAB	\$8,407	\$175,426	5%	555	1934	100%	0%	0%
9724	ML-REED COTTAGE	\$10,190	\$164,464	6%	777	1934	100%	0%	0%
9717	ML-Ruth Patrick Hall	\$227,843	\$5,358,864	4%	14,006	1939	100%	0%	0%
9727	ML-SCHOEW COTTAGE	\$11,719	\$115,121	10%	520	1934	100%	0%	0%
9738	ML-SERVICE STORAGE BUILDING	\$2,548	\$90,569	3%	1,536	2009	100%	0%	0%
9707	ML-SHOP (LAUNDRY DORM)	\$16,304	\$644,463	3%	2,166	1961	100%	0%	0%

Property ID	Property Description	Renewal Maintenance Needs	Current Replacement Value	FCI%	GSF	Year Built	E&G Percentage	207 AUX Percentage	209 HOS Percentage
9713	ML-STORAGE BUILDING	\$10,190	\$537,255	2%	2,352	1965	100%	0%	0%
9733	ML-WALTON PAVILION	\$20,380	\$338,011	6%	1,344	1987	100%	0%	0%
9706	ML-WASHINGTON COTTAGE	\$12,228	\$87,713	14%	540	1934	100%	0%	0%
9736	ML-WATER TREATMENT	\$0	\$51,303	0%	204	1994	100%	0%	0%
0083	MONROE HALL	\$1,658,052	\$21,096,690	8%	67,250	1929	100%	0%	0%
0093	MONROE HILL ELEVATOR	\$7,643	\$505,249	2%	105	1994	100%	0%	0%
2084	Monroe Hill Garage	\$0	\$54,822	0%	288	1930	100%	0%	0%
2085	Monroe Hill House	\$0	\$2,992,036	0%	7,534	1814	100%	0%	0%
2086	Monroe Hill Range	\$5,095	\$1,391,149	0%	3,784	1848	100%	0%	0%
2200	MONTEBELLO	\$156,136	\$2,031,465	8%	5,547	1830	100%	0%	0%
2201	MONTEBELLO GARAGE	\$0	\$100,732	0%	816	1920	100%	0%	0%
3622	MONTESANO	No Data	\$2,427,628	No Data	4,781	1940	100%	0%	0%
2429	MOREA GARAGE	\$0	\$90,906	0%	365	1915	100%	0%	0%
2428	MOREA HOUSE	\$201,253	\$1,593,781	13%	4,452	1835	100%	0%	0%
1697	MOSER RADIATION THERAPY CENTER	No Data	\$3,426,820	No Data	7,641	1992	0%	0%	100%
0626	MOTORCYCLE STORAGE	\$6,362	\$124,369	5%	511	1999	100%	0%	0%
1172	MULTISTORY BUILDING	\$37,703,000	\$82,880,085	45%	237,546	1960	52%	0%	48%
1170	MULTISTORY ENTRY PAVILION	\$0	\$44,581	0%	67	2002	0%	0%	100%
7533	N GROUNDS MECH PLANT	\$9,171	\$9,566,649	0%	8,996	1975	100%	0%	0%
7540	N GROUNDS SUBSTATION	\$0	\$5,540,821	0%	4,600	1994	100%	0%	0%
0060	NEW CABELL HALL	\$295,000	\$68,653,287	0%	162,549	1952	100%	0%	0%
0122	NEWCOMB HALL	\$11,237,023	\$56,000,360	20%	210,638	1958	13%	87%	0%
7199	NEWCOMB ROAD CHILLER PLANT	No Data	\$7,528,944	No Data	8,112	2016	100%	0%	0%
2393	NORRIS HOUSE	\$50,950	\$4,733,091	1%	23,334	1992	0%	100%	0%
7104	NORTH CHILLER PLANT	\$0	\$29,556,903	0%	9,633	1988	100%	0%	0%
5562	NORTH GROUNDS RECREATION ADDITION	No Data	\$22,473,521	No Data	34,565	2013	0%	100%	0%
5561	NORTH GROUNDS RECREATION CTR	No Data	\$9,113,399	No Data	34,647	1986	0%	100%	0%
1178	NORTH WING	\$1,620,210	\$3,062,703	53%	8,836	1907	100%	0%	0%
3711	NORTHTRIDGE BUILDING	No Data	\$25,515,142	0%	65,893	1987	0%	0%	100%
2167	Oakhurst Cir 118	No Data	\$382,587	No Data	3,397	1930	0%	100%	0%
2168	Oakhurst Cir Garage	No Data	\$17,218	No Data	456	1930	0%	100%	0%
4102	OBSERVATORY HILL SHED ONE	\$0	\$45,370	0%	233	2014	100%	0%	0%
2333	OBSERVATORY HOUSE #1 (ALDEN)	\$1,706,825	\$1,771,572	96%	8,111	1880	100%	0%	0%
2328	OBSERVATORY HOUSE #2 (VYSSOTSKY)	\$105,976	\$433,538	24%	1,687	1930	0%	100%	0%
0334	OBSERVATORY MOUNTAIN ENGINEERING	\$3,422,821	\$7,049,523	49%	26,486	1962	100%	0%	0%

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0201	O-Hill Dining Facility	\$1,404,692	\$36,895,943	4%	69,876	2005	0%	100%	0%
0059	OLD CABELL HALL	\$1,089,821	\$19,033,527	6%	76,903	1896	100%	0%	0%
0605	OLD IVY HALL	\$0	\$25,994,374	0%	101,591	2020	100%	0%	0%
0606	Old Ivy Road Parking Garage	\$0	\$6,321,097	0%	37,142	2019	0%	100%	0%
0202	OLSSON HALL	\$103,938	\$19,617,427	1%	73,882	1960	100%	0%	0%
2422	O'NEIL HALL	\$0	\$11,330,835	0%	25,315	1922	100%	0%	0%
8997	ORANGE MEDICAL OFFICE BUILDING	No Data	\$5,172,744	No Data	24,484	1998	0%	0%	100%
3733	OUTPATIENT SURGERY CENTER MOBILE C	No Data	\$3,204,004	No Data	2,020	2012	0%	0%	100%
8010	OYSTER LAB (ANHEUSER-BUSCH COASTAL	\$112,090	\$2,406,375	5%	9,322	2006	100%	0%	0%
8011	OYSTER RESIDENCE (ANHEUSER-BUSCH C	\$0	\$1,576,432	0%	5,957	2006	100%	0%	0%
2211	PAGE HOUSE	No Data	\$4,747,509	No Data	34,936	1955	0%	100%	0%
5507	PALMER PARK	No Data	\$22,918,440	No Data	55,630	2019	0%	100%	0%
0583	PARKING & TRANSIT	\$316,501	\$13,625,717	2%	59,250	1964	32%	68%	0%
2012	Pavilion I	\$430,500	\$2,678,176	No Data	7,914	1826	100%	0%	0%
2029	Pavilion II	\$13,070	\$2,891,983	0%	7,115	1826	100%	0%	0%
2015	Pavilion III	\$0	\$2,220,864	0%	5,376	1826	100%	0%	0%
2032	Pavilion IV	\$485,919	\$2,164,215	22%	5,268	1826	100%	0%	0%
2025	Pavilion IX	\$1,967	\$2,309,263	0%	6,238	1826	100%	0%	0%
2019	Pavilion V	\$151,831	\$2,692,798	6%	10,252	1826	100%	0%	0%
2035	Pavilion VI	\$11,566	\$2,387,849	0%	6,627	1826	100%	0%	0%
0022	PAVILION VII/COLONNADE CLUB	\$33,679	\$3,804,086	1%	15,575	1826	100%	0%	0%
2038	Pavilion VIII	\$79,482	\$2,828,024	3%	9,625	1826	100%	0%	0%
2041	Pavilion X	\$96,805	\$2,901,807	3%	7,010	1826	100%	0%	0%
0123	PEABODY HALL	\$205,838	\$7,849,399	3%	23,871	1914	100%	0%	0%
2081	PETERS HOUSE	\$174,873	\$755,264	23%	7,775	1929	0%	100%	0%
0439	PEYTON HOUSE	\$285,320	\$1,361,862	21%	5,775	1910	100%	0%	0%
0444	PEYTON HOUSE ANNEX	\$0	\$150,143	0%	649	1925	100%	0%	0%
0250	PEYTON HOUSE MODULAR OFFICE	\$0	\$115,365	0%	1,440	1989	100%	0%	0%
0215	PHYSICAL AND LIFE SCIENCES BUILDING	\$318,657	\$76,137,671	0%	116,249	2011	100%	0%	0%
0221	PHYSICS/JESSE BEAMS LAB	\$0	\$41,641,411	0%	134,933	1954	100%	0%	0%
1142	PINN HALL	\$2,649,400	\$163,891,834	2%	449,995	1971	99%	0%	1%
0016	POE ALLEY #1	\$0	\$223,201	0%	704	1965	100%	0%	0%
0627	POLICE BLDG	\$0	\$1,628,702	0%	7,024	1960	100%	0%	0%
0247	PRATT DRIVE NORTH	\$0	\$188,409	0%	1,170	2007	100%	0%	0%
0272	PRATT DRIVE SOUTH	\$0	\$322,188	0%	2,077	2008	100%	0%	0%

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1143	PRIMARY CARE CENTER	\$7,418,062	\$44,676,401	17%	130,048	1979	5%	0%	95%
1164	PRIMARY CARE CENTER ANNEX	No Data	\$6,465,087	No Data	13,837	2009	0%	0%	100%
0596	PRINTING SERVICE CENTER	\$69,802	\$2,270,353	3%	21,176	1960	0%	100%	0%
0598	PRINTING SERVICE CENTER ADDITION	\$0	\$3,876,622	0%	14,940	2009	0%	100%	0%
0054	RANDALL HALL	\$300,521	\$6,523,239	5%	20,752	1897	100%	0%	0%
3759	RAY C. HUNT DRIVE 400	No Data	\$21,746,775	No Data	60,094	1996	23%	0%	77%
3760	RAY C. HUNT DRIVE 500	No Data	\$19,810,231	No Data	64,198	1995	0%	0%	100%
3758	RAY C. HUNT DRIVE 560	No Data	\$51,384,094	No Data	72,517	1999	100%	0%	0%
0604	RECYCLING SORTING FACILITY	No Data	\$1,504,076	No Data	1,937	2014	100%	0%	0%
2837	RIBBLE HOUSE #837	\$80,442	\$1,138,348	7%	8,264	1973	0%	100%	0%
2838	RIBBLE HOUSE #838	\$77,073	\$1,138,348	7%	8,264	1973	0%	100%	0%
2839	RIBBLE HOUSE #839	\$54,664	\$883,510	6%	6,375	1973	0%	100%	0%
0214	RICE HALL	\$29,959	\$64,069,993	0%	104,604	2011	100%	0%	0%
0260	RIDLEY HALL	\$316,400	\$25,657,756	1%	90,422	1973	100%	0%	0%
2440	ROBERTA GWATHMEY HOUSE	\$145,727	\$3,909,803	4%	27,662	1970	0%	100%	0%
0057	ROBERTSON HALL	\$117,185	\$76,141,028	0%	122,746	2008	100%	0%	0%
2080	ROGERS HOUSE	\$188,474	\$822,184	23%	7,909	1929	0%	100%	0%
0001	ROTUNDA	\$3,555,860	\$32,822,168	11%	52,141	1826	100%	0%	0%
0058	ROUSS HALL	\$178,325	\$13,193,231	1%	27,995	1896	100%	0%	0%
0440	RUFFIN HALL	\$14,470	\$36,775,577	0%	43,007	2008	100%	0%	0%
0396	Runk Dining Hall	\$239,261	\$13,075,230	2%	38,301	1992	0%	100%	0%
0550	SAUNDERS HALL	\$383,450	\$17,046,746	2%	34,608	1996	100%	0%	0%
1280	SCHOOL OF DATA SCIENCE	\$0	\$35,861,600	0%	92,057	2024	100%	0%	0%
5307	SCOTT STADIUM	No Data	\$125,512,479	No Data	287,419	1931	0%	100%	0%
5320	SCOTT STADIUM SCOREBOARD	No Data	\$4,814,739	No Data	200	2000	0%	100%	0%
2374	SHANNON HOUSE	\$11,682	\$32,956,167	0%	66,957	2013	8%	92%	0%
2144	SHEA HOUSE	No Data	\$13,961,607	No Data	30,979	2002	3%	97%	0%
0261	SHELburne Hall/HIGHWAY RESEARCH	\$71,330	\$9,603,454	1%	45,164	1973	0%	100%	0%
1760	SHERIDAN G. SNYDER TRANSLATIONAL R	\$111,988	\$101,169,044	0%	142,144	2008	100%	0%	0%
1693	SIEG WAREHOUSE	No Data	\$1,493,739	No Data	24,142	1964	0%	0%	100%
0234	SKIPWITH HALL	No Data	\$6,652,672	No Data	14,252	2016	100%	0%	0%
0528	SLAUGHTER HALL	\$2,582,000	\$25,476,859	10%	104,089	1975	100%	0%	0%
5262	SLAUGHTER RECREATION CENTER	\$1,283,940	\$13,145,207	10%	49,975	1979	100%	0%	0%
0330	SMALL OBSERVATORY	\$0	\$147,394	0%	183	1880	100%	0%	0%
0556	Smith Hall	No Data	\$33,340,318	No Data	79,900	1996	0%	100%	0%

Property ID	Property Description	Renewal Maintenance Needs	Current Replacement Value	FCI%	GSF	Year Built	E&G Percentage	207 AUX Percentage	209 HOS Percentage
2071	SMITH HOUSE	\$164,509	\$866,711	19%	7,509	1929	0%	100%	0%
2833	SNAVLEY HOUSE #833	\$40,000	\$754,545	5%	6,465	1973	0%	100%	0%
2834	SNAVLEY HOUSE #834	\$62,177	\$859,941	7%	6,270	1973	0%	100%	0%
7185	SOUTH CHILLER PLANT	\$15,674	\$50,712,577	0%	20,285	2001	100%	0%	0%
0072	SOUTH LAWN GIBSON HALL	\$40,760	\$51,407,995	0%	57,553	2009	100%	0%	0%
0071	SOUTH LAWN NAU HALL	\$50,950	\$48,163,801	0%	43,143	2009	100%	0%	0%
1154	SOUTH PARKING GARAGE	No Data	\$37,107,454	No Data	433,863	1999	0%	0%	100%
0263	SPEC MAT HANDLING FAC /EHS	\$0	\$3,757,447	0%	12,815	1985	100%	0%	0%
0813	SPORTS MEDICINE	No Data	\$1,915,416	No Data	5,028	2018	0%	100%	0%
2430	SPRIGG LANE HOUSE	\$150,000	\$8,759,075	2%	10,091	1938	100%	0%	0%
1985	STACEY HALL	\$26,601	\$14,215,981	0%	60,500	1963	22%	0%	48%
0315	STADIUM PARKING GARAGE	No Data	\$16,011,702	No Data	155,802	2000	0%	100%	0%
2367	STADIUM RD. 2504	\$1,019	\$853,655	0%	7,591	1967	0%	100%	0%
1180	STEELE WING	\$3,923,150	\$7,447,994	53%	21,469	1920	97%	0%	3%
0254	STONE HALL (NRAO)	\$309,109	\$19,253,863	2%	61,274	1965	0%	100%	0%
0815	STRENGTH AND CONDITIONING	No Data	\$3,631,092	No Data	4,273	2018	0%	100%	0%
0290	STUDENT ACTIVITIES BUILDING	\$109,033	\$1,498,725	7%	7,847	1983	0%	100%	0%
0531	STUDENT FACULTY CENTER (LAW)	\$0	\$17,722,772	0%	19,689	2002	100%	0%	0%
2148	STUDENT HEALTH & WELLNESS CENTER	\$0	\$78,152,357	0%	245,911	2020	10%	90%	0%
1182	SUHLING RESEARCH LAB	\$5,604,500	\$8,891,809	63%	25,401	1950	78%	0%	22%
7147	TELEPHONE EXCHANGE	No Data	\$1,211,475	No Data	5,645	1950	0%	100%	0%
0831	TENNIS SUPPORT BUILDING (BOAR'S HEAD)	No Data	\$331,175	No Data	1,026	2020	0%	100%	0%
0561	THE FORUM HOTEL	\$0	\$116,877,492	0%	200,000	2023	0%	100%	0%
2014	The Mews	\$0	\$603,351	0%	1,806	1826	100%	0%	0%
5532	THE PARK - INDOOR FIELD #7	No Data	\$3,667,200	No Data	19,200	2019	0%	100%	0%
5533	THE PARK - RESTROOM #1	No Data	\$103,334	No Data	93	2018	0%	100%	0%
5534	THE PARK - RESTROOM #2	No Data	\$103,334	No Data	134	2018	0%	100%	0%
5535	THE PARK - SUPPORT FACILITY	\$11,566	\$1,264,947	1%	3,992	1995	0%	100%	0%
0204	THORNTON HALL	\$3,395,308	\$46,677,525	7%	166,953	1936	100%	0%	0%
0535	TJAGLCS GUARDHOUSE	\$0	\$71,330	0%	60	2017	0%	100%	0%
0532	TJAGLCS SCHOOL	\$1,426,600	\$32,847,059	4%	116,364	1975	0%	100%	0%
0534	TJAGLCS SCHOOL ADDITION	\$1,197,325	\$15,511,318	8%	51,875	1990	0%	100%	0%
2078	TUCKER HOUSE	\$69,949	\$866,711	8%	7,973	1929	0%	100%	0%
2373	TUTTLE-DUNNINGTON HOUSE	No Data	\$23,032,830	No Data	58,627	2013	0%	100%	0%
0063	UNIVERSITY CHAPEL	\$0	\$2,366,614	0%	8,105	1888	100%	0%	0%

Property ID	Property Description	Renewal Maintenance Needs	Current Replacement Value	FCI%	GSF	Year Built	E&G Percentage	207 AUX Percentage	209 HOS Percentage
1150	UNIVERSITY HOSPITAL	No Data	\$449,048,553	No Data	1,563,362	1989	3%	0%	97%
3714	UNIVERSITY OF VIRGINIA TRANSITIONAL	No Data	\$25,128,547	No Data	68,637	2010	0%	0%	100%
0623	UPD MODULAR ANNEX	No Data	\$120,000	No Data	2,100	2020	100%	0%	0%
1998	UVA CLINICAL LABORATORY	No Data	\$15,133,352	No Data	21,416	2005	0%	0%	100%
3708	UVA ENDOSCOPY MONROE LANE	\$516,425	\$13,578,408	4%	30,031	1984	0%	0%	100%
9971	UVA MEDICAL PARK SPRING CREEK	No Data	\$17,917,969	No Data	47,890	2012	0%	0%	100%
1602	UVA ORTHOPEDIC CENTER	No Data	\$164,169,562	No Data	206,083	2021	17%	0%	83%
0056	VARSITY HALL	\$19,055	\$6,892,089	0%	6,563	1858	100%	0%	0%
2390	VAUGHAN HOUSE	\$72,632	\$1,543,288	5%	7,391	1992	0%	100%	0%
2074	VENABLE HOUSE	\$79,016	\$755,264	10%	8,241	1929	0%	100%	0%
1676	VIVARIUM BUILDING #20	\$0	\$162,461	0%	646	1965	100%	0%	0%
1677	VIVARIUM BUILDING #21	\$0	\$1,126,709	0%	4,480	1965	100%	0%	0%
1680	VIVARIUM PUMP HOUSE	\$25,907	\$37,971	68%	172	1971	100%	0%	0%
1679	VIVARIUM STORAGE	\$0	\$182,739	0%	772	1967	100%	0%	0%
0319	W SCOTT STADIUM PARKING	No Data	\$2,784,664	No Data	80,700	1993	0%	100%	0%
2370	WATSON-WEBB HOUSE	\$18,505	\$20,589,158	0%	63,078	2011	0%	100%	0%
2394	WEEDON HOUSE	\$63,178	\$4,529,041	1%	23,163	1992	0%	100%	0%
2013	West Lawn Dorm	\$764,250	\$3,676,736	21%	15,227	1826	100%	0%	0%
2028	West Lawn Garage	\$0	\$199,735	0%	233	1826	100%	0%	0%
2021	West Lawn Wash Room	\$0	\$140,608	0%	376	1826	100%	0%	0%
2003	West Range Dorm	\$550,805	\$3,694,102	15%	9,618	1826	100%	0%	0%
2395	WHYBURN HOUSE	\$63,178	\$4,733,091	1%	23,335	1992	0%	100%	0%
0267	WILSDORF HALL	No Data	\$67,275,357	No Data	97,838	2006	100%	0%	0%
0136	WILSON HALL	\$415,780	\$13,481,104	3%	50,327	1969	100%	0%	0%
0825	WOMEN'S LACROSSE	No Data	\$1,189,668	No Data	1,400	2018	0%	100%	0%
2366	WOODY HOUSE	\$742,862	\$13,388,057	6%	39,125	2000	0%	100%	0%
1179	X-RAY STORAGE BLDG	\$183,420	\$55,044	333%	960	1940	0%	0%	100%
1183	X-RAY WING	\$14,367,900	\$8,863,348	162%	25,609	1960	26%	0%	74%
2434	YEN HOUSE	\$245,192	\$1,885,509	13%	13,772	1983	0%	100%	0%
2567	YOUNGER APTS	\$93,748	\$4,680,662	2%	21,334	1983	0%	100%	0%
0207	ZEHEMER HALL	\$0	\$8,492,365	0%	33,767	1959	100%	0%	0%
0205	ZEHEMER STORAGE BUILDING	\$0	\$72,683	0%	289	1968	100%	0%	0%
0224	ZEHEMER UPLINK SHELTER	\$3,567	\$44,765	8%	178	1988	100%	0%	0%

Property ID	Property Description	Current Replacement Value	Total Deficiencies	FCI%	GSF	Year Built
8333	UVACW-ASBURY HALL	\$8,069,554	\$656,000	8%	22,140.00	1984
8243	UVACW-BASEBALL FIELD PRESSBOX	\$763,217	\$0	0%	1,000.00	2003
8225	UVACW-BOWERS-STURGILL HALL	\$2,893,641	\$52,800	2%	9,328.00	1924
8240	UVACW-C. BASCOM SLEMP STUDENT CENTER	\$21,735,611	\$305,543	1%	35,000.00	2002
8213	UVACW-CANTRELL HALL	\$10,983,922	\$933,000	8%	22,602.00	1982
8241	UVACW-CARL SMITH STADIUM SEATING/FIELDHO	\$6,471,302	\$140,721	2.2%	13,814	2003
8379	UVACW-CAV'S STUDENT	\$184,511	\$6,000	3%	1,500.00	2007
8276	UVACW-CENTRAL STORAGE	\$579,663	\$0	0%	4,000.00	1974
8214	UVACW-CHAPEL OF ALL FAITHS	\$1,062,470	\$64,000	6%	3,425.00	1982
8382	UVACW-COMMONWEALTH HALL	\$14,584,985	\$0	0%	31,030	2009
8223	UVACW-CONSTRUCTION TRAILER	\$100,644	\$0	0%	800	2009
8226	UVACW-CONVOCACTION CENTER	\$43,310,980	\$0	0%	75,746	2010
8341	UVACW-CROCKETT HALL	\$11,666,646	\$35,750	0%	13,580.00	1921
8378	UVACW-CULBERTSON HALL	\$13,705,951	\$35,600	0%	36,000.00	2006
8112	UVACW-DARDEN HALL	\$10,624,138	\$1,157,000	11%	34,500.00	1997
8313	UVACW-EMMA MCCRARAY HALL A	\$8,674,588	\$328,800	4%	23,800.00	1970
8314	UVACW-EMMA MCCRARAY HALL B	\$8,674,588	\$238,300	3%	19,780.00	1974
8350	UVACW-FACULTY APARTMENT BUILDING	\$793,738	\$5,000	1%	3,216.00	1958
8375	UVACW-FACULTY HOUSE E	\$235,565	\$107,000	45%	1,222.00	1958
8376	UVACW-FACULTY HOUSE F	\$235,565	\$93,752	39.8%	1,222	1958
8242	UVACW-FOOTBALL PRESSBOX	\$951,802	\$0	0%	2,743.00	2004
8117	UVACW-FRED B. GREEAR GYMNASIUM	\$6,840,476	\$2,990,600	44%	26,500.00	1961
8114	UVACW-GILLIAM CENTER FOR THE ARTS	\$24,347,782	\$278,500	1%	38,476.00	1974
8212	UVACW-GREEN HOUSE	\$322,800	\$0	0%	1,620.00	1972
8338	UVACW-HENSON HALL	\$10,423,748	\$26,000	0%	30,000.00	2000
8380	UVACW-HUMPHREY'S TENNIS COMPLEX	\$588,765	\$2,000	0%	1,344.00	2007
8383	UVACW-IT BUILDING	\$7,570,898	\$0	0%	6,000.00	2008
8211	UVACW-JOHN COOKE WYLLIE LIBRARY	\$10,488,584	\$459,404	4.40%	28,418	1968
8377	UVACW-LILA VICARS SMITH HOUSE (CHANCELLOR'S	\$1,402,060	\$158,722	11.3%	4,800	1990
8218	UVACW-LOG CABIN	\$429,688	\$0	0%	325	1785
8219	UVACW-MAINTENANCE BUILDING	\$420,029	\$10,000	2%	5,978.00	1972
8340	UVACW-MARTHA RANDOLPH HALL	\$8,069,554	\$370,900	5%	22,000.00	1992
8275	UVACW-NEW MAINTENANCE	\$5,796,629	\$0	0%	20,000.00	1974
8227	UVACW-OBSERVATORY	\$670,961	\$6,500	1%	282	2010
8395	UVACW-OWBOW CENTER	\$2,826,096	\$0	0%	19,228	1994
8274	UVACW-RESOURCE CENTER	\$1,969,949	\$53,000	3%	10,000.00	1984
8113	UVACW-SCIENCE BUILDING	\$22,318,799	\$0	0%	25,438	1965
8116	UVACW-SCIENCE BUILDING LAB ADDITION	\$19,413,908	\$438,564	2.3%	44,000	2002
8228	UVACW-SCIENCE GREENHOUSE	\$322,800	\$0	0%	1,465.00	2010
8224	UVACW-SEED CENTER	\$276,245	\$32,000	12%	4,040.00	1982
8277	UVACW-SHED	\$289,827	\$1,000	0%	2,000.00	1974
8216	UVACW-SMIDDY HALL	\$5,412,320	\$0	0%	21,534.00	1972
8381	UVACW-SMITH DINING HALL	\$17,159,793	\$15,343	0.1%	20,821	2009
8244	UVACW-SOFTBALL FIELD PRESSBOX	\$763,217	\$0	0%	1,000.00	2004
8217	UVACW-SWIMMING POOL	\$2,211,778	\$419,750	19%	8,800.00	1961
8136	UVACW-THOMPSON HALL	\$8,069,554	\$465,000	6%	22,140.00	1984
8337	UVACW-TOWNHOUSE APTS	\$3,168,775	\$1,181,790	37.3%	8,694	1988
8394	UVACW-WINSTON ELY HEALTH AND WELLNESS	\$8,046,004	\$0	0%	12,120	2014
8229	UVACW-WISE LIBRARY	\$36,243,759	\$11,560	0%	68,353.00	2016
8111	UVACW-ZEHMER HALL	\$9,394,203	\$530,000	6%	30,506.00	1959

Totals - Agency 246	\$381,562,082	\$11,609,899	3.0%	842,330
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Appendix C

Annual Report on the Board of Visitors Initiative to improve the Facility Condition of University building portfolio

This report details the continued progress made since the inception of the Renewal Maintenance initiative approved by the Board of Visitors in 2005. The focus of this document includes the progress to curtail the overall renewal needs, the budgeted Maintenance Reinvestment Rate (MRR), and details of recently completed projects and accomplishments.

University of Virginia Status Report on the Plan to Address Renewal Maintenance FY 2023-2024

Executive Summary

In December 2004, after hearing a presentation about the University's renewal needs, the Board of Visitors embarked on a long-term plan to accomplish two objectives:

- (1) Reduce the renewal needs to a reasonable level by 2015, with a target facility condition index (FCI) of 5% or less. At the time, the FCI was 10.6% and climbing.
- (2) Establish adequate annual maintenance funding to slow accumulation of deferred maintenance, by increasing the then-current budgeted 1.2% reinvestment rate to a 2.0% annual reinvestment rate.

The BOV initiative resulted in noteworthy progress with the FCI improving to 5% in FY 2015 and the maintenance reinvestment rate (MRR) rising to 2% in FY 2019. Investments through maintenance operations, maintenance reserve, and major capital renewals have maintained the FCI at 5.6% and achieved a MRR 1.7% as of June 30, 2024.

The auxiliaries, Medical Center, and the College at Wise are continuing to address their respective backlogs. The facility condition data for these agencies is limited due to inconsistent Facility Condition Assessments (FCAs), which are currently a departmental decision to have completed. FCAs are offered to these agencies by UVa's Facilities Management, however, Housing and Residence Life is one of the groups that regularly use this service. The College at Wise has a facility condition index of 3.0% and a current maintenance reinvestment rate of 1.5%. This is the last reported MRR for Wise. This low FCI percentage is largely due to newer construction and capital renewal of existing buildings.

Renewal Maintenance Needs

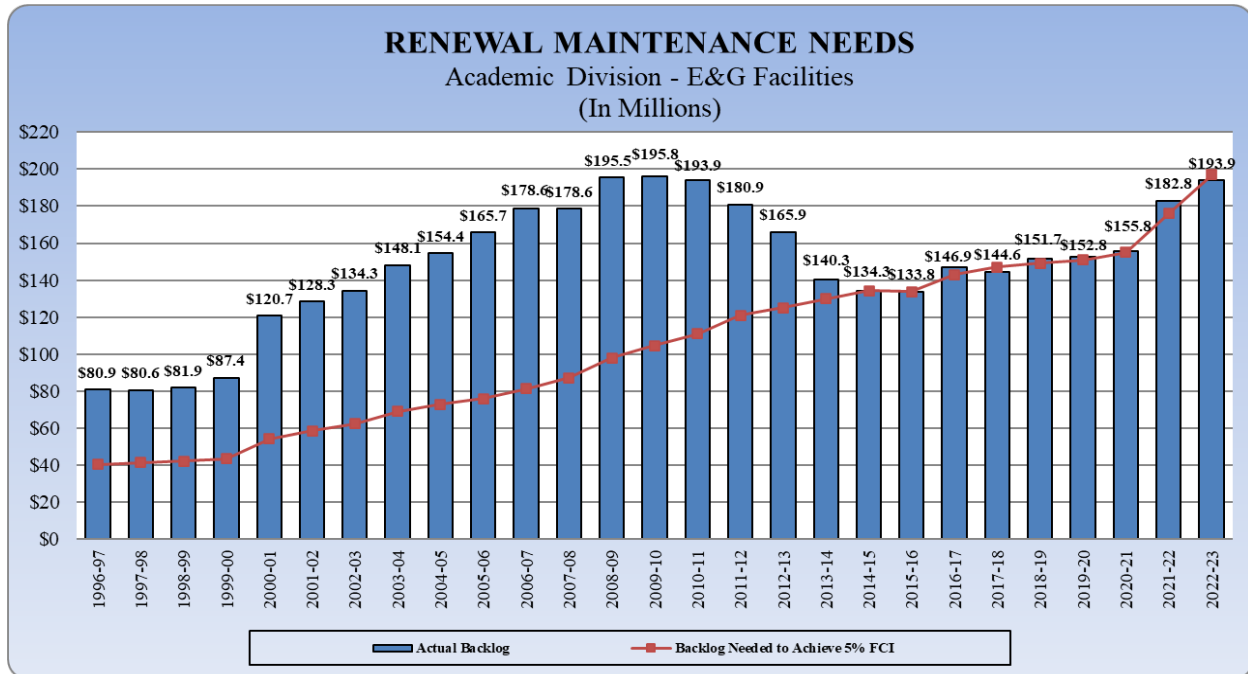
Overview

Facilities Management determines the maintenance needs of the University's E&G buildings by performing facility condition assessments. The goal is to inspect E&G buildings once every four years. The assessments result in a number of immediate repairs. They also document repairs that are needed but cannot be undertaken at the time of inspection due to funding constraints, occupant impact, or other factors. These maintenance items become the renewal needs for that building.

It is important to distinguish between what a facility may need in terms of maintenance, and what it may need in terms of adaptation or modernization. The renewal needs represent the amount of money needed to restore deteriorated components to their original operating condition. In many cases, restoring components to their original operating condition will fall short of today's standards for function and/or aesthetics; therefore, the cost to fully renovate or modernize a building is usually many times greater than the cost of the renewal needs in the building. Renewal maintenance needs do not include the cost of deficiencies or improvements to fire and life safety, accessibility, and/or building code changes.

Current Renewal Needs

As of June 30, 2024, the Academic Division E&G renewal maintenance needs was \$232 million. The graph below shows the renewal needs trend in relation to the 5% FCI goal, which was first achieved in fiscal year 2014-15.



In developing the original renewal needs reduction plan, it was recommended that the University undergo a ten-year strategy to improve its E&G facilities from “poor” condition to “good” condition by reducing the facility condition index to 5% by 2015. At program inception, predictions were made about the possible replacement value in 2015, which would be impacted by both inflation and new construction. The assumed replacement value was used to project the renewal needs reduction target of approximately \$130 million in order to achieve the 5% FCI. The incremental cost to improve the condition of E&G buildings and infrastructure to “good” over the ten-year period was estimated to be \$125 million over the then current level of maintenance funding. The additional cost to address safety, accessibility, and code issues was calculated to be \$31 million over the same ten-year period, bringing the combined required investment to \$156 million. In addition to funds available in the maintenance operations and maintenance reserve budgets, the University heavily relies on the capital budget to address maintenance items through whole building renewals such as the current Shannon Library, Physics, and Cobb Hall capital renovation projects.

Budgeted Maintenance Reinvestment Rate

Overview

The ratio of the building maintenance expenditures to the total replacement value is known as the maintenance reinvestment rate (MRR). NACUBO research cite a range of 1.5% to 4% as the reinvestment rate necessary to keep growth of renewal needs at a financially manageable level. Given the age of many of the University's buildings and the substantial amount of system renewal needs that exist, a reinvestment rate of at least 2% was recommended to the BOV in December 2004 and supported by the BOV through gradual budget adjustments. To this end, when newly constructed facilities come online, the University allocates 2 percent of the building's construction cost to the annual maintenance operations budget.

Current MRR

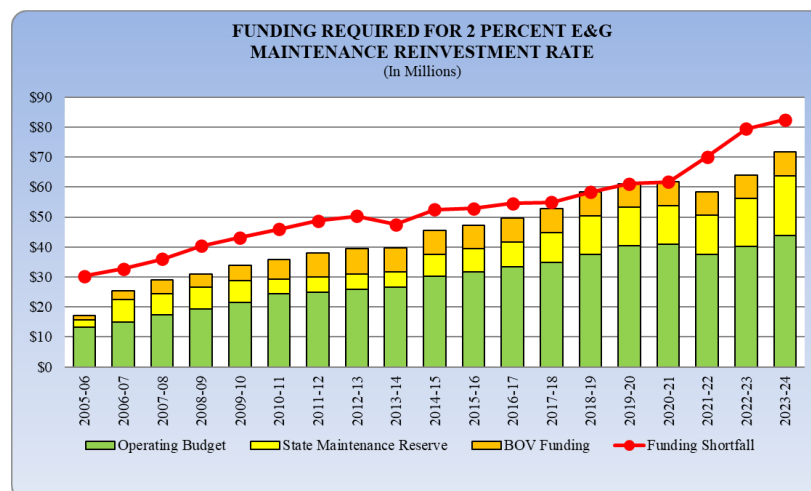
The total amount invested in building maintenance can be calculated by combining the amounts available from the operating budget and from Maintenance Reserve. For 2023–24 we budgeted \$71 million for the maintenance of E&G facilities or 1.7 percent of the replacement value of the E&G buildings and infrastructure. It should be noted that the expenditure MRR did hit the goal of 2.0 percent. This was achieved due to expenditures planned for FY 2023 being delayed into FY2024 rather than steady progress toward the MRR goal of 2.0 percent

The table below shows the reinvestment rate for the University's E&G buildings since the Board of Visitors initiative began. These figures are based on budgeted funds available for investment in a given year rather than actual expenditures which may vary from year-to-year based on the time required to plan and execute the work.

Budgeted Maintenance Reinvestment Rate

Fiscal Year	Budgeted MRR%	Fiscal Year	Budgeted MRR%	Fiscal Year	Budgeted MRR%	Fiscal Year	Budgeted MRR%	Fiscal Year	Budgeted MRR%
2005-06	1.20%	2009-10	1.66%	2013-14	1.68%	2017-18	1.92%	2021-22	1.67%
2006-07	1.66%	2010-11	1.65%	2014-15	1.86%	2018-19	2.05%	2022-23	1.62%
2007-08	1.70%	2011-12	1.70%	2015-16	1.86%	2019-20	2.04%	2023-24	1.70%
2008-09	1.71%	2012-13	1.61%	2016-17	1.89%	2020-21	2.00%		

The graph below shows the funding trend and annual shortfall relative to a 2 percent funding level. Significant progress has occurred since the inception of the Board initiative to achieve a 2 percent MRR, however, the drastic increase in inflation over the last two years has made achieving and maintaining a 2 percent MRR challenging. Inflation was back near the historical average at the end of FY 2023-24, which is a positive sign.



Accomplishments

Capital Renewal Projects

Whole building renewals are crucial to successfully reduce and maintain the University's overall facility condition index. It is the most effective method of dealing with the maintenance challenges associated with an older facility while also addressing code compliance and adaptations for programs to support UVa's mission. Below are examples of the Physics Building and Shumway Hall (Cobb Hall) renovations. Maintenance contributions for these renovations will correct many large-scale maintenance deficiencies and improve the programming capabilities and accessibility.



Cobb Hall

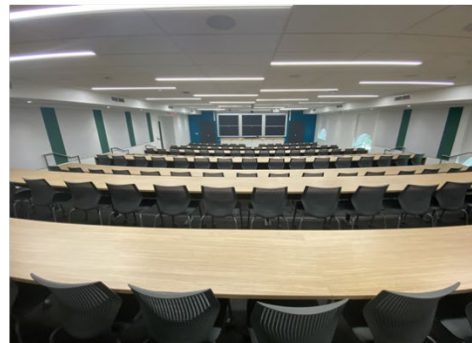
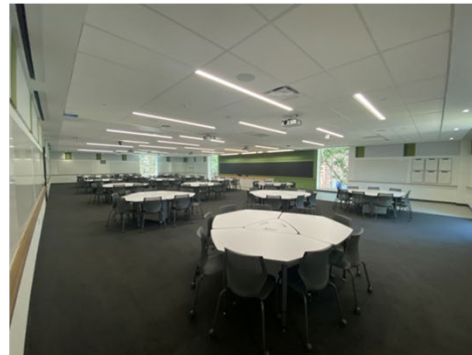
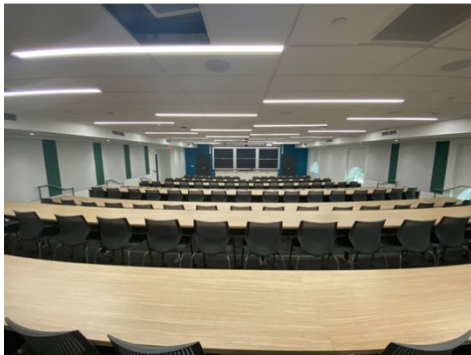


Cobb Hall – Interior Renovation In-Progress



Cobb Hall – Interior Renovation In-Progress

Physics Building – Newly Renovated Classrooms



Renewal Maintenance Projects

There are approximately \$45 million worth of Renewal Maintenance projects in progress this year. By completing renewal maintenance projects, the renewal needs are reduced, and the overall condition of the University's facilities is improved. Since 2005-06, thousands of renewal maintenance projects have been completed. A few examples of projects completed in 2023-24 include the Medical School Building roof replacement, Thornton Hall bathroom renovations, and Clemons Library waterproofing.



Med School Bldg – Roof Before



Med School Bldg – Roof In-Progress



Med School Bldg – Roof After



Thornton Hall – Bathrooms Before



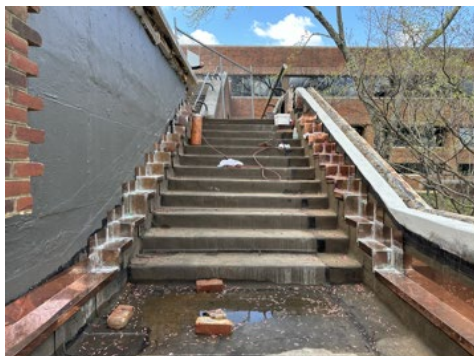
Thornton Hall – Bathrooms After



Thornton Hall – Bathrooms Before



Thornton Hall – Bathrooms After



Clemons Library waterproofing– In-progress



Clemons Library waterproofing– 80% complete

Renewal Maintenance Contribution to Accessibility and Grounds Improvement Projects

The Renewal Maintenance program has contributed funding towards improving accessibility during FY2023-24. This supports the University's statement on accessibility. The Hospital Dr. curbing and sidewalk improvements and the removal of Ridley Pedestrian Bridge are two examples of projects that improved the appearance of Grounds, but also supported the University goal of improved accessibility.



Ridley Bridge – Before



Ridley Bridge – Demo In-progress



Ridley Bridge – After



Hospital Dr – Parking and curb before



Hospital Dr – Parking and curb after



Hospital Dr – Road and markings after

Summary

In 2005-06, the Board of Visitors funded a long-term plan to reduce the renewal needs of E&G facilities and the corresponding FCI to 5 percent or less. The Board also took steps to establish adequate annual maintenance funding to slow the accumulation of deferred maintenance. Today the FCI is 5.5 percent. The FCI has shown noteworthy improvement since 2004-05, when the Report on the Condition of University Facilities reported the E&G FCI to be 10.6 percent. The University has made significant progress in enhancing its operating maintenance budget toward the targeted two percent reinvestment rate, a rate that began in 2005-06 as 1.2 percent and is now 1.7 percent. Building systems deteriorate over time and costs rise due to code changes and inflation, therefore it is important that adequate funding support continue to be provided to sustain the achievements of the BOV initiative and provide an exceptional environment in which we pursue the University's mission.