

University of Missouri – St. Louis

CRR 110.015 Facilities Needs and Reporting

CRR 110.015 was established to keep the facilities of the University of Missouri system in good condition to ensure the needs of the University’s education and research missions are met. CRR 110.015 requires an annual investment to maintain a Campus Facilities Condition Needs Index (FCNI) of 0.30 or lower for Education and General (E&G) facilities. Auxiliary (Non-E&G) facilities have a target of 1% of the current building’s replacement value. Current Replacement Value is based on values in the FY 2023 Facilities Insurance Report.

Current status of Education and General (E&G) Facilities

UMSL currently has a campus FCNI of 0.34 which is higher than the CRR 110.015 goal of 0.30 and projected \$443.5 million facilities needs. Currently, twenty-two (22) facilities need major renovations, and thirteen (13) facilities need total renovations or replacements. Please see the list of buildings on page 3 of this report for additional details.

UMSL spent \$13 million for CRR 110.015 for FY 2025. Projects include TJ Library Restoration (\$1.8M), SSB Modernization & Expansion Tower Demolition (\$1.5M), and TJ and Mercantile Library Renovation (\$1.1M). UMSL also received \$40 million from the American Rescue Plan Act (ARPA) to help reduce the facilities needs backlog of the campus with strategic renovations and demolition of a few buildings on the South Campus. To achieve FCNI of 0.30, the spending target for FY 2026 of \$34.0 million needs to increase annually by \$1.0 million each year for the next 10 years.

FY 2025 Actual Spend (AS)	Current Replacement Value (CRV)	AS % of CRV	Best Practice (TARGET)	Difference (AS-TARGET)
\$12,989,965	\$1,295,090,440	1.00%	\$30,989,125	(\$17,999,159)

Facility Condition Needs Index	# of Fac.
Excellent Condition, typically new construction (0.000 - 0.100)	5
Good Condition, renovations occur on schedule (0.101 - 0.200)	11
Fair Condition, in need of normal renovation (0.201 - 0.300)	6
Below Average Condition, major renovation required (0.301 - 0.500)	22
Poor Condition, total renovation indicated (0.501 - 0.600)	7
Replacement Recommended (0.600 and Higher)	6
Total	57

Facilities Condition Needs	Amount
Currently Critical (Immediate)	\$8,001,643
Potentially Critical (Within 1 Year)	\$40,721,605
Necessary, Vital, but Not Yet Critical (2 to 5 Years)	\$251,827,636
Five-Year Total	\$300,550,884

Current status of Auxiliary (Non-E&G) Facilities

UMSL did not meet the spending goal for Non-E&G facilities for FY25.

FY 2025 Actual Spend (AS)	Current Replacement Value (CRV)	AS % of CRV	Best Practice (TARGET)	Difference (AS-TARGET)
\$317,409	\$576,856,966	0.06%	\$5,768,570	(\$5,451,161)
UMSL FY25 E&G Building M&R Project List				

Building	Project Description	Cost
Thomas Jefferson Library	Water Main Break (Project # SC008341)	\$1,766,468
Social Sciences And Business Bldg/Tower	SSB Modernization & Expansion Tower Demolition (SC008311)	\$1,467,949
Nursing Administration Building	College of Nursing Phase III (Project 00079723/ SC008255)	\$179,428
Kathy J. Weinman Children's Advocacy Ctr	CAC Renovation (Project # 00081045/ 00085639)	\$325,897
Music Building	Dept of Music/ Dept of Art & Design Space Consolidation (Project # SC008176)	\$298,500
Social Sciences And Business Bldg/Tower	SSB Modernization & Expansion (Project # SC008229)	\$19,928
Thomas Jefferson Library	TJ and Mercantile Library Renovation (Project # SC008230)	\$1,056,979
J.C. Penney - North (University Center)	JC Penney North Renovation (Project # SC008232)	\$30,339
J.C. Penney - North (University Center)	Welcome / Alumni Center - Addition and Renovation (Project # SC008238)	\$14,070
Campus Police Building	UMSL Entrepreneurship and Innovation Center (Project # SC008254/ 00090020)	\$356,544
Blanche M. Touhill Performing Arts Cntr	PAC Masonry Repair & Replace (Project # SC008265)	\$14,784
Seton Hall	Sanitary & Storm Sewer Study (Project # SC008285)	\$20,375
Campus General (Not Specific Bldg)	Campus Sinkhole Repairs (Project # SC008287)	\$29,126
Research Building	UMSL Lab Space Project (Project # SC008303/ 00085258)	\$22,959
Social Sciences And Business Bldg/Tower	SSB Relocations Refresh (Project # SC008305)	\$47,978
Woods Hall	Woods Hall 1st Floor Renovation (Project # SC008309)	\$95,784
Kathy J. Weinman Children's Advocacy Ctr	Center for Trauma Recovery Relocation (Project # SC008310)	\$74,411
Mark Twain Building	Mark Twain Exterior Piping (Project # SC008312)	\$30,200
Campus General (Not Specific Bldg)	MCS Pond Repair (Project # SC008313)	\$26,300
Blanche M. Touhill Performing Arts Cntr	Touhill Lighting Upgrade 2024 (Project # SC008331)	\$75,229
Express Scripts Hall	Swing Space ESH 403 Renov (Project # SC008343)	\$94,110
Benton Hall	Benton Hall Room B119 Renovation (Project # SC008348)	\$19,199
Stadler Hall	UMSL School of Engineering - Stadler Renovation (Project # SC008330)	\$11,601
Routine Building Repair	Routine Building Repair	\$6,897,575
Various Locations	Projects Under \$10,000	\$14,230
Total		\$12,989,965

UMSL FY25 Non-E&G Building M&R Project List		
Building	Project Description	Cost
Mansion Hills Bldg	Mansion Hills Demolition (Project SC008292)	\$61,332
Routine Building Repair	Routine Building Repair	\$256,077
Total		\$317,409

<i>Education and General Building List</i>			
Building Number	Building Name	Age	FCNI
SF037	WEST PINE CHILDREN'S ADVOCACY	131	0.17
SF044	FINE ARTS BUILDING	58	0.21
SF061	SOFTBALL CONCESSIONS	27	0.31
SF062	SOFTBALL RESTROOMS	27	0.85
SF063	SOFTBALL PRESS BOX	27	0.59
SF064	SOFTBALL MAINTENANCE	27	0.28
SF506	3940 LINDELL	85	0.19
SF628	SCULPTURE AND CERAMICS ANNEX	57	0.30
SF631	115 WEST MONROE	85	0.21
SN001	WOODS HALL	50	0.56
SN002	J.C. PENNEY - SOUTH	57	0.52
SN002A	J.C. PENNEY - NORTH (UNIVERSITY CENTER)	57	0.46
SN004	MILLENNIUM STUDENT CENTER	26	0.10
SN005	CLARK HALL	59	0.48
SN006	LUCAS HALL	56	0.53
SN007	CAMPUS POLICE BUILDING	58	0.11
SN008	ARTS ADMINISTRATION BUILDING	50	0.47
SN009	MARK TWAIN BUILDING	57	0.44
SN010	EXPRESS SCRIPTS HALL	34	0.68
SN011	SOCIAL SCIENCES AND BUSINESS BLDG/TOWER	57	0.46
SN014	THOMAS JEFFERSON LIBRARY	59	0.33
SN016	WILLIAM L CLAY CENTER FOR NANOSCIENCE	29	0.26
SN017	BENTON HALL	61	0.03
SN018	AB ECOLOGY AND CONSERVATION COMPLEX	32	0.36
SN019	RESEARCH BUILDING	38	0.38
SN020	STADLER HALL	58	0.57
SN043	REGIONAL CENTER FOR EDUCATION AND WORK	47	0.38
SN047	MILLENNIUM STUDENT CENTER GARAGE SOUTH	24	0.13
SN052	WEST DRIVE GARAGE SOUTH	26	0.18
SN054	MILLENNIUM STUDENT CENTER GARAGE NORTH	21	0.15
SN055	BLANCHE M. TOUHILL PERFORMING ARTS CNTR	22	0.13
SN057	UNIVERSITY POSTAL SERVICE	36	0.30
SN058	SOCCER STADIUM	42	0.93
SN060	MARK TWAIN TRAILER	27	0.15
SN063	SCIENCE LEARNING BUILDING	9	0.00
SN064	ANHEUSER-BUSCH HALL	8	0.00
SN501	PUMP HOUSE	59	0.37
SN502	SUBSTATION	61	0.11
SS021	7956 NATURAL BRIDGE ALUMNI CENTER	97	0.62
SS025	MUSIC BUILDING	61	0.49
SS026	MARILLAC HALL	67	0.50
SS027	TECHNOLOGY AND LEARNING CENTER	67	0.22

<i>Education and General Building List</i>			
Building Number	Building Name	Age	FCNI
SS028	EDUCATION ADMINISTRATION	67	0.67
SS029	WARD E. BARNES BUILDING	67	0.45
SS030	SOUTH CAMPUS CLASSROOM BUILDING	69	0.51
SS031	SOUTH CAMPUS COMPUTER BUILDING	103	0.33
SS032	BOILER HOUSE	75	0.46
SS034	KATHY J. WEINMAN CHILDREN'S ADVOCACY CTR	28	0.19
SS035	OBSERVATORY	44	0.45
SS039	SETON HALL	67	0.28
SS040	NURSING ADMINISTRATION BUILDING	58	0.49
SS041	PROVINCIAL HOUSE	109	0.32
SS060	INCARNATE WORD BOILER HOUSE	97	1.00
SS067	SASSIN BUILDING	46	0.45
SS072	BASEBALL PRESS BOX	16	0.00
SS075	SOUTH CAMPUS GARAGE	18	0.07
SS505	BOILER GARAGE	88	0.48

Excellent Condition, typically new construction (0.000 - 0.100)	Fair Condition, in need of normal renovation (0.201 - 0.300)	Poor Condition, total renovation indicated (0.501 - 0.600)
Good Condition, renovations occur on schedule (0.101 - 0.200)	Below Average Condition, major renovation required (0.301 - 0.500)	Replacement Recommended (0.600 and Higher)