The Minor Capital Preservation/Renewal program affords Washington State University resources to address growing renewal and preservation requirements. The request also includes system-wide projects for minor capital infrastructure, health, safety, code requirements, security, environmental, inside building network cabling and electronics, and risk management facility improvements. Project funding to improve facilities to comply with occupational health, public health and environmental protection regulations is critical. Failure to provide preservation funding condemns existing facilities and infrastructure to continued decline and degradation, adversely impacting the recruitment of quality students and faculty, and the ability of WSU to perform its primary mission of teaching and research.

Results from the 2010 OFM Comparable Framework update estimates the deferred maintenance backlog at $441M, excluding infrastructure needs. The university continues to reduce the current deferred maintenance backlog evidenced by the improvement in the Facility Condition Index (FCI). However, additional requirements add to the backlog at a more rapid rate as inflationary costs of current operations increase and agencies experience general fund reductions. Without a change in the funding (for ex., inflationary increases) for on-going facilities maintenance, a noticeable reduction in the backlog is unlikely.

WSU’s statewide maintenance preservation plan is based on a 4 to 6 year cycle of facility condition assessments accomplished under the Preservation, Restoration, and Modernization System (PRAMS), infrastructure assessments, HVAC retro-commissioning evaluations, and other technical input. Requirements identified are prioritized and ranked based on life/safety/legal; potential for further damage and deterioration of the facility; cost effectiveness measures; and mission support.

This request includes the following minor works sub-project categories:

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Works Facility Preservation</td>
<td>$35,602,000</td>
</tr>
<tr>
<td>Minor Works Health, Safety, Code</td>
<td>3,000,000</td>
</tr>
<tr>
<td>Minor Works Infrastructure</td>
<td>3,898,000</td>
</tr>
<tr>
<td></td>
<td>$42,500,000</td>
</tr>
</tbody>
</table>

Within those categories, the following project types are planned for 2011-13. The project mix and prioritization is fluid because conditions change daily and some projects are hybrids, for example, partially health, safety, code-related and partially preservation-driven.

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