Deferred Maintenance Discussion

March 2021

UF | Facilities Services
UNIVERSITY of FLORIDA

WITH EVERY STEP

Agenda

- Deferred Maintenance
  - What is it?
  - How do we address it?
- Review UF E&G Facilities Condition Assessment

Deferred Maintenance

- Deferred maintenance is the postponement of buildings and equipment upkeep from an entity's normal operating budget cycle due to a lack of funds.

- Lack of funding for routine maintenance can cause neglect, allowing minor repair work to evolve into more serious conditions. The problem is further compounded by choices made during austere financial times when routine maintenance is often deferred in order to meet other fiscal requirements. The failure to take care of major repairs and/or restore building components that have reached the end of their useful lives results in a deferred maintenance backlog.

What is a Facilities Condition Assessment?

- Visual, nondestructive inspection
- Identification of current and projected needs
- Used to prioritize magnitude of funding needs over ten-year period
- Generates data used to support facility renewal decisions

- Testing, engineering or design services
- An Operations and Maintenance specific budgeting tool
- Extensive code study and review
- Demographic study

How to address Deferred Maintenance

Renewal Needs by Classification

Deferred Renewal *(Recurring)*	Repairs or replacement/rebuilding of major building components that have already exceeded their economically useful service life
Projected Renewal *(Recurring)*	Repairs or replacement/rebuilding of major building components that are, or will be, at the end of their useful service life within the next 10 years
Plant Adaption *(Nonrecurring)*	Expenditures required to adapt the facility to evolving needs of the University, or to changing standards and codes
Corrective Action *(Nonrecurring)*	Expenditures for repairs needed to correct random and unpredictable deficiencies

Non-Recurring Needs by Priority

Immediate

- correct a cited safety hazard
- stop accelerated deterioration
- and/or return a facility to normal operation

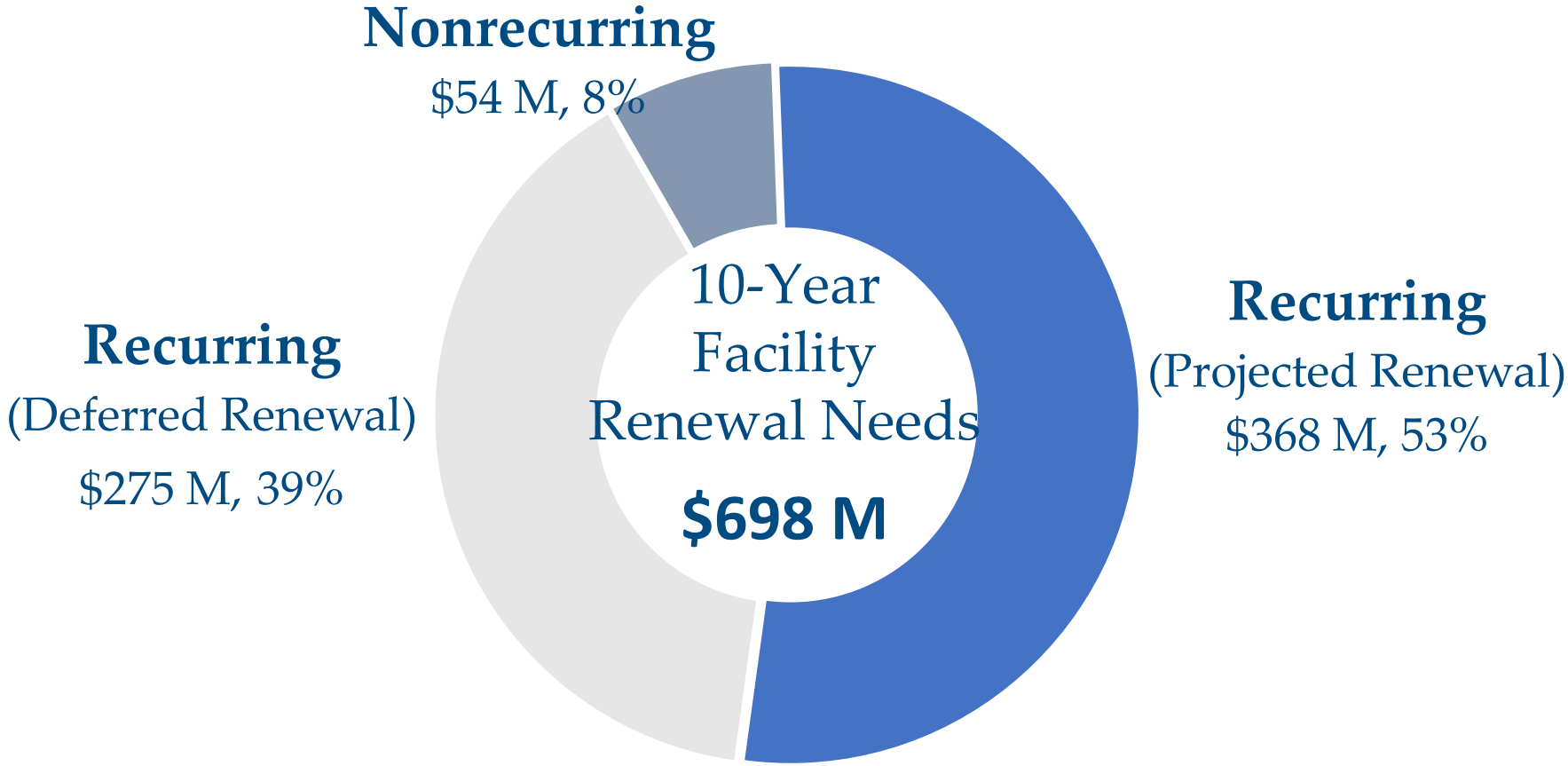
Critical

- repairs to prevent further deterioration
- improvements to facilities associated with critical accessibility needs
- potential safety hazards

Noncritical

- improvements to facilities associated with noncritical accessibility needs
- actions to bring a facility into compliance with current building codes as grandfather clauses expire
- actions to improve the usability of a facility following an occupancy or use change

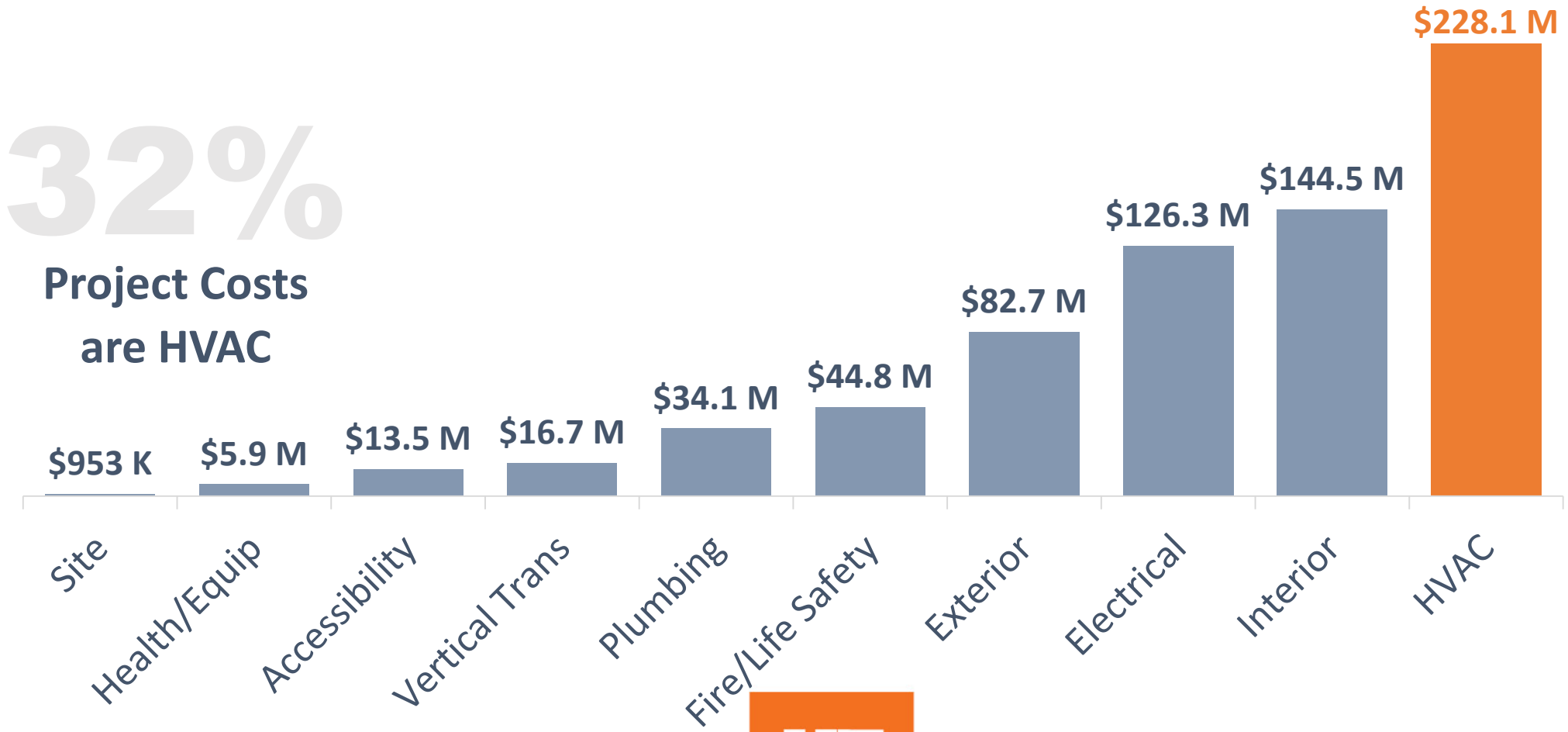
Summary of Findings



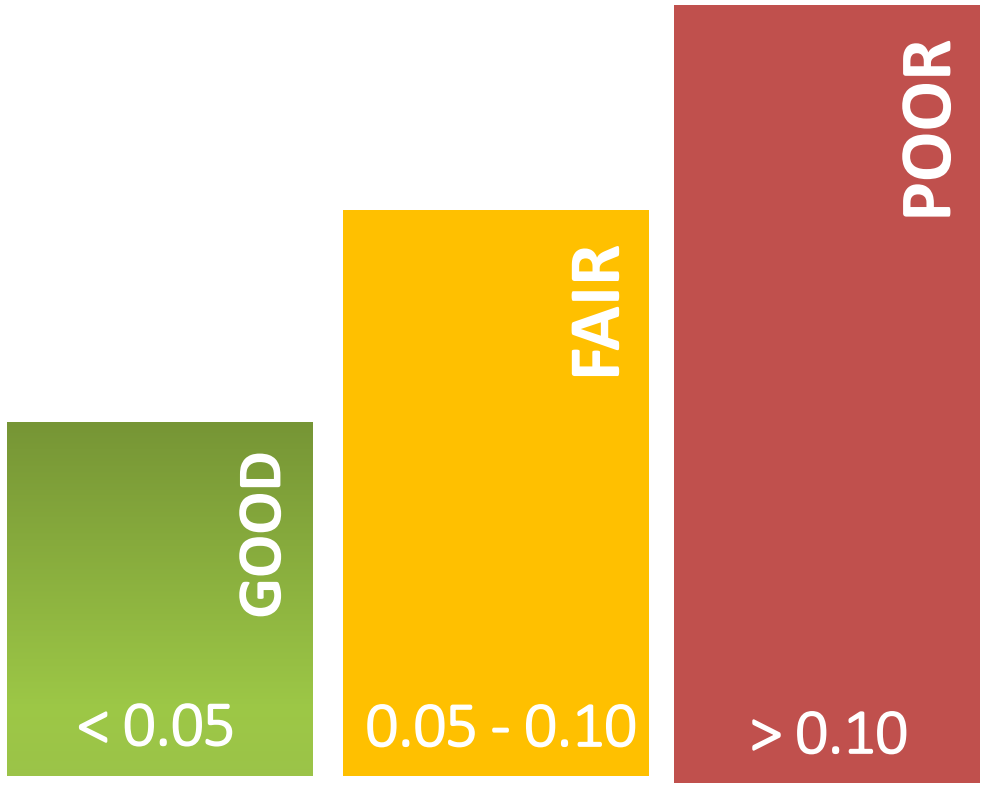
Comparison of Findings

FINDINGS	MAIN CAMPUS	HEALTH SCIENCE	VETERINARY MEDICINE
GSF	7 M	3 M	504 K
Current Replacement Value	$2 B	$1 B	$193 M
10-Year Needs	$464 M	$200 M	$30 M
10-Year Needs/SF	$67.22	$66.82	$59.77
FCNI	0.23	0.19	0.16

Renewal Needs by System

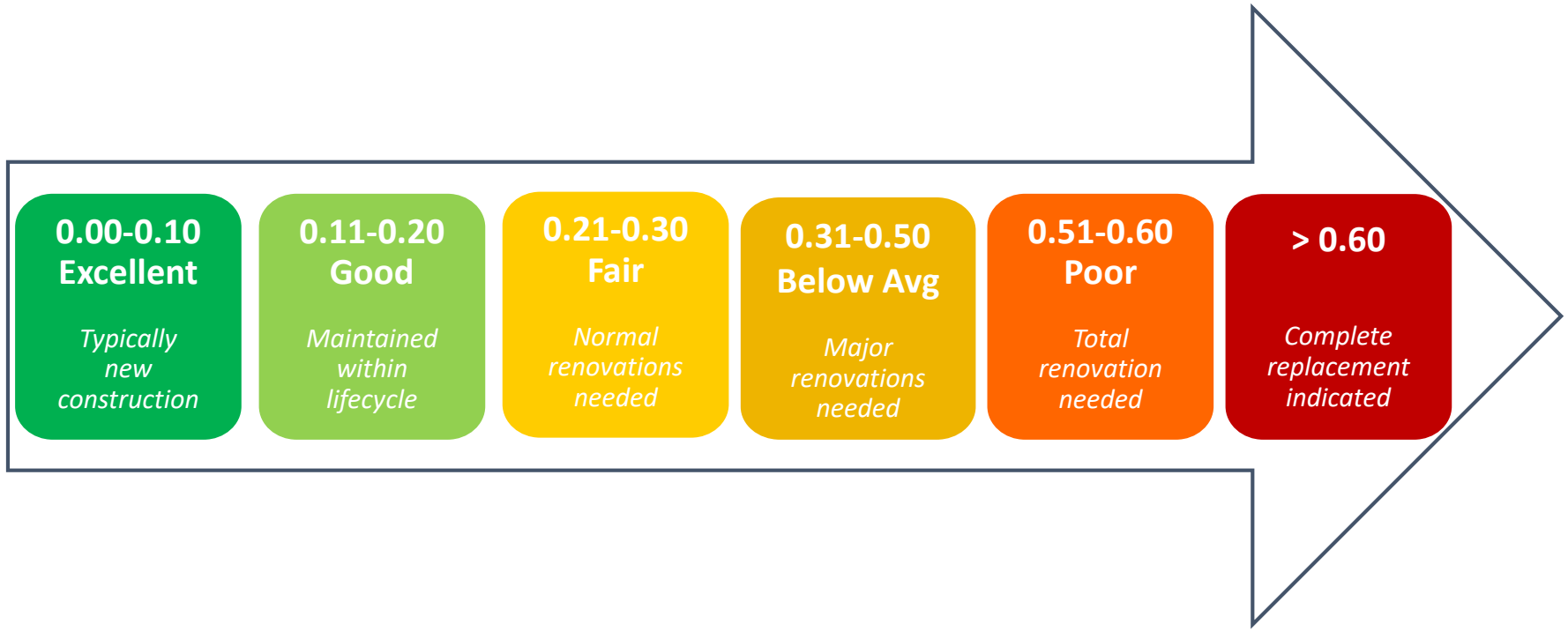


Facilities Condition Index Scale



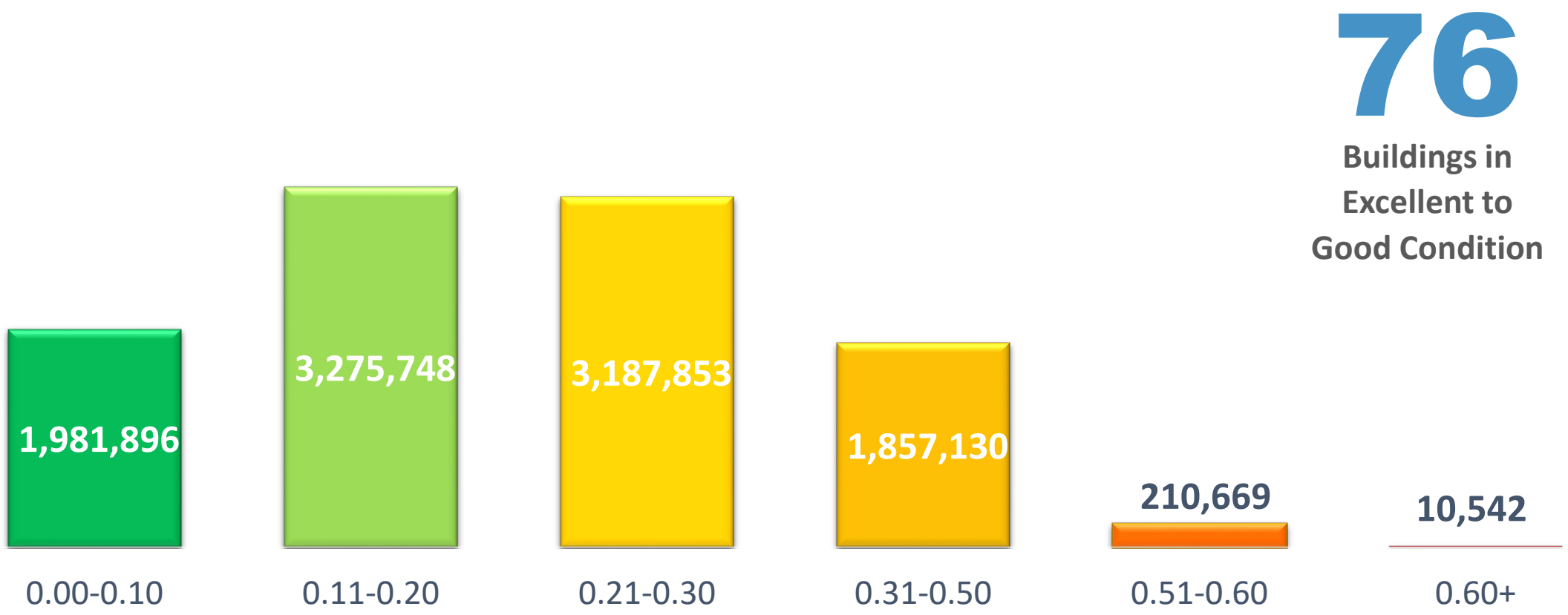
Facility Condition Index	
Deferred Renewal / **Current Replacement Value**	
$275 M $3.3 B	**FCI = 0.08**

Facilities Needs Index Scale



Facility Condition Needs Index	
Non-Recurring Projects + Total 10-Year Renewal Needs	
Current Replacement Value	
$698 M $3.3 B	FCNI = 0.21

Building FCNI Ranges (based on Square Footage)



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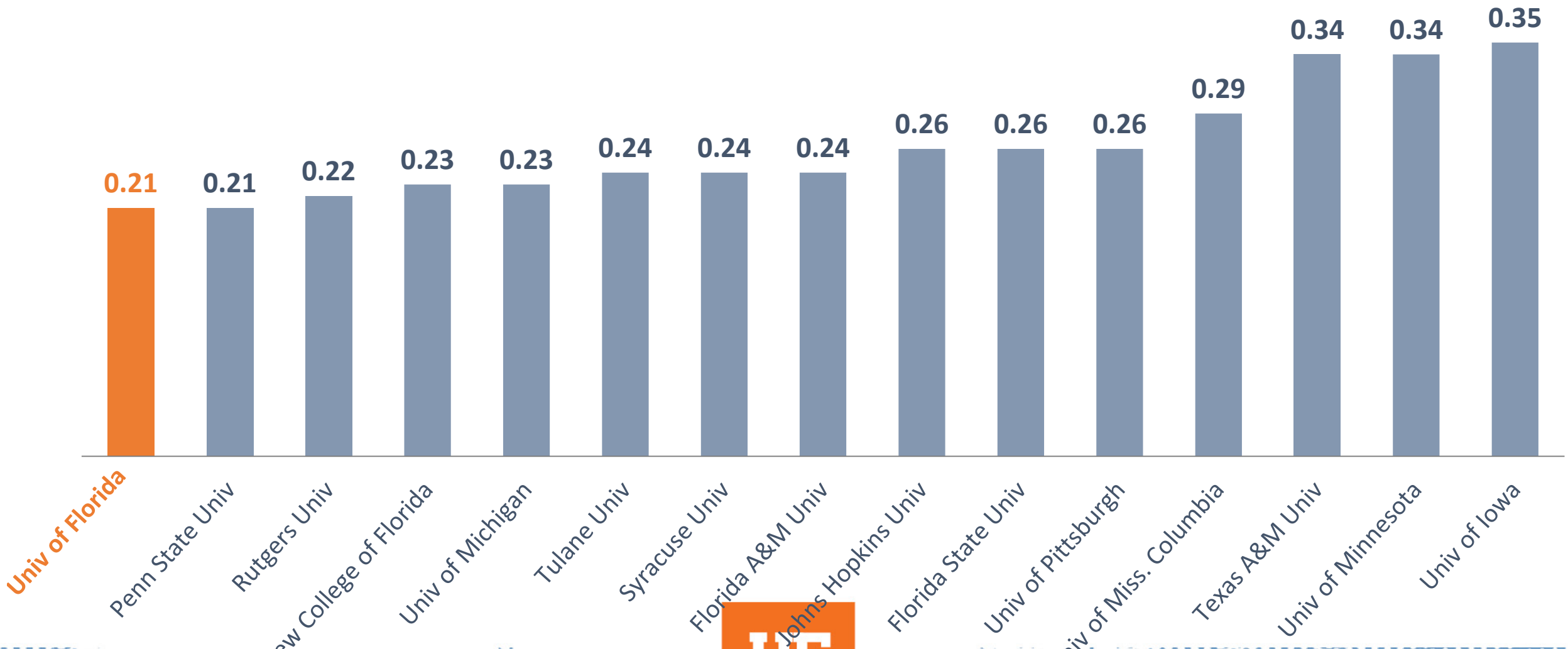
Buildings in Excellent to Good Condition

CAMPUS COMPARATIVE ANALYSIS

ISES Client	Facility Condition Needs Index	Gross Square Feet	Asset Count	Avg Year Built	Avg Age at Insp	Renewal Costs/SF ($)	Total Renewal Costs ($)	FCNI Percentile Rank	Avg Age Percentile Rank
University of Florida	**0.21**	**10,523,838**	**143**	**1976**	**41**	**66.29**	**697,641,509**	**64%**	**60%**
Pennsylvania State Univ	0.21	21,468,449	527	1967	35	85.27	1,830,514,486	64%	78%
Rutgers Univ	0.22	21,641,613	492	1974	40	87.93	1,902,937,014	55%	64%
New College of Florida	0.23	626,400	55	1978	33	81.84	51,264,744	50%	82%
University of Michigan	0.23	1,891,108	29	1974	43	105.32	199,171,934	50%	50%
Tulane Univ	0.24	2,151,600	13	1968	43	88.04	189,423,119	41%	50%
Syracuse Univ	0.24	9,378,576	170	1966	50	76.26	715,198,758	41%	19%
Florida A&M Univ	0.24	9,849,499	163	1974	41	90.45	890,920,566	41%	60%
Johns Hopkins Univ	0.26	4,628,074	61	1966	50	110.89	513,188,500	28%	19%
Florida State Univ	0.26	10,861,003	179	1977	39	98.67	1,071,686,009	28%	69%
Univ of Pittsburgh	0.26	15,026,726	241	1969	46	92.43	1,388,913,663	28%	41%
Univ of Missouri Columbia	0.29	7,323,715	127	1957	59	104.69	766,738,109	14%	0%
Texas A&M Univ	0.34	17,451,046	297	1973	35	89.87	1,568,245,670	10%	78%
Univ of Minnesota	0.34	29,383,459	528	1965	49	126.40	3,713,999,273	10%	28%
Univ of Iowa	0.35	13,293,858	143	1961	55	108.46	1,441,877,663	0%	5%
AVERAGES	**0.22**	**7,375,689**	**148**	**1966**	**48**	**$84.16**	**$620,725,451**		

Campus FCNI Comparative Analysis



Buildings with FCNI > 0.60

BLDG #	BLDG NAME	YEAR BUILT	GSF	CRV	TOTAL 10-YEAR NEEDS	FCNI
0471	Ctr For Envir & Human Toxicology	1955	10,542	$4.9 M	$3.2 M	**0.65**
0724	ALVIN P. BLACK HALL	1967	37,307	$15.2 M	$7.8 M	**0.51**
0101	JAMES W. NORMAN HALL	1932	90,266	$21.6 M	$11.3 M	**0.52**
0259	TREEO CENTER	1978	27,441	$7.7 M	$4.2 M	**0.54**
0688	HARRY H. SISLER HALL	1967	55,655	$21.9 M	$12.3 M	**0.56**

Conclusion

- Selected assets represent only a portion of total campus needs
- To gain a better perspective, all campus assets could be included
- Coordination of capital improvements with current infrastructure assessments and upgrades will deliver the maximum value of reinvestment

Questions?