Resources White Paper
Infrastructure

Background: For the success of any university, it is imperative for the university to have adequate resources. The key resources not only includes revenue adequate to fund expenditures required to provide an education for the student, but also an up to date and adequate technology structure to support both the students, faculty and administration, as well as an infrastructure including sufficient facilities, parking, as well as facilities for community use.

Lessons Learned:

Infrastructure: A big challenge faced by educational facilities, is dealing with aging assets, equipment, and infrastructure. Over time, assets and buildings age and despite our best efforts, naturally begin to wear out and deteriorate. Eventually, the aging process begins to affect facility operations. Of course, preventative maintenance goes a long way toward counteracting the deterioration associated with aging infrastructure, but inevitably, assets from furnaces in the basement to HVAC units on the roof (and the roof itself for that matter!) will need to be repaired and/or replaced.

National Trends/External Picture:

Infrastructure: Many higher education campuses in the US and Canada have buildings and systems that are well overdue for a major renovation. Unfortunately, these institutions are not investing the necessary capital for the upkeep of these aging facilities. The result is a substantial increase in deferred maintenance — or the postponing of maintenance to save costs or meet budget funding levels. Higher education campuses are fairly familiar with the convolutions of capital planning. But facilities management and renewal compete for funding resources that have not fully rebounded from the economic downturn of 2007–09. Facilities managers are faced with the added challenge of making the case for a piece of this limited funding. And that's no easy feat.

It's easy to overlook the effect enrollment can have on the allocation of funds for managing campus facilities. To remain competitive, the college that serves 1,000 students will need to provide the same amenities to attract students and faculty as a university of more than 10,000 students. This adversely effects smaller institutions, which often have higher tuition discounting and a smaller alumni donor base. It is proven that having facilities in good condition is decisive for students to achieve the expected academic results. In other works, the conditions of the schools directly impact the performance of the student.

Strategic Themes:

Infrastructure: Due to the aging facilities at East Central University as well as the lack of funding to provide proper upkeep in prior years, many of the structures located on East Central's campus need major renovations. Buildings currently needing roof repairs include Horace

Mann, Faust Hall, Elvan George, Science Hall, Library Annex, Briles Hall, and Pontotoc. In addition, fire alarm systems at Briles and the administration building are over 20 years old. Other areas of concern on the main campus include the elevator and cooling towers which are over 25 years old and the water lines, sanitary sewer, and gas lines which are over 40 years old.

Options:

Infrastructure:

Assessment/ Facility Condition Index

Prioritize:

- Currently Critical
- Potentially Critical
- Necessary but not Critical

*Below is an example of some of the out dated infrastructure we have around campus. This information came from Facilities management.

Roofs

Leaks

Yes (need)	**Horace Mann**	Pitch /Tar & Gravel	21 yrs. old	No warranty
Yes (need)	**Faust Hall**	Pitch/Tar & Gravel	20 yrs. old	4 month warranty left
Yes (need)	**Elvan George**	Chipped Fiberglass	9.5 yrs. old	Hail damage, no warranty
Some fixed	**Science Hall**	Garnite	11 yrs. old	No warranty
Yes	**Library Annex**	Chipped fiberglass	10 yrs. old	Hail damage, no warranty
No	**Briles Hall**	TPO	15 yrs. old	1 month warranty left
Yes(need)	**PES** (walkways)	Rubber?	18 yrs. old	No warranty
minor	**Pontotoc**	Composite 1	14 yrs. old	No warranty

Fire Alarm Systems

Briles – 20+ yrs old

Administration- 20+ yrs old

Elevators

Main Campus 25+ yrs old

Water Lines

Main Campus 40+ yrs old

Cooling Towers

Main Campus 25+ yrs old

Sanitary Sewer

Main Campus 40+ yrs old

Gas Lines

Main Campus 40+ yrs old

Projected Costs:

Infrastructure:

- Plot outcomes
- Identify items with highest cost risk
- Corroborate data to build case for funding

Cost or estimated cost can be determined from assessment

Short and Long Term plans:

Infrastructure:

Build the business case for funding, immediate and long range plans from assessment and corroborative data.