Board of Regents
Annual Deferred Maintenance System Report

November 11, 2026

FY 2026 DEFERRED MAINTENANCE REPORT

10 Year Projected Total Campus Deferred/Planned Maintenance

$ 535,000,000 – E&G
$ 147,000,000 – Auxiliary
$ 132,000,000 – Infrastructure
$ 814,000,000 – Total

FY 2026 Deferred/Planned Maintenance Expenditures

$ 31,000,000 – Standard Allocations
$ 72,600,000 - Capital Renewal Core, Life Sciences, Centennial Projects
$ 103,600,000 – Total

FY 2027 Deferred/Planned Maintenance Budget

$ 32,000,000 – Standard Allocations
$ 60,500,000 - Capital Renewal Core, Life Sciences, Centennial Projects
$ 92,500,000 – Total

UNIVERSITY OF HOUSTON

FY 2026 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement Value = $ 12.3b

(Buildings: $9.9b, Infrastructure: $2.4b)



Building count = 162[1]



Total GSF = 16.5m



Avg. Building Age = 35[1] yrs.



Total E&G assignable = 4m

Total Aux. assignable = 6.7m



Facility Condition Index = 12%

1 –UH, UH College of Medicine, UH Sugar Land, UH Katy, and UH Tech. Bridge

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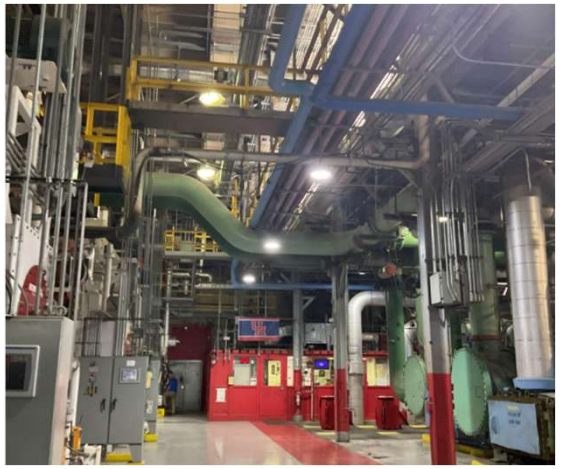
FY 2026 DEFERRED MAINTENANCE REPORT

New Facility Condition Assessment Information

- On-site building assessments completed at UH campuses
- Updated deferred maintenance and future maintenance funding totals
- Information assists with actionable future asset/capital planning

- 2027 Goals
  - Deep dive on new FCA information
  - Continue to invest yearly HEF allocation to improve campus facilities



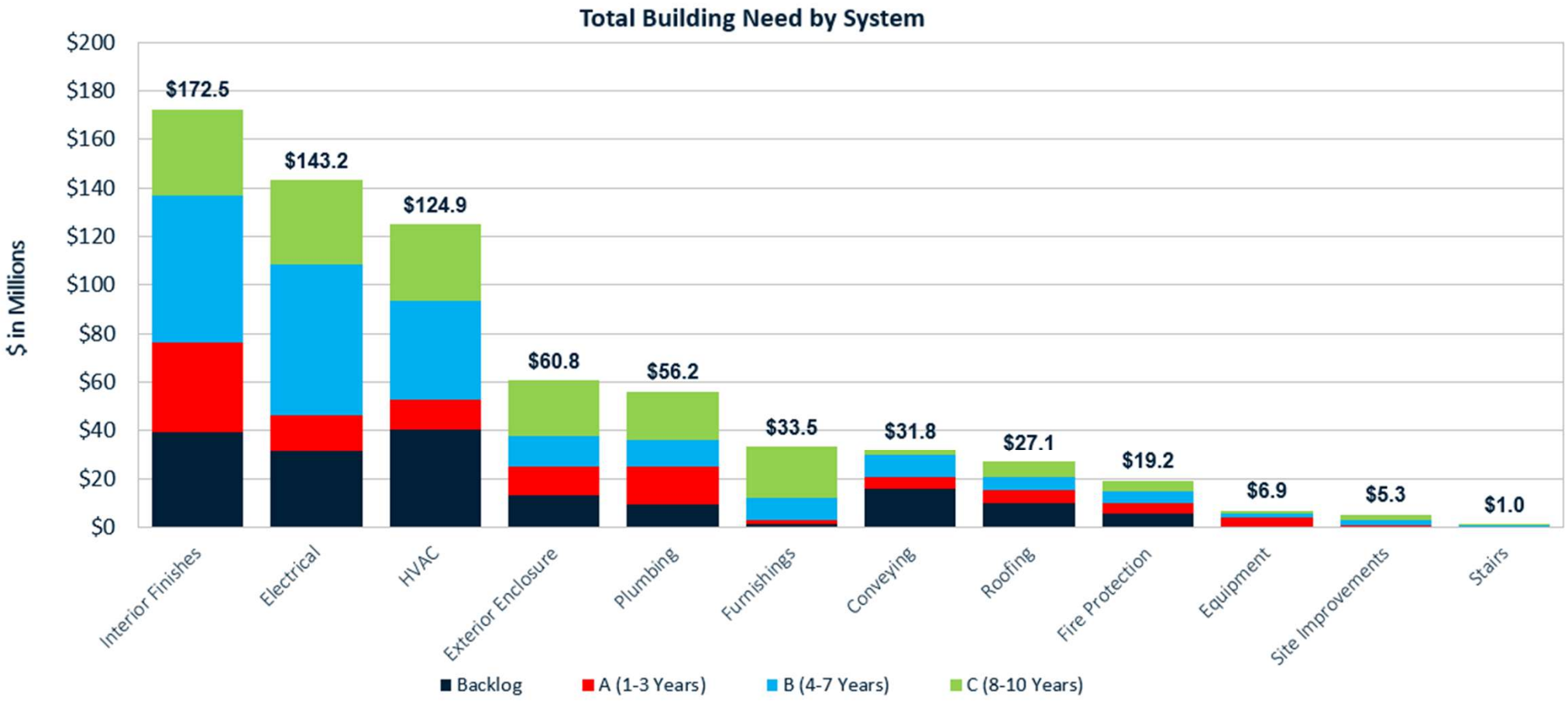




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FY 2026 DEFERRED MAINTENANCE REPORT

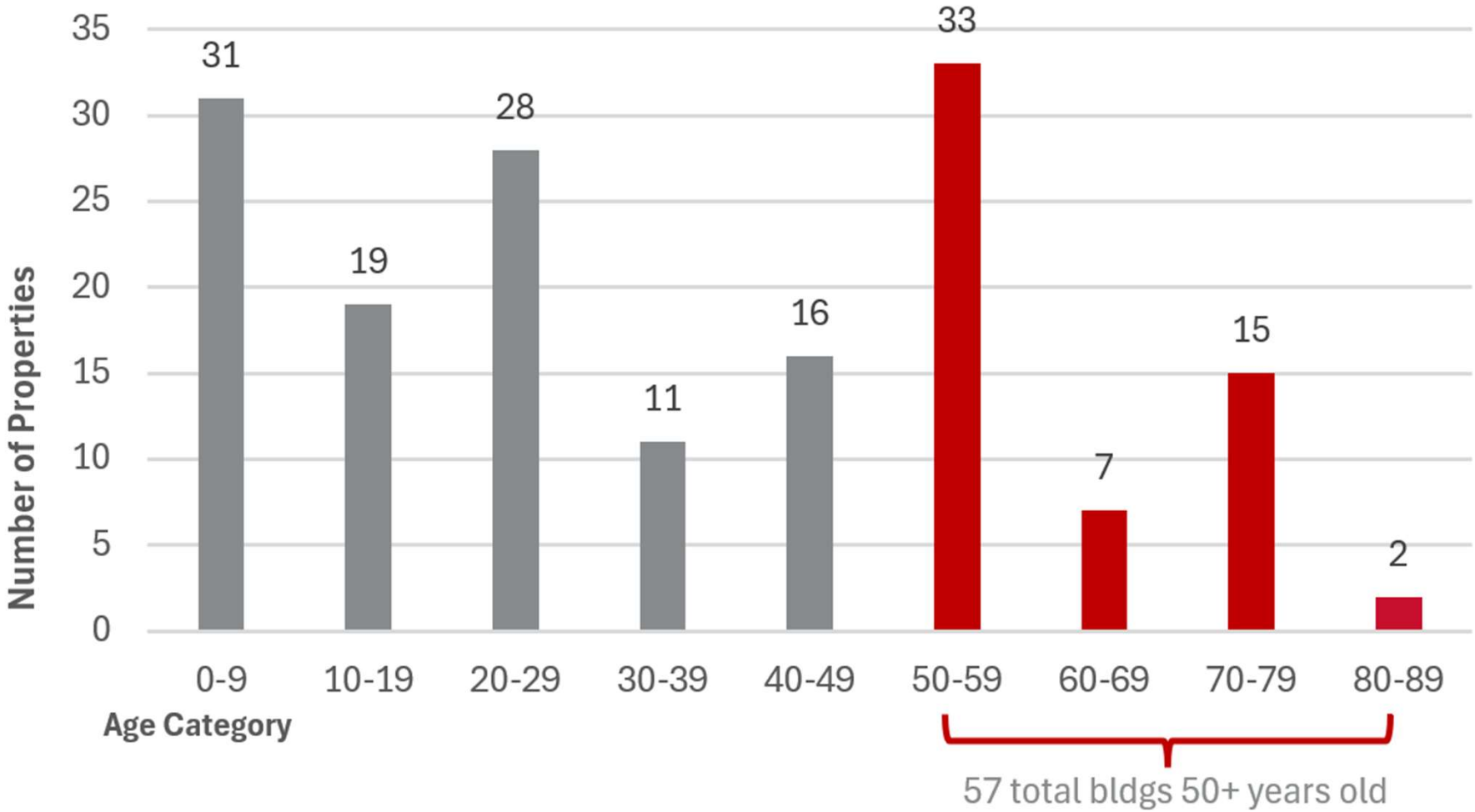
Need by System, by Timeframe – Highest Need



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FY 2026 DEFERRED MAINTENANCE REPORT

Average Building Age = 35 years old

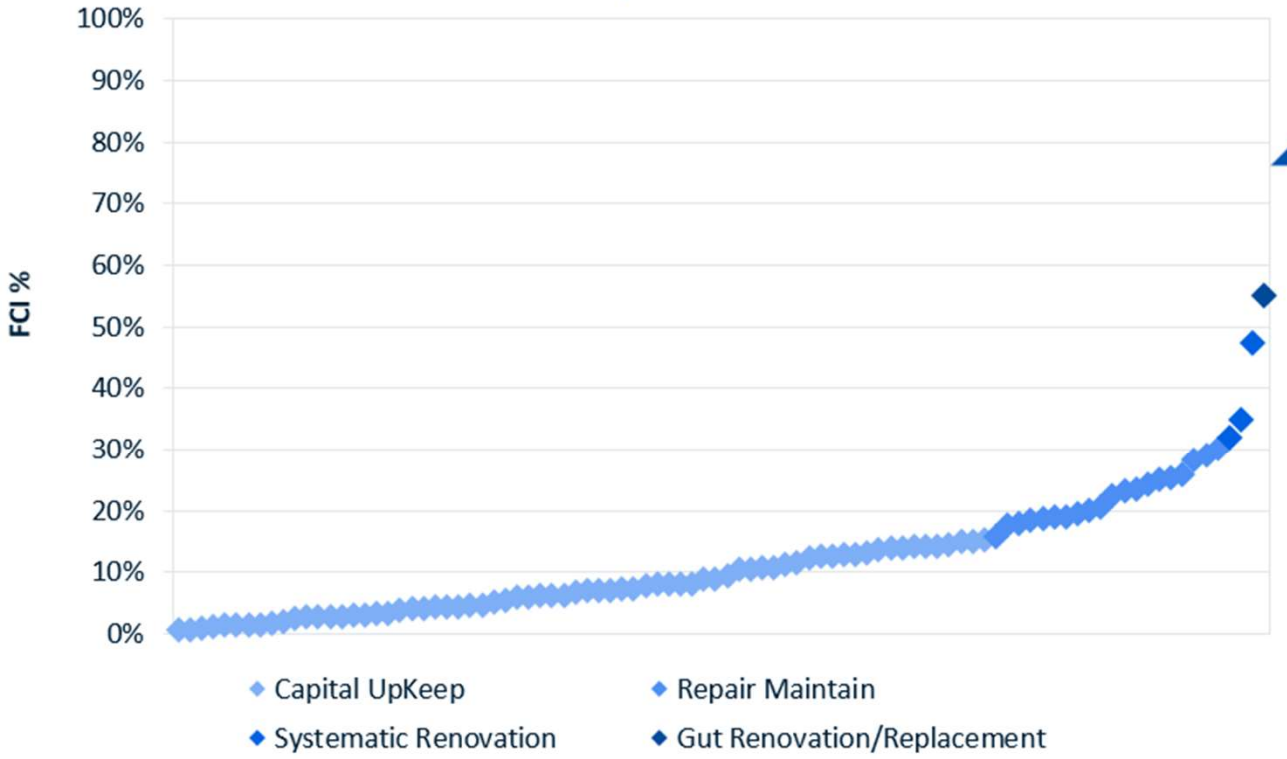


*Buildings owned by UH – UH College of Medicine, UH Sugar Land, UH Katy, UH Tech. Bridge and UH Coastal Center. Excludes 15 leased properties.

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FY 2026 DEFERRED MAINTENANCE REPORT

FCI by Building



FCI

University of Houston

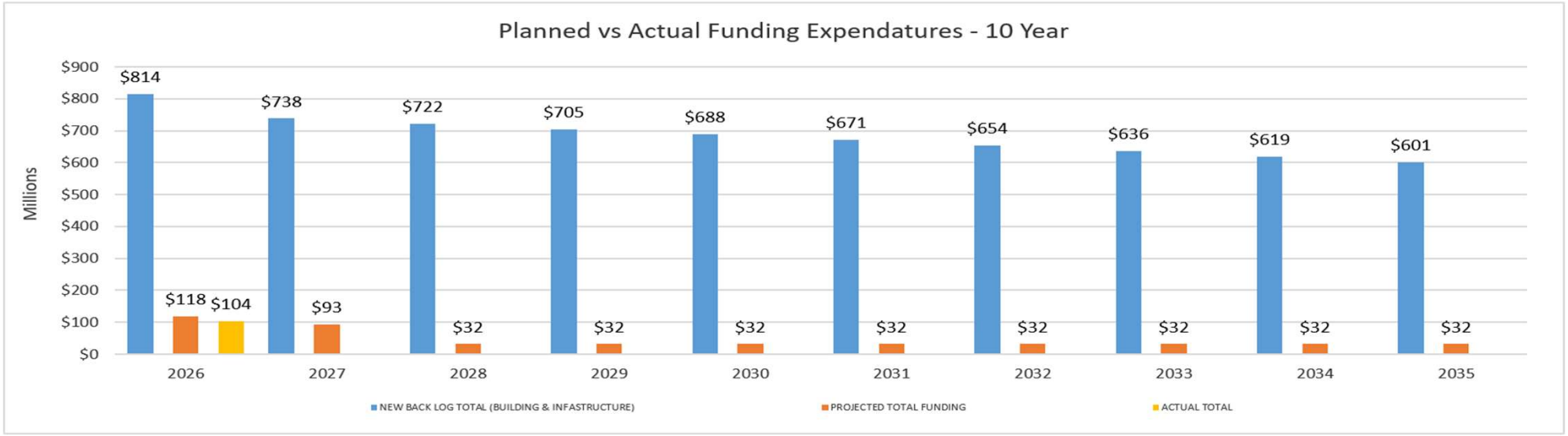
Overall FCI = 12%

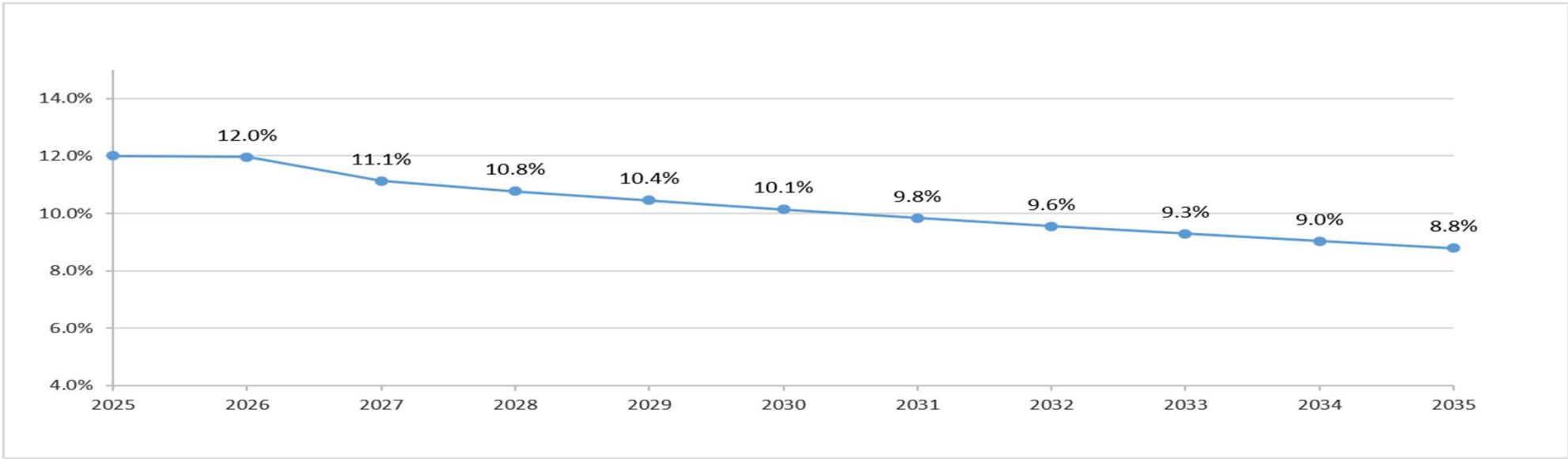
Over 50%	**Gut Renovation/Replacement Stage:** Major buildings components are in jeopardy of complete failure. Reliability issues are widespread throughout the building. **(Over 50%)**
30%-50%	**Systemic Renovation Stage:** Buildings may require more significant repairs ; large-scale capital infusions/ renovations are inevitable **(30% - 50%)**
16%-30%	**Repair and Maintain Stage:** Buildings are beginning to show their age and may require more significant investment on a case-by-case basis **(16% - 30%)**
0% - 15%	**Capital Upkeep Stage:** Primarily new or recently renovated buildings w/ sporadic building repair & life cycle needs; "You pick the projects" **(0% - 15%)**

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FY 2026 DEFERRED MAINTENANCE REPORT

DEFERRED MAINTENANCE PLANNED VS ACTUAL EXPENDITURES





Deferred maintenance cost includes buildings and infrastructure
2.5% Backlog Deterioration per year, Escalation: at 4% each year

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FY 2026 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

$ 10,218,000 – E&G

$ 10,218,000 – Total (includes soft cost)

FY 2026 Deferred/Planned Maintenance Expenditures

$ 2,757,500 – Standard Allocations

$ 2,757,500 - Total

FY 2027 Deferred/Planned Maintenance Budget

$ 2,757,500 – Standard Allocations

$ 2,757,500 – Total

University of Houston DOWNTOWN

FY 2026 DEFERRED MAINTENANCE REPORT

Additional Information

- Total Deferred Maintenance cost based on FCA reports
- FCAs will be performed every three years on each campus building
- FY2026 deferred maintenance projects include: site improvements, site utilities, electrical systems, HVAC systems, plumbing, interiors, conveying and building envelope

University of Houston DOWNTOWN

FY 2026 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement Value = $1.1b



Building count = 12



Total GSF = 1.9m



Avg. Building Age = 32



Total E&G assignable = 590k
Total Aux. assignable = 520k



*Campus Facility Condition Index = 3.1

University of Houston DOWNTOWN

FY 2026 DEFERRED MAINTENANCE REPORT

5 Year Projected Total Campus Deferred/Planned Maintenance

$ 114,849,000 – E&G

$ 114,849,000 – Total (includes soft cost)

FY 2026 Deferred/Planned Maintenance Expenditures

$ 1,613,000 – Standard Allocations

$ 7,000,000 – Project related

$ 8,613,000 - Total

FY 2027 Deferred/Planned Maintenance Budget

$ 1,600,000 – Standard Allocations

$ 3,000,000 – Project related

$ 4,600,000 – Total

UHCL
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Clear Lake

FY 2026 DEFERRED MAINTENANCE REPORT

Additional Information

- Facilities Assessments Updated 2023
  - Newer Building/Auxiliary Facilities Assessments Planned for FY2027

- Capital Construction Assistance Program Project (Bayou CCAP)
  - Substantial Completion September 2026
  - Major Deferred Maintenance Components Completion December 2026

UHCL
University of Houston
Clear Lake

FY 2026 DEFERRED MAINTENANCE REPORT

Campus at a Glance



Total Campus Replacement Value = $ 903m

(Buildings: $722, Infrastructure: $181)



Building count = 22



Total GSF = 1.2m



Avg. Building Age = 30 yrs.



Total E&G assignable = 600k
Total Aux. assignable = 160k



Campus Facility Condition Index = 13%

University of Houston Clear Lake

FY 2026 DEFERRED MAINTENANCE REPORT

Asset Performance Opportunities - Assets Ranked by Highest FCI

	Building Name	FCI	FCI Cost	CRV	AGE
Critical	Delta	0.55	$19,375,505	$35,213,932	47
	Arbor	0.32	$8,223,539	$26,077,230	55
Poor	Environmental Research Lab	0.29	$981,864	$3,397,923	23
	Bayou	0.27	$73,575,567	$269,131,838	50
	Central Services	0.20	$3,283,981	$16,837,101	50
	Central Plant	0.13	$606,117	$4,768,779	22



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

University of Houston Clear Lake