

NDUS FACILITY OPERATION/MAINTNENACE COSTS

The NDUS facility operation and maintenance costs presented below represent average values per square foot based on the type of facility construction and use. The values include the following operational costs:

1. Housekeeping
2. Maintenance
3. Utilities
4. Adjacent grounds/parking/roadway maintenance

The type of facility construction and use has a direct impact on the cost of each category above. As an example, a laboratory facility has significantly greater costs for housekeeping than does a classroom facility of the same size. Because the use of a facility often determines the type of construction, function alone is used as a category to estimate the operation and maintenance costs as listed below:

Functional Use	Annual Cost per SF
1. Unheated storage building	\$2.25
2. Heated warehouse or storage	\$3.75
3. Vocational training shop/lab building	\$4.25
4. Residence hall	\$4.50
5. Athletic facility	\$5.10
6. Classroom building	\$5.65
7. Administrative building	\$5.75
8. Teaching lab building	\$6.50
9. Research lab building	\$7.25
10. Controlled agent research lab	\$9.90

NDUS facilities on average are combination facilities whereby several of the above functions may be included within a single building. As a result, estimating an average operational cost based on the mission of each NDUS institution is the most practical method available. In general, buildings supported by **state/tuition/other funding sources (STO)** at each institution reflect the variable mission related operational costs, whereas the **auxiliary buildings (residence halls and athletics)** are generally similar throughout the system and subsequently have similar operational costs (estimated at \$4.75 per SF annually).

Bismarck State College - Two year with a broad range of classroom and class lab teaching.

STO:	375,595 SF @ \$5.50 per SF	\$2,065,773
Auxiliary:	93,813 SF @ \$4.75 per SF	\$445,612
Total:		\$2,511,385

Dakota College at Bottineau – Two year with traditional classroom and lab teaching

STO:	161,502 SF @ \$5.50 per SF	\$888,261
Auxiliary:	66,564 SF @ \$4.75 per SF	\$316,179

Total: \$1,204,440

Dickinson State University – Four year with traditional classrooms and teaching labs

STO: 469,952 SF @ \$5.50 per SF \$2,584,736

Auxiliary: 171,023 SF @ \$4.75 per SF \$812,359

Total: \$3,397,095

Lake Region State College – Two year with traditional classrooms and shop space.

STO: 204,678 SF @ \$5.25 per SF \$1,074,560

Auxiliary: 52,140 SF @ \$4.75 per SF \$247,665

Total: \$1,322,225

Mayville State University – Four year with traditional classrooms and teaching labs

STO: 281,335 SF @ \$5.50 per SF \$1,547,343

Auxiliary: 90,020 SF @ \$4.75 per SF \$427,595

Total: \$1,749,820

Minot State University – Four year with traditional classrooms and teaching labs

STO: 829,524 SF @ \$5.50 per SF \$4,562,382

Auxiliary: 318,384 SF @ \$4.75 per SF \$1,512,324

Total: \$6,074,706

North Dakota State College of Science – Two year with classrooms, teaching labs, and significant large scale shop space

STO: 838,971 SF @ \$4.95 per SF \$4,152,906

Auxiliary: 472,219 @ \$4.75 per SF \$2,243,041

Total: \$6,395,947

North Dakota State University – Post Doctorate R1 with significant research space

STO: 2,517,731 @ \$5.95 per SF \$14,980,499

Auxiliary: 1,803,280 @ \$4.75 per SF \$8,565,580

Total: \$23,546,079

University of North Dakota – Post Doctorate R1 with significant research space

STO: 3,928,074 @ \$5.95 per SF \$23,372,040

Auxiliary: 2,767,570 @ \$4.75 per SF \$13,145,957

Total:		\$36,517,997
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Valley City State University – Four year with traditional classrooms and teaching labs

STO:	376611 @ \$5.50 per SF	\$2,071,360
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Auxiliary:	144870 @ \$4.75 per SF	\$688,132
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Total:		\$2,759,493
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Williston State College – Two year with traditional classrooms and larger vocational training spaces

STO:	261119 @ \$5.50 per SF	\$1,436,154
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Auxiliary:	73692 @ \$4.75 per SF	\$350,037
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Total:		\$1,786,191
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The above values represent a benchmark to evaluate expenditures for facility operation and maintenance. Many NDUS institutions do not have in place means or methods to determine specific operational costs for individual buildings, and as a result the above recommended expenditures should be considered as a guide in assessing operational costs at each institution, and not a standard for budget preparation.