



**Board of Regents**  
**Annual Deferred Maintenance System Report**

November 30, 2022

# FY 2022 DEFERRED MAINTENANCE REPORT

## 5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 403,150,000 – E&G

\$ 109,350,000 – Auxiliary

**\$ 512,500,000 – Total (includes soft cost)**

## FY 2022 Deferred/Planned Maintenance Expenditures

\$ 15,000,000 – Standard Allocations

\$ 7,305,000 - Capital Renewal Core projects

\$ 38,396,000- Life Sciences projects

\$ 10,600,000 – Other Funding Sources

**\$ 71,265,000 – Total**

## FY 2023 Deferred/Planned Maintenance Budget

\$ 15,000,000 – Standard Allocations

\$ 14,100,000 - Capital Renewal Core projects

\$ 6,300,000 - Life Sciences projects

**\$ 35,400,000 – Total**

# FY 2022 DEFERRED MAINTENANCE REPORT

## Campus at a Glance



Total Campus Replacement Value = **\$ 9.59b**  
(Buildings: \$7.88b, Infrastructure: \$1.71b)<sup>2</sup>



Building count = **161**<sup>1</sup>



Total GSF = **16.7m**<sup>1</sup>



Avg. Building Age = **38 yrs.**<sup>1</sup>



Total E&G assignable = **3.6m**<sup>1</sup>  
Total Aux. assignable = **6.0m**<sup>1</sup>

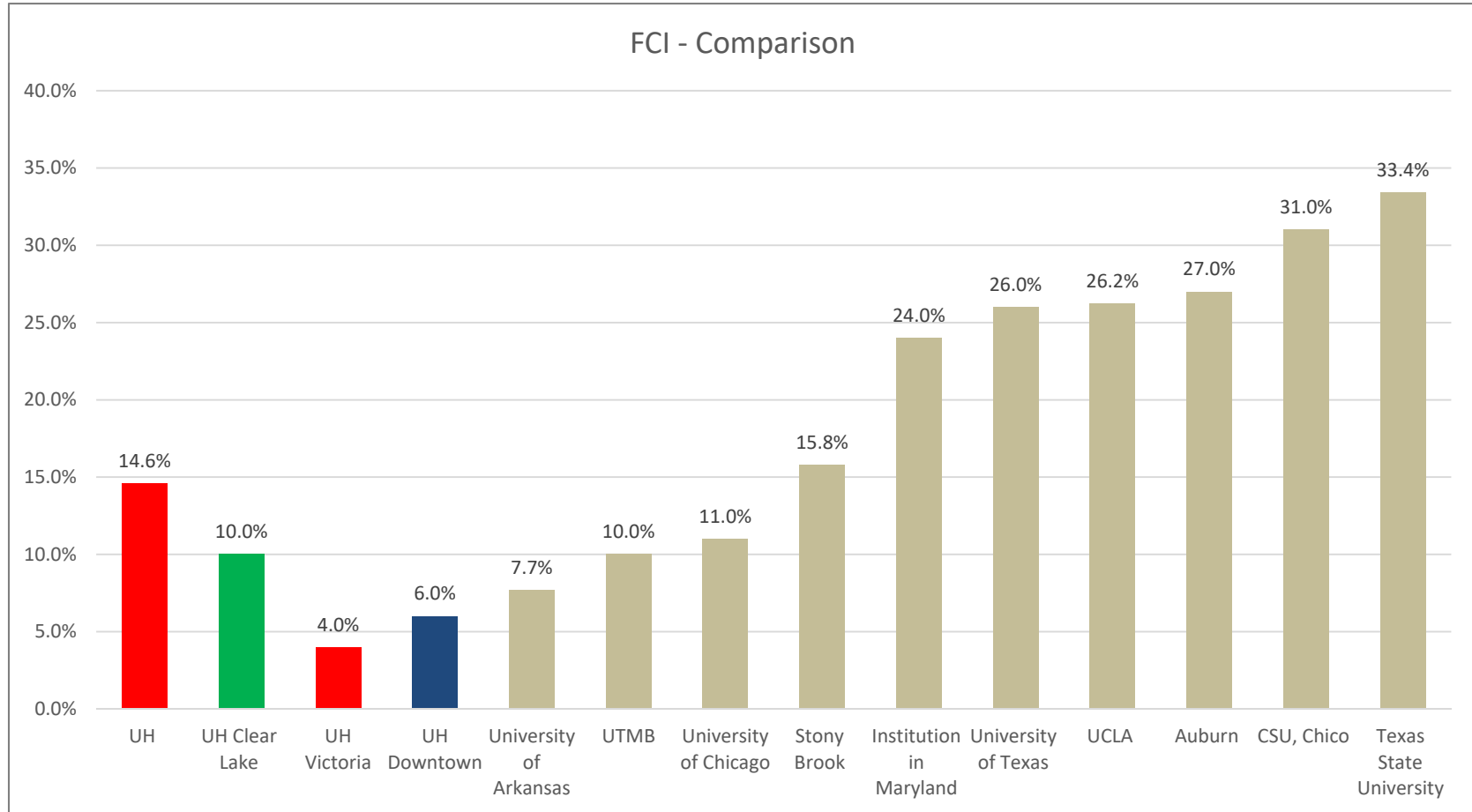


Combined Facility Condition Index = **14.6%**<sup>1</sup>

1- Central Campus, including Technology Bridge, Coastal Center, UH at Sugar Land, and UH at Katy  
Excludes Hilton Tower and HUB  
2 – 11% Escalation from previous year

# FY 2022 DEFERRED MAINTENANCE REPORT

## FCI Benchmark



Data was provided by each institution  
Median 16%  
Data from other universities: 2016-2020

UNIVERSITY of  
**HOUSTON**

# FY 2022 DEFERRED MAINTENANCE REPORT

## Asset Performance - 20 Assets Ranked by Highest FCI

	Building Name	FCI	FCI Cost	CRV	AGE
Critical	J. Davis Armistead	0.58	\$50,435,000	\$87,690,000	46
	<b>*College of Phar.Tx.Med.Center</b>	0.51	<b>\$13,914,132</b>	<b>\$27,402,570</b>	<b>42</b>
	A. D. Bruce Religion Center	0.56	\$8,233,980	\$14,652,000	58
	Lamar Fleming, Jr.	0.51	\$40,515,000	\$79,698,000	57
	Cullen Coll. of Engineering 1	0.43	\$66,045,000	\$153,180,000	53
	<b>**Stephen Power Farish Hall</b>	0.38	\$27,978,000	\$75,705,000	52
	Agnes Arnold Auditorium	0.39	\$4,118,198	\$10,656,000	54
	Student Service Center 1	0.38	\$7,936,500	\$21,090,000	54
	Philip Guthrie Hoffman Hall	0.36	\$31,635,000	\$88,689,000	48
Poor	Isabel C. Cameron	0.30	\$5,883,000	\$19,647,000	52
	Ezekiel W Cullen	0.29	\$22,644,000	\$78,810,000	72
	<b>* Agnes Arnold Hall</b>	<b>0.27</b>	<b>\$29,304,000</b>	<b>\$110,445,000</b>	<b>55</b>
	<b>*Charles F. McElhinney Hall</b>	<b>0.27</b>	<b>\$12,987,000</b>	<b>\$48,063,000</b>	<b>51</b>
	Bates Law (Law Center)	0.25	\$14,252,400	\$57,720,000	53
	Fine Arts Building	0.24	\$21,756,000	\$89,022,000	50
	M. D. Anderson Library	0.24	\$53,835,000	\$222,777,000	72
	<b>*Science and Research 1</b>	<b>0.22</b>	<b>\$31,968,000</b>	<b>\$145,965,000</b>	<b>53</b>
	University of Houston Science Cent.	0.20	\$15,421,405	\$77,752,338	31
	Moody Towers Residence Halls	0.17	\$27,750,000	\$164,280,000	52
	Max Krost Hall	0.14	\$3,376,051	\$24,420,000	52

0.11- 0.30 Poor

0.31 – Up Critical

Chart does not include storage buildings, or facilities that are scheduled to be removed

CRV values were rounded up

\*CORE or Life Science Projects

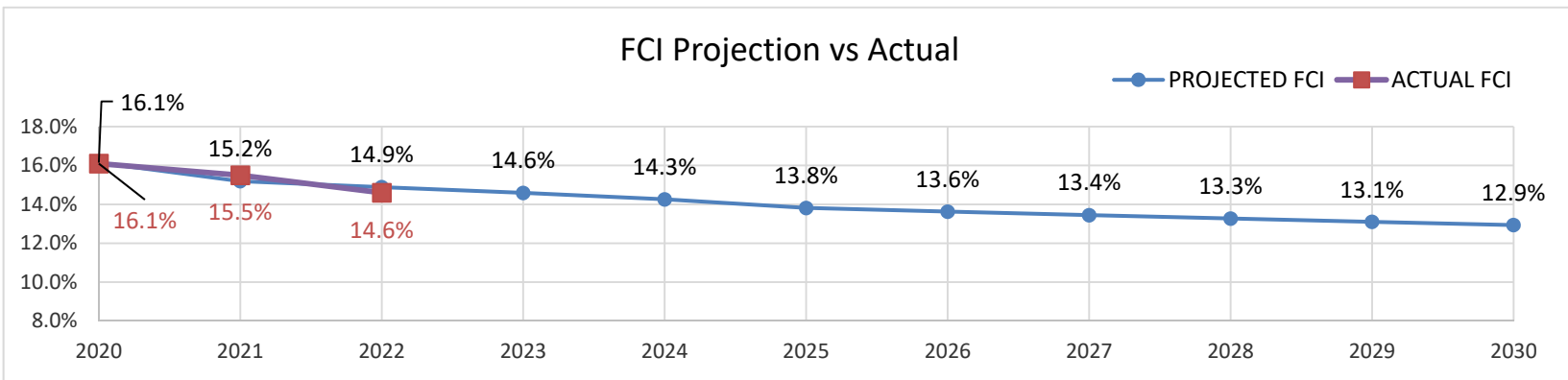
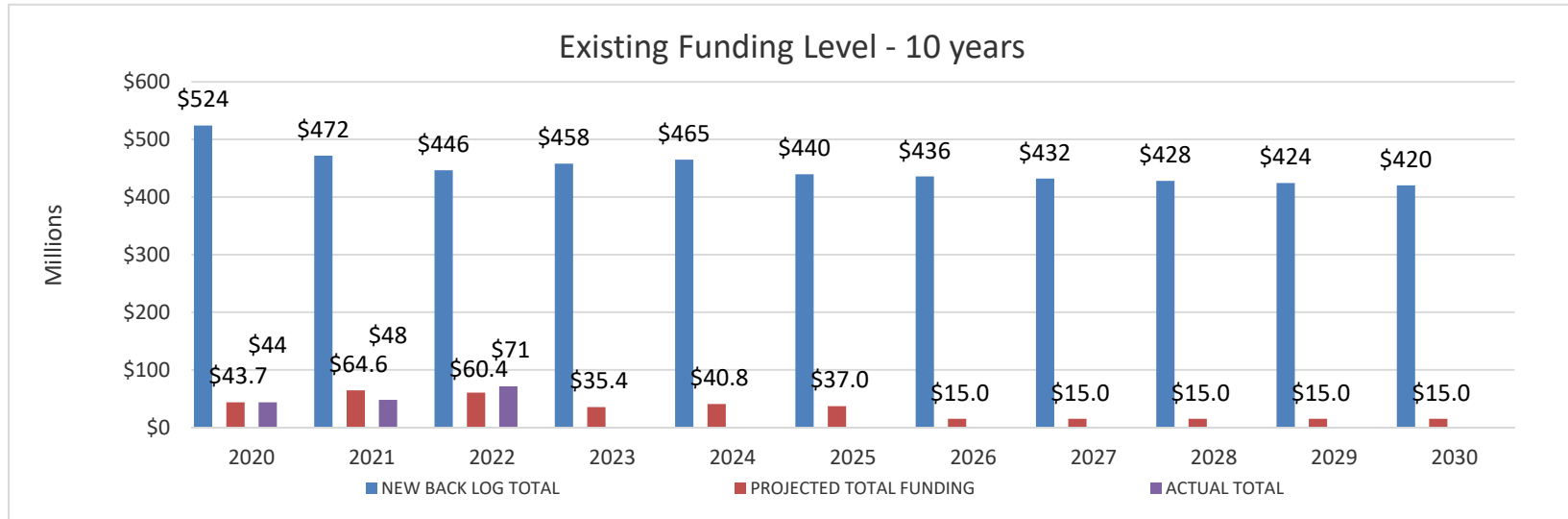
\*\*To be removed with Centennial Master Plan Project

FCI and CRV values will be recalculated on yearly basis



# FY 2022 DEFERRED MAINTENANCE REPORT

## 10 YEAR PLAN AT CURRENT LEVEL (\$15M per year) WITH CORE AND LIFE SCIENCE PROJECTS



Accounts for 100% of the annual budget toward backlog reduction  
 10 year outlook, does not include storage, or facilities that are scheduled to be removed  
 .025% Backlog Deterioration per year

Escalation: 2022-24 at 8% each year, all others at 3% ea.

# FY 2022 DEFERRED MAINTENANCE REPORT

## 5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 7,674,000 – E&G

\$ **7,674,000** – Total (includes soft cost)

## FY 2022 Deferred/Planned Maintenance Expenditures

\$ 10,315,094 – Standard Allocations

\$ 135,723 – Project related

\$ **10,450,817** - Total

## FY 2023 Deferred/Planned Maintenance Budget

\$ 1,800,000 – Standard Allocation

\$ **1,800,000** – Total

# FY 2022 DEFERRED MAINTENANCE REPORT

## Additional Information

- **Total Deferred Maintenance cost based on FY2015, FY2019 & FY2020 FCA reports**
- **FCAs will be performed every three years on each campus building**
- **FY2022 deferred maintenance projects include: site improvement, site utilities, electrical systems, HVAC systems plumbing, interiors, conveying and building envelope**

# FY 2022 DEFERRED MAINTENANCE REPORT

## Campus at a Glance



Total Campus Replacement Value = **\$441,742,187**



Building count = **10**



Total GSF = **1.7m**



Avg. Building Age = **31 yrs.**



Total E&G assignable = **565,000**  
Total Aux. assignable = **330,000**



Combined Facility Condition Index = **6%**

Note:

# FY 2022 DEFERRED MAINTENANCE REPORT

## Asset Performance Opportunities - Assets Ranked by Highest FCI

Building Name	FCI	FCI Cost	CRV	AGE
One Main Building	0.18	\$21,300,000	\$134,000,000	92

Poor {



Does not include capital renewal projects, storage buildings, or facilities scheduled to be removed.  
CRV values were rounded up.

# FY 2022 DEFERRED MAINTENANCE REPORT

## 5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 22,166,250 – E&G

\$ 2,260,000 – Auxiliary

**\$ 24,426,250 – Total (includes soft cost)**

## FY 2022 Deferred/Planned Maintenance Expenditures

\$ 670,000 – Standard Allocations

\$ 250,000 – Project related

**\$ 920,000 - Total**

## FY 2023 Deferred/Planned Maintenance Budget

\$ 1,000,000 – Standard Allocations

\$ 200,000 – Project related

**\$ 1,200,000 – Total**



University  
of Houston  
Clear Lake

# FY 2022 DEFERRED MAINTENANCE REPORT

## Additional Information

- **Use of Higher Education Emergency Relief Fund (HEERF)**
  - **Air handling upgrades**
  - **Emergency generator**
  
- **Energy Performance Project**
  - **Lighting, building automation system, building envelope upgrades**
  
- **Capital Construction Assistance Project (CCAP)**
  - **HVAC, electrical distribution, domestic water upgrades**



# FY 2022 DEFERRED MAINTENANCE REPORT

## Campus at a Glance



Total Campus Replacement  
Value = \$ **354,470,029**\*



Building count = **4**\*



Total GSF = **1.25m**\*



Avg. Building Age = **39**\*



Total E&G assignable = **605,000**\*

Aux. assignable = **156,431**\*



Combined Facility Condition  
Index = **10%**\*

\* –includes Bayou Building, Arbor Building complex, Delta Building and the Student Services and Classroom Building. Recently constructed buildings will be assessed in FY23



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# FY 2022 DEFERRED MAINTENANCE REPORT

## Asset Performance Opportunities - Assets Ranked by Highest FCI

Building Name	FCI	FCI Cost	CRV	AGE
Delta Building	.21	5,855,500	27,844,959	43
Bayou Building	.10	21,789,000	212,812,503	46
Arbor Building Complex	.10	3,420,000	36,116,708	51
Student Services & Classroom Building	.07	5,025,000	77,695,859	18



Does not include recently constructed buildings, they will be assessed in the next two years  
 CRV values were rounded up.

# FY 2022 DEFERRED MAINTENANCE REPORT

## 5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 2,907,910 – E&G

\$ 4,496,904 – Auxiliary

**\$ 7,404,814 – Total (includes soft cost)**

## FY 2022 Deferred/Planned Maintenance Expenditures

\$ 16,112 – Standard Allocations

\$ 88,259 – Project related

**\$ 104,371- Total**

## FY 2023 Deferred/Planned Maintenance Budget

\$ 2,200,000– Standard Allocations

\$ 900,000 – Project related

**\$ 3,100,000 – Total**

# FY 2022 DEFERRED MAINTENANCE REPORT

## Additional Information

- **FY23 Deferred/Planned Maintenance Items**
  - **Standard Allocations are for building repairs due to age.**
    - **Center Building Roof and building envelope repairs**
  - **Project Related**
    - **Chiller Replacement at the North Building**
    - **Chiller Replacement on University Commons**
- **CCPAC – SB52 will fund the building these infrastructure projects.**
- **5 Year projected deferred/planned Maintenance dollar values are from the 2019 Facilities Condition Assessment done by Accruent.**
- **Lack of available resources have not allowed us to be as aggressive toward deferred\planned maintenance backlog.**

# FY 2022 DEFERRED MAINTENANCE REPORT

## Campus at a Glance



Total Campus Replacement Value = **\$257,891,307**



Building count = **14**



Total GSF = **885,000**



Avg. Building Age = **20 yrs**



Total E&G assignable = **200,000**  
Total Aux. assignable = **213,000**



Combined Facility Condition Index = **4%**

# FY 2022 DEFERRED MAINTENANCE REPORT

## Asset Performance Opportunities - Assets Ranked by Highest FCI

	Building Name	FCI	FCI Cost	CRV	AGE
Critical	None at this time				
Poor	None at this time				



1- Eleven buildings assessed

