



Deferred Capital Replacement & Renewal in Educational Facilities

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Defined



Historically, it has been referred to casually as “deferred maintenance”. In 2022, the Board adopted the following definitions:

Deferred Maintenance and Repairs – Maintenance and repair activities not performed when they should have been or scheduled to be due to a lack of resources (e.g. funding, labor, time) or other management action.

Deferred Capital Replacement and Renewal - postponing the replacement of infrastructure and/or building systems (e.g. roofing systems, HVAC, boilers, chillers, sprinkler systems, etc.) after they have reached their mechanical life expectancy based on the manufacturer’s stated timeline or that of industry standard, whichever is longer.

At that time, the State University System had an identified backlog of deferred capital needs totaling over \$1.6 billion.

Historical Perspective



“The State University System of Florida consists of nine universities...The average age of all buildings is 21 years...The physical facilities of the [SUS] have not been adequately maintained over the past several years...resulted in a significant backlog of needed repairs and replacement projects (Deferred Maintenance)...” ~ SUS Deferred Maintenance Task Force, **February 1986**

“...universities are reporting an increasing backlog of needed building system repairs and replacement projects. [Task Force recommends] request additional funding from a source other than PECO...this will address primarily the identified critical issues...this funding recommendation of \$300 million does not solve the ongoing problem of Deferred Maintenance without the additional commitment to continued funding...”

~ SUS Deferred Maintenance Task Force, **September 1998**

“Historical investment levels are not sufficient moving forward.”

~ Sightlines Co. report and presentation to the Board, **October 2017**

“...the State University System of Florida repair backlog was estimated at nearly \$1 billion in 2017.”

~ OPPAGA, referring to Sightlines Co. report, **December 2019**

SUS Deferred Capital Replacement and Renewal Needs ¹



Summary

Original Total of Deferred Capital Replacement & Renewal Needs (December 2021)	\$1,675,260,319	(1,537 projects)
<u>Less: State Appropriations</u> (FY22, FY23 & FY24)	\$678,989,014	
<u>Less: University Carryforward Funds</u> (FY22, FY23 & FY24)	\$693,325,322	
Remaining Unfunded Need:	\$302,945,983	(1,054 projects)
New Deferred Capital Replacement & Renewal Projects (as of May 2024, 3-yrs cumulative) ²	\$777,585,188	(582 projects)
Total:	\$1,080,531,171	(1,636 projects)

1) Project lists and data were provided by the universities. The projects include items historically referred to as "*Deferred Maintenance*" but defined by Board Regulation 14.001 as 'Deferred Maintenance and Repairs' and 'Deferred Capital Replacement and Renewal'. Includes only Education & General (E&G) facilities.

2) Does not include projects or balances from the 'Original Total' in December 2021.



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