



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

November 20, 2025

# FY 2025 DEFERRED MAINTENANCE REPORT

## **5 Year Projected Total Campus Deferred/Planned Maintenance**

\$ 441,000,000 – E&G  
\$ 132,000,000 – Auxiliary  
\$ 123,000,000 – Infrastructure  
**\$ 696,000,000 – Total**

## **FY 2025 Deferred/Planned Maintenance Expenditures**

\$ 17,000,000 – Standard Allocations  
\$ 46,665,000 - Capital Renewal Core, Life Sciences, Centennial Projects  
**\$ 63,665,000 – Total**

## **FY 2026 Deferred/Planned Maintenance Budget**

\$ 31,000,000 – Standard Allocations  
\$ 87,300,000 - Capital Renewal Core, Life Sciences, Centennial Projects  
**\$ 118,000,000 – Total**

# FY 2025 DEFERRED MAINTENANCE REPORT

## Campus at a Glance



Total Campus Replacement  
Value = \$ 11.2b

(Buildings: \$9.2b, Infrastructure: \$2b)



Building count = 166<sup>1</sup>



Total GSF = 17m



Avg. Building Age = 37<sup>1</sup> yrs.



Total E&G assignable = 4m

Total Aux. assignable = 5.9m



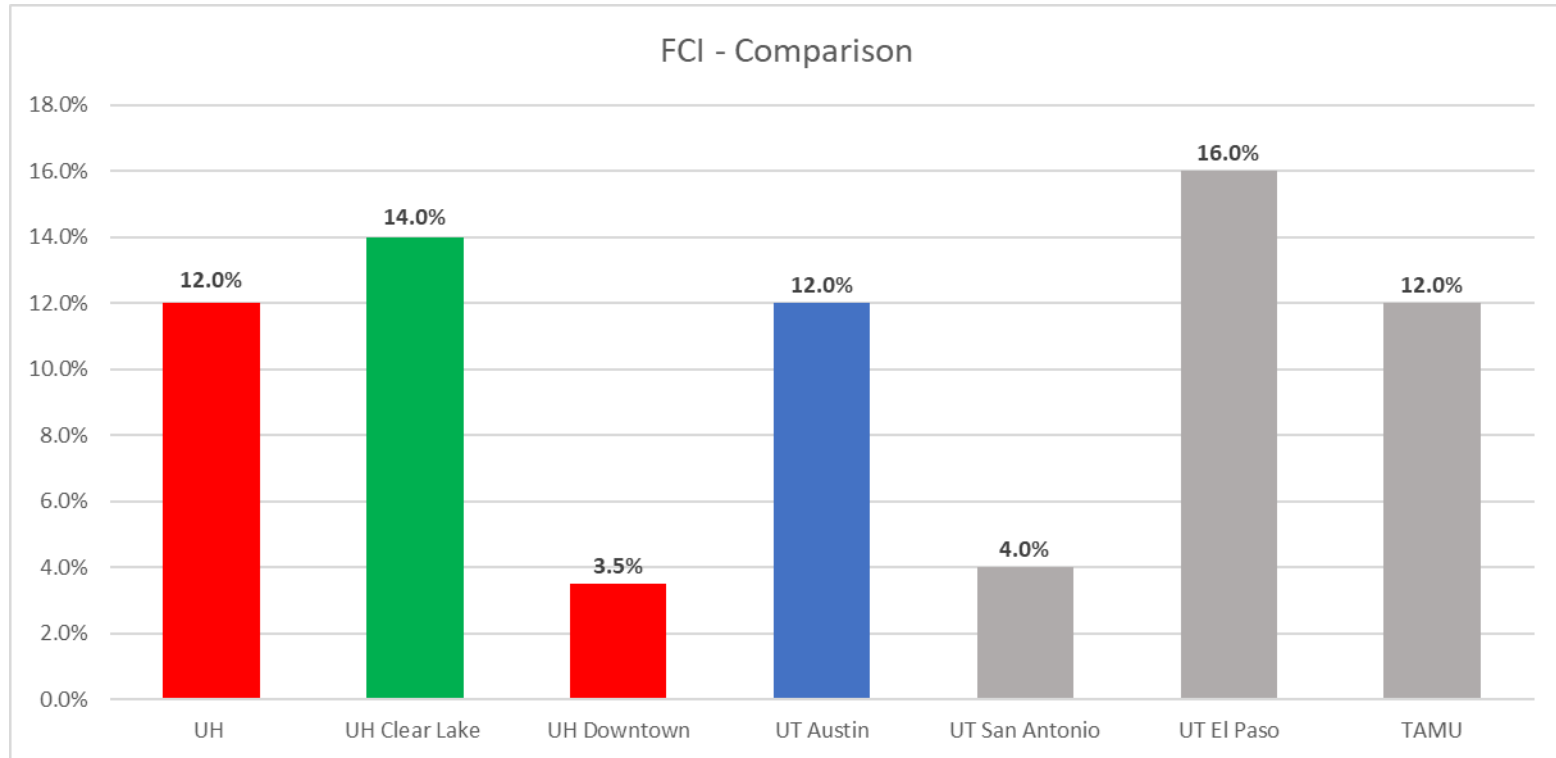
Facility Condition Index = 12%<sup>2</sup>

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

2 –Index based on 10-year DM cost

# FY 2025 DEFERRED MAINTENANCE REPORT

## FCI Benchmark



Data was provided by each institution (2024, 2025)

# FY 2025 DEFERRED MAINTENANCE REPORT

## Asset Performance – Poor and Critical Bldgs Ranked by Highest FCI

	Building Name	FCI	FCI Cost	CRV	AGE
Critical	J. Davis Armistead	0.60	\$61,900,000	\$102,400,000	49
	<b>*College of Phar.Tx.Med.Center</b>	<b>0.53</b>	<b>\$17,100,000</b>	<b>\$32,000,000</b>	<b>45</b>
	A. D. Bruce Religion Center	0.59	\$10,100,000	\$17,100,000	61
	Lamar Fleming, Jr.	0.53	\$49,700,000	\$93,100,000	60
	Cullen Coll. of Engineering 1	0.45	\$81,100,000	\$178,900,000	55
	<b>**Stephen Power Farish Hall</b>	<b>0.39</b>	<b>\$34,300,000</b>	<b>\$88,400,000</b>	<b>55</b>
	<b>*Agnes Arnold Auditorium</b>	<b>0.41</b>	<b>\$5,100,000</b>	<b>\$12,400,000</b>	<b>57</b>
	Student Service Center 1	0.39	\$9,700,000	\$24,600,000	57
	Philip Guthrie Hoffman Hall	0.37	\$38,800,000	\$103,600,000	51
	Isabel C. Cameron	0.31	\$7,200,000	\$23,000,000	55
Poor	Ezekiel W Cullen	0.30	\$27,800,000	\$92,100,000	75
	<b>*Agnes Arnold Hall</b>	<b>0.28</b>	<b>\$36,000,000</b>	<b>\$129,000,000</b>	<b>58</b>
	<b>*Charles F. McElhinney Hall</b>	<b>0.28</b>	<b>\$15,900,000</b>	<b>\$56,100,000</b>	<b>54</b>
	Bates Law (Law Center)	0.26	\$17,500,000	\$67,400,000	56
	Fine Arts Building	0.26	\$26,700,000	\$104,000,000	53
	M. D. Anderson Library	0.25	\$66,100,000	\$260,200,000	75
	<b>*Science and Research 1</b>	<b>0.23</b>	<b>\$39,200,000</b>	<b>\$170,500,000</b>	<b>56</b>
	University of Houston Science Cent.	0.21	\$18,900,000	\$90,800,000	34
	Moody Towers Residence Halls	0.18	\$34,100,000	\$191,900,000	55
	Max Krost Hall	0.14	\$4,100,000	\$28,500,000	55
	Teaching Unit 2 Building	0.15	\$10,200,000	\$67,400,000	50

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

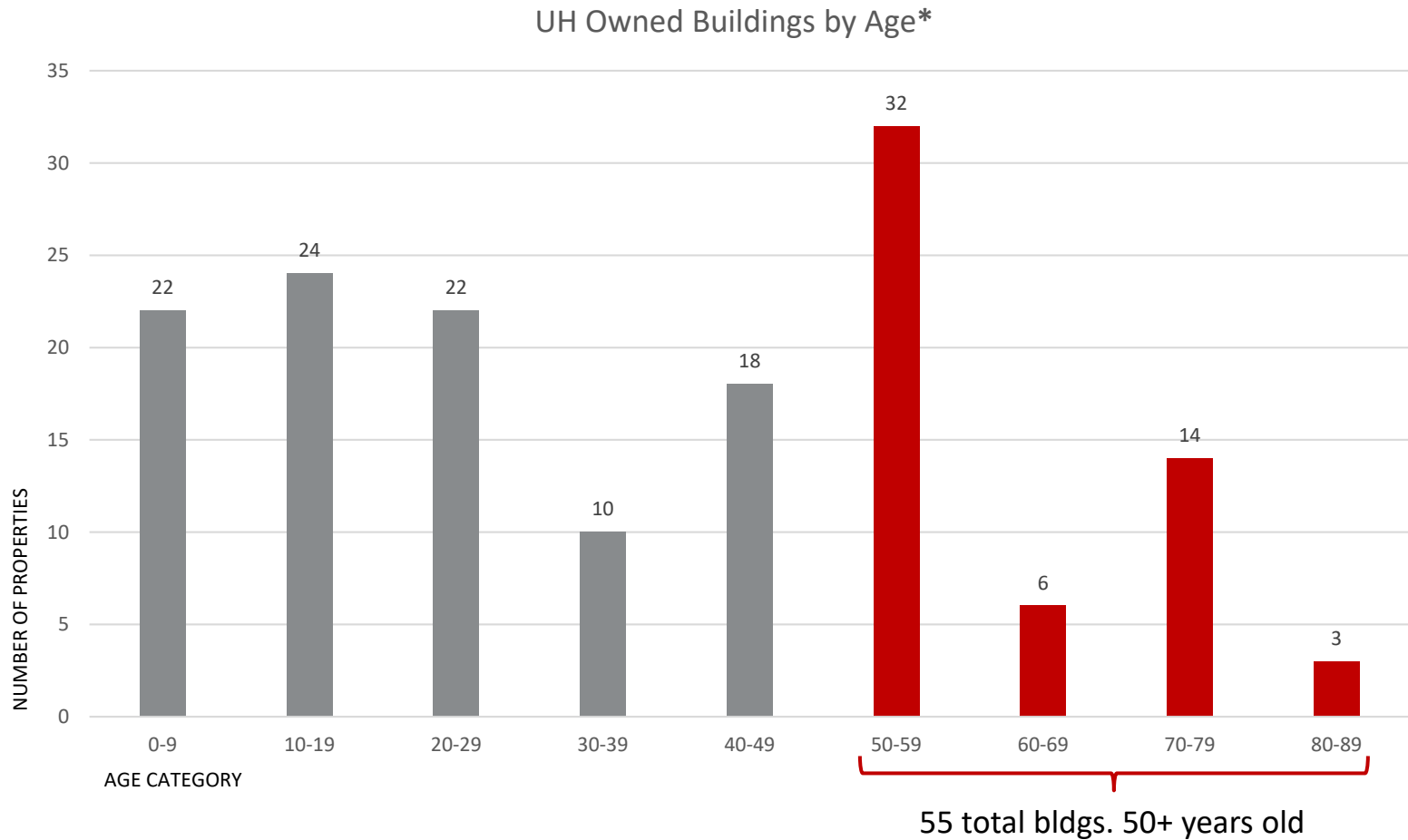
\*CORE or Life Science Projects

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

FCI and CRV values will be recalculated on yearly basis

# FY 2025 DEFERRED MAINTENANCE REPORT

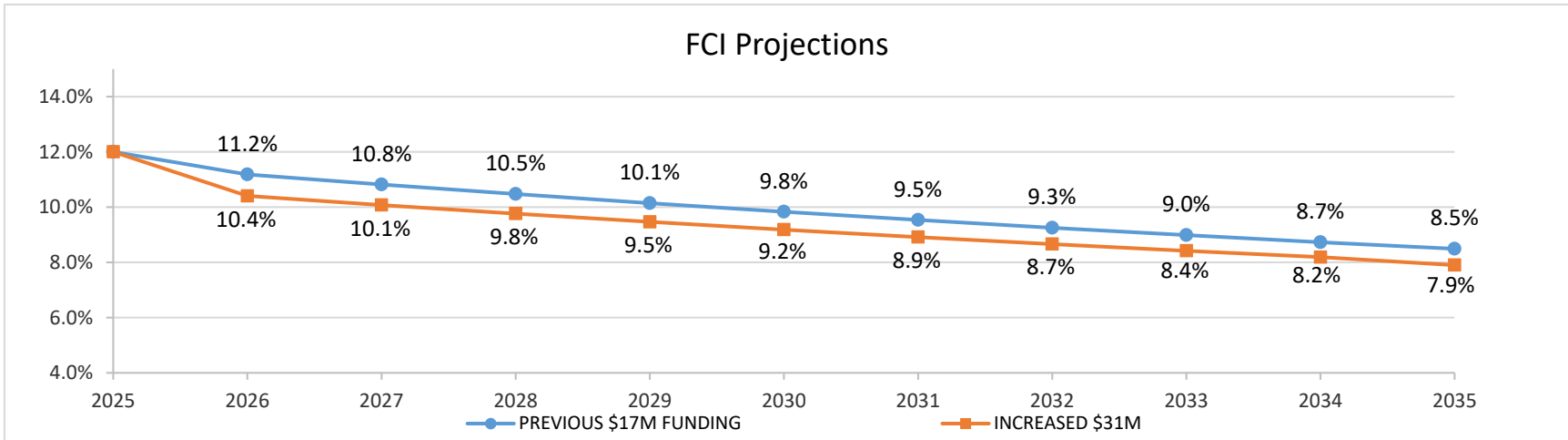
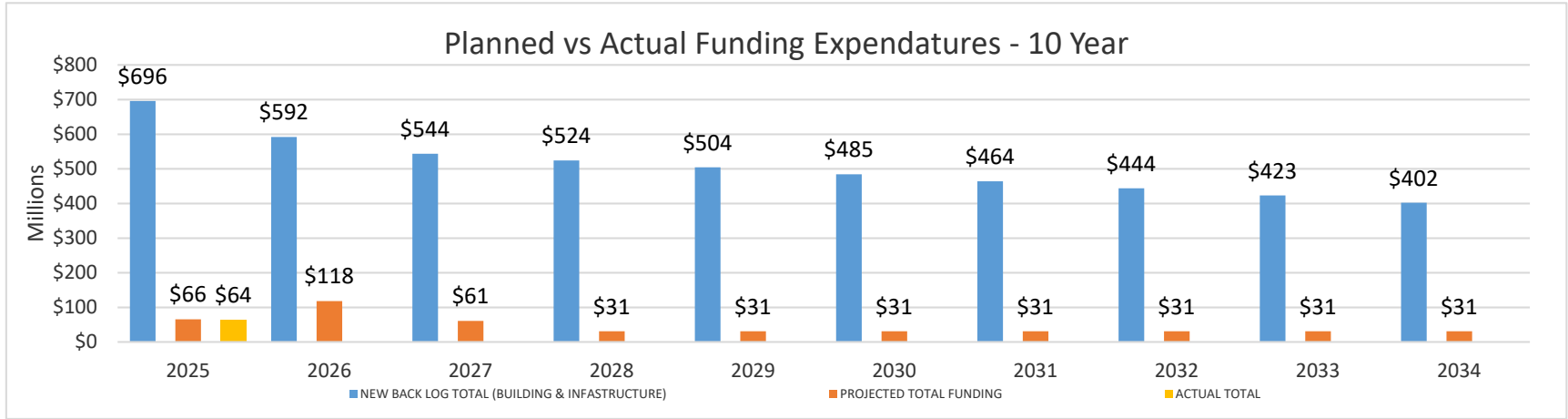
**Average Building Age = 37 years old**



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

# FY 2025 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

# FY 2025 DEFERRED MAINTENANCE REPORT

## Facility Condition Assessment (FCA) Informational Update

- Current documented FCA information is being calculated using pre-COVID reporting information
- New FCA Schedule
  - Building Assessments: July 2025 – January 2026
    - Includes all E&G buildings
    - Includes a portion of Auxiliaries
- 2026 Goals
  - 100% of buildings accessed and reported by end of year
  - Maintain a 5-year assessment schedule moving
  - Establish new tracking database



# FY 2025 DEFERRED MAINTENANCE REPORT

## 5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 11,356,000 – E&G

**\$ 11,356,000 – Total**

## FY 2025 Deferred/Planned Maintenance Expenditures

\$ 2,725,000 – Standard Allocations

**\$ 2,725,000 - Total**

## FY 2026 Deferred/Planned Maintenance Budget

\$ 2,725,000 – Standard Allocations

**\$ 2,725,000 – Total**

# FY 2025 DEFERRED MAINTENANCE REPORT

## Additional Information

- Total Deferred Maintenance cost is based on FCA reports.
- FCAs will be performed every three years on each campus building
- FY2024 deferred maintenance projects include: site improvements, site utilities, electrical systems, HVAC systems, plumbing, interiors, conveying, and building envelope

# FY 2025 DEFERRED MAINTENANCE REPORT

## Campus at a Glance



Total Campus Replacement  
Value = \$ 1.05b



Building count = 12



Total GSF = 1.8m



Avg. Building Age = 31 yrs.



Total E&G assignable = 555k  
Total Aux. assignable = 520k



Campus Facility Condition  
Index = 3.5%

# FY 2025 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				

0.11- 0.30 Poor

0.31 – Up Critical

# FY 2025 DEFERRED MAINTENANCE REPORT

## 5 Year Projected Total Campus Deferred/Planned Maintenance

\$ 118,749,000 – E&G

**\$ 118,749,000 – Total**

## FY 2025 Deferred/Planned Maintenance Expenditures

\$ 1,588,000 – Standard Allocations

\$ 398,000 – Project related

**\$ 1,986,000 – Total**

## FY 2026 Deferred/Planned Maintenance Budget

\$ 1,500,000 – Standard Allocations

\$ 7,000,000 – Project related

**\$ 8,500,000 – Total**

# FY 2025 DEFERRED MAINTENANCE REPORT

## Additional Information

- **Facilities Assessment Updated FY2023**
  - **Growth in projected maintenance requirements as buildings age**
- **Capital Construction Assistance Program Project (Bayou CCAP)**
  - **Construction Start June 2025**
  - **Major Deferred Maintenance Components Start October 2025**

# FY 2025 DEFERRED MAINTENANCE REPORT

## Campus at a Glance



Total Campus Replacement  
Value = \$ 868m  
(Buildings: \$694, Infrastructure: \$174 )



Building count = 23



Total GSF = 1.2m



Avg. Building Age = 29 yrs.



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



Campus Facility Condition  
Index = 14%

# FY 2025 DEFERRED MAINTENANCE REPORT

## Asset Performance Opportunities - Assets Ranked by Highest FCI

	Building Name	FCI	FCI Cost	CRV	AGE
Critical	Delta	0.53	\$17,971,821	\$33,859,550	46
	Animal Care	0.32	\$1,031,864	\$3,267,234	22
	Bayou	0.31	\$80,232,875	\$258,780,613	49
Poor	Arbor	0.28	\$6,929,698	\$25,074,260	54
	Central Services	0.20	\$3,193,312	\$16,189,520	49
	Central Plant	0.13	\$606,117	\$4,585,364	21

0.11- 0.30 Poor

0.31 – Up Critical

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