College for all Texans

Texas Higher Education Coordinating Board

# Summary of Deferred Maintenance Needs

# FY 2010 to FY 2014

## Deferred Maintenance Plans (MP2) and Campus Addressed Deferred Maintenance (MP4)

February 2010

**Division of Planning and Accountability**
**Finance and Resource Planning**

## Texas Higher Education Coordinating Board

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## Mission of the Coordinating Board

The Texas Higher Education Coordinating Board's mission is to work with the Legislature, Governor, governing boards, higher education institutions, and other entities to help Texas meet the goals of the state's higher education plan, *Closing the Gaps by 2015*, and thereby provide the people of Texas the widest access to higher education of the highest quality in the most efficient manner.

## Philosophy of the Coordinating Board

The Texas Higher Education Coordinating Board will promote access to quality higher education across the state with the conviction that access without quality is mediocrity and that quality without access is unacceptable. The Board will be open, ethical, responsive, and committed to public service. The Board will approach its work with a sense of purpose and responsibility to the people of Texas and is committed to the best use of public monies. The Coordinating Board will engage in actions that add value to Texas and to higher education. The agency will avoid efforts that do not add value or that are duplicated by other entities.

The Texas Higher Education Coordinating Board does not discriminate on the basis of race, color, national origin, gender, religion, age, or disability in employment or the provision of services.

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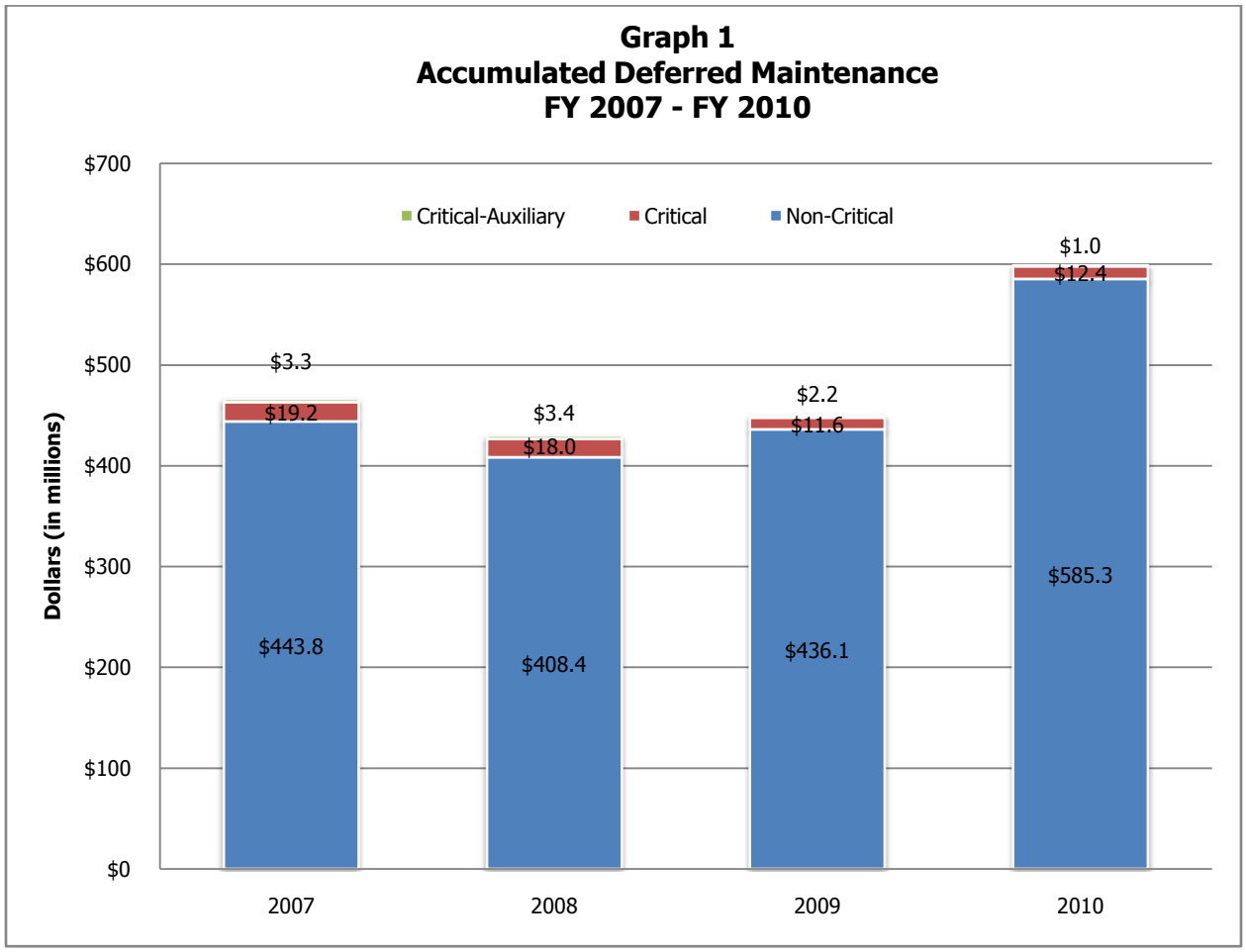
## Summary

Texas Education Code, Section 61.0582, directs the Texas Higher Education Coordinating Board (THECB) to collect information on deferred maintenance needs of public institutions of higher education (not including community colleges). This data is collected annually by means of the following Master Plan (MP) reports:

- The MP2 identifies current accumulated deferred maintenance (ADM) needs and lists projects planned to address accumulated deferred maintenance needs in the next five years.
- The MP4 lists actual expenditures for ADM in the most recent fiscal year.

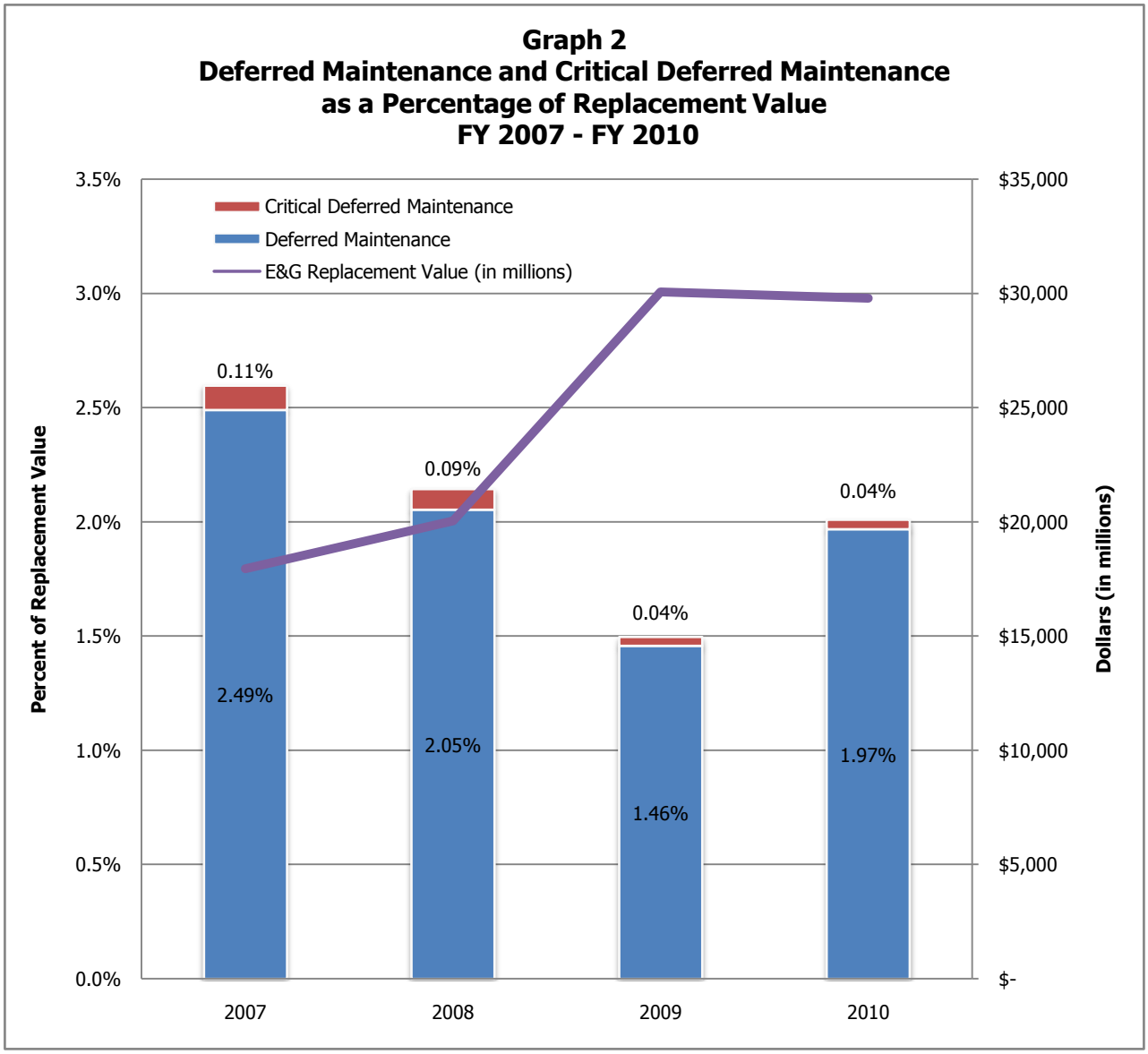
The following information summarizes MP2 and MP4 data submitted to the THECB in October 2009 and covers the deferred maintenance plans for Fiscal Years (FY) 2010 – 2014 and actual expenditures made in FY 2009.

Graph 1 displays the projected expenditures for ADM for FY 2010 – 2014, which totaled $598.7 million, up 33 percent from the $449.9 million reported for FY 2009 and up 39 percent from FY 2008.




Source: MP2 reports for FY 2007 - FY 2010. See Table 1, *MP2 Summary, Projected Deferred Maintenance Expenditures by Year*, reported fall 2009.

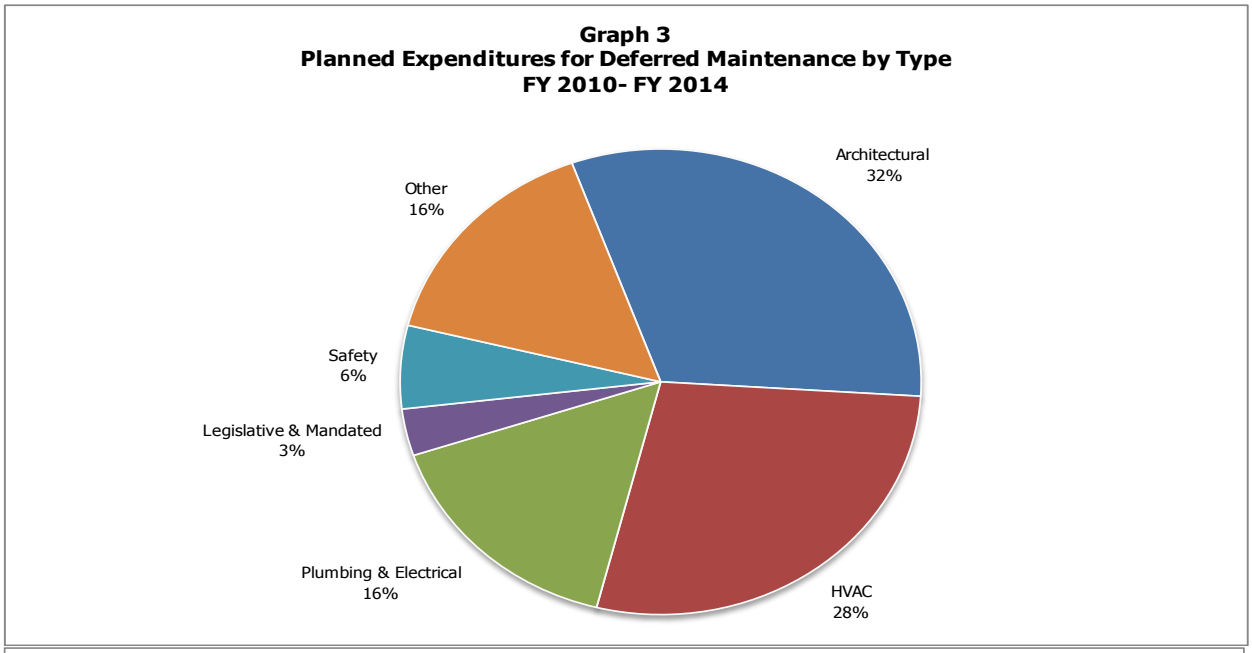
The bars in Graph 2 represent ADM over the past four years and the line represents the overall Educational and General (E&G) replacement value. The FY2010 E&G replacement value decreased by 0.8 percent from FY 2009. The base rate of the 10 latest projects decreased 3 percent from $358 per square foot to $347 per square foot. The amount of ADM increased 34 percent from $436 million for FY 2009 to $585 million in FY 2010. The $12.4 million in critical deferred maintenance (CDM) remained consistent to FY 2009 at 0.04 percent of replacement value in FY 2010.

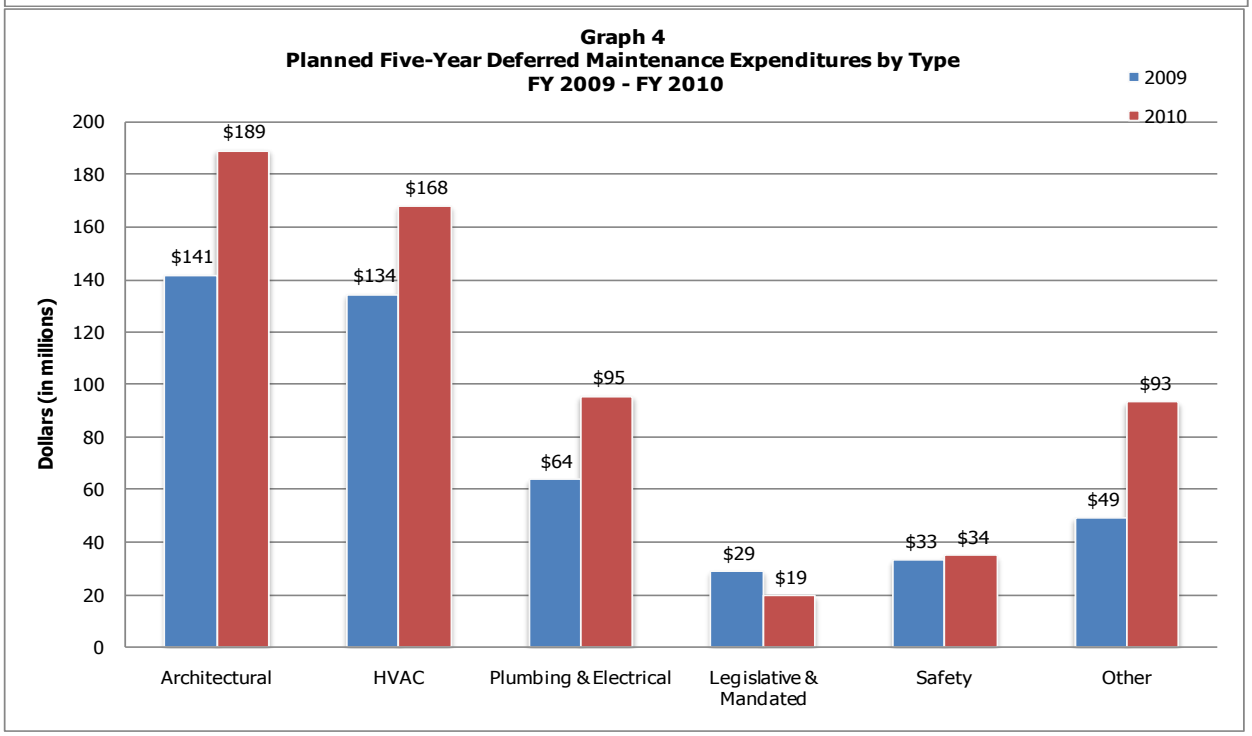



Source: Deferred & Critical Deferred Maintenance as a Percentage of Replacement Value reports for FY 2007 – FY 2010. See Table 2, *Institutional Deferred Maintenance to Replacement Value Summary, 2010*.

Graph 3 shows the total plans for FY 2010 – 2014 by project type. Thirty two percent of the funding is dedicated to architectural projects and another 28 percent to Heating, Ventilation, and Air Conditioning (HVAC). This distribution remains consistent with previous years' planned expenditures by project type.

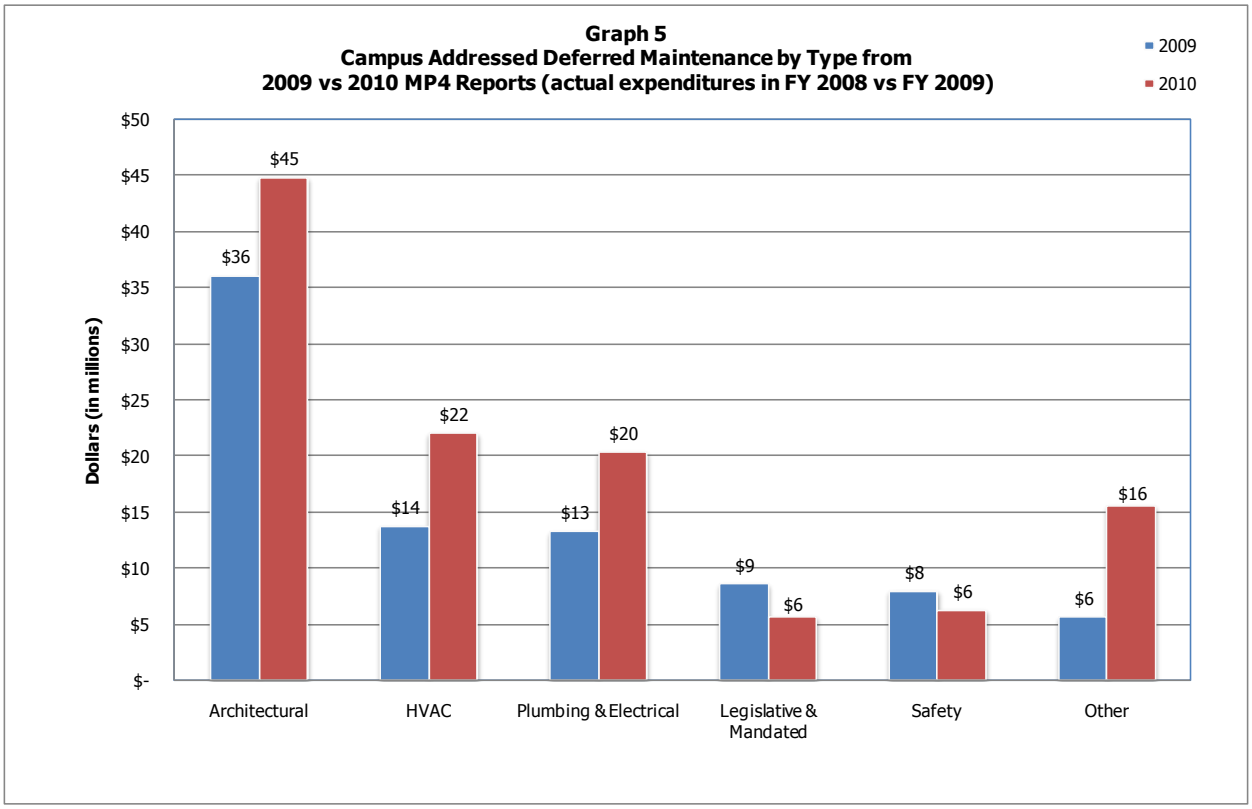
The planned five-year expenditures by project type for FY 2010 compared to FY 2009 (Graph 4) indicate HVAC, Plumbing and Electrical spending is up 57 percent from FY 2009, while Legislative, Mandated and Safety spending is down 28 percent.




Source: MP2 reports for FY 2009 – 2010. See Table 3, *Planned Deferred Maintenance by Type*.

The graph below shows the distribution of expenditures submitted in the FY 2009 and FY 2010 MP4 reports. The institutions reported actual expenditures of approximately $115 million on deferred maintenance for FY 2010. This is $29 million more than what was reported for actual expenditures in FY 2009. The other spending category increased 177 percent while the Architectural, HVAC, and Plumbing and Electrical all increased 38 percent from FY 2009. Safety and legislative and mandated spending decreased 28 percent as compared to FY 2009.




Source: MP4 reports for 2009 – 2010. See Table 4, *2009 MP4 Summary, Actual Expenditures for FY 2009*, summarizes reported expenditures by institution.

## The Campus Master Planning Process

Section 17.101 of the Coordinating Board's rules and regulations provide the mechanisms for fulfilling the intent of the law. All general academic institutions, technical and state colleges, as well as health-related institutions, are required to submit data to the Coordinating Board for the following reports:

17.101 (2) Facilities Development Reports. The Board shall consider projects that are included in the facilities development plans (MP1 and MP2). A project that is not included in the plan may be considered if the Board determines that the institution, even with careful planning, could not reasonably have foreseen the project need.

(B) Campus Deferred Maintenance Plan (MP2). On or before October 15 of every year, an institution shall submit an update to its Campus Deferred Maintenance Plan (MP2) on file with the Board. This report does not include capital renewal projects. The report shall include:

(i) a list of an institution's facilities backlogged or deferred maintenance needs for the next five years that cost $10,000 or greater;

(ii) the amount the institution plans to designate each fiscal year for the next five years to address the backlogged or deferred maintenance reported in the Campus Deferred Maintenance Plan;

(iii) the amount of an institution's facilities critical backlogged or deferred maintenance needs for the next five years that cost $10,000 or greater;

(iv) a plan to address deferred maintenance if a project is delayed three years beyond its originally scheduled completion date; and

(v) an explanation for the delay in a project and a plan to address deferred maintenance if a project has remained on the institution's MP2 report for a third year.

(C) Campus Addressed Deferred Maintenance Report (MP4). On or before October 15 of every year, an institution shall submit an update to its Campus Addressed Deferred Maintenance Report (MP4) on file with the Board. The report shall include the amount of backlogged or deferred maintenance addressed in previous fiscal year.

The Coordinating Board uses deferred maintenance data to gauge how well institutions are taking care of their facilities. The MP2 and MP4 data collected from each institution by THECB each October is compiled into a master database and summarized in a report.

The Board uses the ratios of deferred and critical deferred maintenance to building replacement value to evaluate construction project applications that are submitted for review. Deferred maintenance is considered critical if it places the institution's facilities, occupants, or mission at risk. Critical auxiliary deferred maintenance is not considered in the deferred maintenance to replacement value ratio because auxiliary enterprise entities receive funds through services provided. Currently, the Board standard requires the ratio of ADM to replacement value be five percent or less. The Board's standard for CDM is zero. A ratio above the standard may cause the Board to question whether proposed project funds might best be used to address the backlog of deferred maintenance on a campus.

Table 1
MP2 Summary, Projected Deferred Maintenance Expenditures by Year

| INSTITUTION | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 |
|---|---|---|---|---|---|
| **The University of Texas System** | | | | | |
| The University of Texas Medical Branch at Galveston | 6,056,000 | 8,201,200 | 10,062,000 | 12,039,200 | 14,277,600 |
| The University of Texas - Pan American | 2,047,037 | 820,000 | 2,356,000 | 538,000 | 0 |
| The University of Texas of the Permian Basin | 437,000 | 1,360,000 | 735,000 | 400,000 | 45,000 |
| The University of Texas Health Science Center at San Antonio | 12,750,000 | 5,593,000 | 6,128,000 | 4,129,000 | 8,733,500 |
| The University of Texas Health Science Center at Houston | 4,149,371 | 5,226,589 | 5,226,589 | 5,226,589 | 5,226,588 |
| The University of Texas Health Center at Tyler | 2,236,000 | 0 | 100,000 | 0 | 0 |
| The University of Texas at Tyler | 100,000 | 940,000 | 132,000 | 120,000 | 240,000 |
| The University of Texas at El Paso | 1,933,000 | 1,515,000 | 1,525,000 | 2,975,000 | 2,741,000 |
| The University of Texas at Dallas | 1,805,000 | 1,800,000 | 2,030,000 | 1,750,000 | 1,150,000 |
| The University of Texas at Brownsville | 245,000 | 150,000 | 0 | 0 | 0 |
| The University of Texas System | 1,300,000 | 668,000 | 0 | 0 | 0 |
| The University of Texas at Austin | 13,235,000 | 15,993,155 | 17,189,070 | 17,181,699 | 16,815,990 |
| The University of Texas at Arlington | 7,353,000 | 7,857,000 | 6,852,000 | 7,704,000 | 10,071,000 |
| The University of Texas at San Antonio | 2,449,631 | 3,430,395 | 2,495,515 | 2,464,865 | 2,464,865 |
| **Subtotal** | **56,096,039** | **53,554,339** | **54,831,174** | **54,528,353** | **61,765,543** |
| **The University of Houston System** | | | | | |
| University of Houston | 12,400,000 | 13,732,000 | 12,918,437 | 2,345,000 | 2,213,422 |
| University of Houston - Clear Lake | 675,000 | 800,000 | 680,000 | 200,000 | 380,000 |
| University of Houston - Downtown | 1,150,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| **Subtotal** | **14,225,000** | **14,582,000** | **13,648,437** | **2,595,000** | **2,643,422** |
| **Texas A&M University System** | | | | | |
| Texas A&M University at Galveston | 2,275,000 | 0 | 0 | 0 | 0 |
| Prairie View A&M University | 3,500,000 | 2,500,000 | 1,500,000 | 1,700,000 | 4,198,000 |
| Tarleton State University | 380,116 | 81,490 | 1,374,325 | 0 | 0 |
| Texas A&M International University | 130,000 | 0 | 0 | 0 | 0 |
| Texas A&M University | 10,761,495 | 7,966,996 | 11,087,582 | 5,855,000 | 8,021,724 |
| Texas A&M University - Commerce | 1,930,000 | 515,000 | 855,000 | 517,000 | 0 |
| Texas A&M University - Corpus Christi | 690,425 | 1,832,000 | 496,550 | 625,000 | 860,000 |
| Texas A&M University Engineer Experiment Station[1] | 180,000 | 0 | 0 | 0 | 0 |
| Texas A&M University System Health Science Center | 955,000 | 350,000 | 325,000 | 270,000 | 265,000 |
| West Texas A&M University | 2,705,000 | 150,000 | 2,482,000 | 250,000 | 300,000 |
| Texas A&M University - Texarkana | 78,500 | 0 | 0 | 0 | 0 |
| Texas A&M University - Kingsville | 4,386,376 | 2,303,000 | 2,120,000 | 3,456,200 | 2,850,000 |
| **Subtotal** | **27,971,912** | **15,698,486** | **20,240,457** | **12,673,200** | **16,494,724** |
| **Texas Tech University System** | | | | | |
| Angelo State University | 3,900,000 | 115,000 | 80,000 | 350,000 | 0 |
| Texas Tech University | 2,231,000 | 1,252,000 | 1,454,000 | 1,311,000 | 1,480,000 |
| Texas Tech University Health Sciences Center | 3,768,450 | 1,890,000 | 1,293,500 | 1,520,000 | 1,601,000 |
| **Subtotal** | **9,899,450** | **3,257,000** | **2,827,500** | **3,181,000** | **3,081,000** |
| **The University of North Texas System** | | | | | |
| University of North Texas | 17,749,000 | 4,917,000 | 7,826,000 | 8,865,000 | 5,460,000 |
| University of North Texas System | 1,125,000 | 0 | 0 | 0 | 0 |
| **Subtotal** | **18,874,000** | **4,917,000** | **7,826,000** | **8,865,000** | **5,460,000** |

Table 1
MP2 Summary, Projected Deferred Maintenance Expenditures by Year

| INSTITUTION | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 |
|---|---|---|---|---|---|
| **The Texas State University System** | | | | | |
| Lamar State College - Orange | 0 | 288,750 | 362,250 | 231,000 | 0 |
| Texas State University - San Marcos | 1,499,000 | 1,709,000 | 2,177,000 | 2,053,000 | 1,710,000 |
| Sul Ross State University | 3,080,000 | 3,110,000 | 35,000 | 0 | 0 |
| Sam Houston State University | 2,410,000 | 930,000 | 2,815,000 | 1,125,000 | 840,000 |
| Lamar State College - Port Arthur | 234,480 | 5,500 | 87,000 | 195,000 | 146,000 |
| Lamar Institute of Technology | 600,000 | 0 | 0 | 0 | 0 |
| Lamar University | 762,300 | 762,300 | 762,300 | 762,300 | 2,032,800 |
| **Subtotal** | **8,585,780** | **6,805,550** | **6,238,550** | **4,366,300** | **4,728,800** |
| **Texas State Technical College System** | | | | | |
| Texas State Technical College - Harlingen | 2,665,000 | 1,595,000 | 375,000 | 0 | 0 |
| Texas State Technical College - Marshall | 90,000 | 85,000 | 55,000 | 35,000 | 60,000 |
| Texas State Technical College - Waco | 4,360,000 | 320,000 | 65,200 | 449,150 | 1,108,500 |
| Texas State Technical College - West Texas | 1,053,500 | 58,000 | 0 | 0 | 0 |
| **Subtotal** | **8,168,500** | **2,058,000** | **495,200** | **484,150** | **1,168,500** |
| **Independent** | | | | | |
| Texas Woman's University | 2,338,620 | 5,492,759 | 8,055,000 | 2,087,500 | 617,500 |
| Midwestern State University | 860,000 | 2,923,500 | 1,110,000 | 1,025,000 | 925,000 |
| Stephen F. Austin State University | 6,850,000 | 3,150,000 | 150,000 | 150,000 | 2,400,000 |
| Texas Southern University | 6,166,543 | 6,166,545 | 6,166,547 | 6,166,571 | 3,054,128 |
| **Subtotal** | **16,215,163** | **17,732,804** | **15,481,547** | **9,429,071** | **6,996,628** |
| **Grand Total** | **160,035,844** | **118,605,179** | **121,588,865** | **96,122,074** | **102,338,617** |

Table 2
Institutional Deferred Maintenance to Replacement Value Summary – Fall 2009

| FICE | Institution | DM to RV | CDM to RV | Deferred Maintenance (DM) | Critical Deferred Maintenance (CDM) | Educational and General Replacement Value (RV) |
|---|---|---|---|---|---|---|
| **The University of Texas System** | | | | | | |
| 003655 | The University of Texas System Administration | 2% | 0.0% | $ 1,968,000 | $ - | $ 79,938,292 |
| 003656 | The University of Texas at Arlington | 4% | 0.0% | $ 39,837,000 | $ - | 909,833,468 |
| 003658 | The University of Texas at Austin | 3% | 0.0% | $ 80,414,914 | $ - | 2,613,674,434 |
| 009741 | The University of Texas at Dallas | 3% | 0.0% | $ 8,535,000 | $ - | 333,792,481 |
| 003661 | The University of Texas at El Paso | 1% | 0.0% | $ 10,689,000 | $ - | 729,415,485 |
| 003599 | The University of Texas - Pan American | 1% | 0.0% | $ 5,761,037 | $ - | 436,758,418 |
| 030646 | The University of Texas at Brownsville | 0% | 0.4% | $ - | $ 395,000 | 106,791,667 |
| 009930 | The University of Texas of the Permian Basin | 3% | 0.0% | $ 2,977,000 | $ - | 111,819,621 |
| 010115 | The University of Texas at San Antonio | 2% | 0.0% | $ 13,305,271 | $ - | 587,895,673 |
| 011163 | The University of Texas at Tyler | 1% | 0.0% | $ 1,532,000 | $ - | 136,420,161 |
| | Subtotal | 3% | 0.0% | $165,019,222 | $ 395,000 | $ 6,046,339,700 |
| **Texas A&M University System** | | | | | | |
| 003629 | Texas A&M University System Administration[1] | 0% | 0.0% | $ - | $ - | $ 53,698,268 |
| 003632 | Texas A&M University[1] | 2% | 0.0% | $ 43,692,797 | $ - | 2,447,272,115 |
| 010298 | Texas A&M University at Galveston | 2% | 0.0% | $ 2,275,000 | $ - | 95,615,046 |
| 003630 | Prairie View A&M University | 4% | 0.0% | $ 13,398,000 | $ - | 300,507,186 |
| 003631 | Tarleton State University | 1% | 0.0% | $ 1,835,931 | $ - | 266,983,272 |
| 011161 | Texas A&M University - Corpus Christi | 2% | 0.0% | $ 4,503,975 | $ - | 182,085,113 |
| 003639 | Texas A&M University - Kingsville | 4% | 0.1% | $ 14,905,576 | $ 210,000 | 346,355,636 |
| 009651 | Texas A&M International University | 0% | 0.0% | $ 130,000 | $ - | 150,755,808 |
| 003665 | West Texas A&M University | 2% | 0.0% | $ 5,887,000 | $ - | 322,127,965 |
| 003565 | Texas A&M University - Commerce | 2% | 0.0% | $ 3,817,000 | $ - | 232,691,593 |
| 029269 | Texas A&M University - Texarkana | 0% | 0.0% | $ 78,500 | $ - | 38,669,921 |
| 103631 | Texas A&M University - Central Texas | 0% | 0.0% | $ - | $ - | - |
| 103639 | Texas A&M University - San Antonio | 0% | 0.0% | $ - | $ - | - |
| | Subtotal | 2% | 0.0% | $ 90,523,779 | $ 210,000 | $ 4,436,761,923 |
| **University of Houston System** | | | | | | |
| 011721 | University of Houston System Administration | 0% | 0.0% | $ - | $ - | $ 70,787,580 |
| 003652 | University of Houston | 3% | 0.0% | $ 43,608,859 | $ - | 1,437,439,028 |
| 011711 | University of Houston - Clear Lake | 1% | 0.0% | $ 2,735,000 | $ - | 214,665,975 |
| 012826 | University of Houston - Downtown | 1% | 0.0% | $ 1,350,000 | $ - | 235,610,720 |
| 013231 | University of Houston - Victoria | 0% | 0.0% | $ - | $ - | 50,055,897 |
| | Subtotal | 2% | 0.0% | $ 47,693,859 | $ - | $ 2,008,559,201 |
| **University of North Texas System** | | | | | | |
| 103594 | University of North Texas System Administration | 9% | 0.0% | $ 1,125,000 | $ - | $ 12,572,279 |
| 003594 | University of North Texas | 4% | 0.7% | $ 37,727,000 | $ 7,090,000 | 955,798,915 |
| 113594 | University of North Texas at Dallas | 0% | 0.0% | $ - | $ - | 26,488,451 |
| | Subtotal | 4% | 0.7% | $ 38,852,000 | $ 7,090,000 | $ 994,859,645 |
| **Texas Tech University System** | | | | | | |
| 439154 | Texas Tech University System Administration | 0% | 0.0% | $ - | $ - | $ - |
| 003644 | Texas Tech University | 1% | 0.0% | $ 7,728,000 | $ - | 910,541,030 |
| 003541 | Angelo State University | 2% | 0.0% | $ 4,445,000 | $ - | 231,922,613 |
| | Subtotal | 1% | 0.0% | $12,173,000 | $0 | $1,142,463,643 |

Table 2
Institutional Deferred Maintenance to Replacement Value Summary – Fall 2009

| | | | | | | |
|---|---|---|---|---|---|---|
| **Texas State University System** | | | | | | |
| 000110 | Texas State University System | 0% | 0.0% | $ - | $ - | $ - |
| 003581 | Lamar University | 1% | 0.0% | $ 4,932,000 | $ - | 401,813,508 |
| 036273 | Lamar Institute of Technology | 1% | 0.0% | $ 580,000 | $ 20,000 | 44,561,380 |
| 023582 | Lamar State College - Orange | 2% | 0.0% | $ 882,000 | $ - | 54,316,437 |
| 023485 | Lamar State College - Port Arthur | 1% | 0.0% | $ 667,980 | $ - | 50,078,905 |
| 003606 | Sam Houston State University | 2% | 0.0% | $ 8,120,000 | $ - | 331,072,213 |
| 003615 | Texas State University - San Marcos | 1% | 0.0% | $ 9,148,000 | $ - | 784,930,727 |
| 003625 | Sul Ross State University | 5% | 0.0% | $ 6,225,000 | $ - | 116,784,866 |
| 000020 | Sul Ross State University Rio Grande College | 0% | 0.0% | $ - | $ - | - |
| | Subtotal | 2% | 0.0% | $ 30,554,980 | $ 20,000 | $ 1,783,558,037 |
| **The Independent Institutions** | | | | | | |
| 003592 | Midwestern State University | 4% | 0.0% | $ 6,843,500 | $ - | $ 155,359,371 |
| 003624 | Stephen F. Austin State University | 3% | 0.0% | $ 12,700,000 | - | 384,982,077 |
| 003642 | Texas Southern University | 5% | 0.0% | $ 26,840,108 | - | 503,781,880 |
| 003646 | Texas Woman's University | 5% | 0.0% | $ 18,591,379 | - | 363,975,404 |
| | Subtotal | 5% | 0.0% | $64,974,987 | $0 | $1,408,098,732 |
| **Health-Related Institutions** | | | | | | |
| 000030 | The University of Texas Southwestern Medical Center at Dallas | 0% | 0.0% | $ - | - | 2,528,301,077 |
| 104952 | The University of Texas Medical Branch at Galveston | 3% | 0.0% | $ 50,636,000 | - | 1,947,715,672 |
| 011618 | The University of Texas Health Science Center at Houston | 2% | 0.0% | $ 25,055,726 | - | 1,399,291,476 |
| 000040 | The University of Texas Health Science Center at San Antonio | 4% | 0.0% | $ 37,333,500 | - | 1,019,942,921 |
| 025554 | The University of Texas MD Anderson Cancer Center | 0% | 0.0% | $ - | - | 2,941,229,713 |
| 000404 | The University of Texas Health Center at Tyler | 1% | 0.0% | $ 2,336,000 | - | 206,341,021 |
| 000089 | Texas A&M University Health Science Center | 1% | 0.0% | $ 2,165,000 | - | 404,340,402 |
| 000130 | University of North Texas Health Science Center at Fort Worth | 0% | 0.0% | $ - | - | 356,761,885 |
| 000412 | Texas Tech University Health Sciences Center | 1% | 0.0% | $ 10,072,950 | - | 755,149,266 |
| | Subtotal | 1% | 0.0% | $127,599,176 | $ - | $ 11,559,073,433 |
| **Texas State Technical College System** | | | | | | |
| 009642 | Texas State Technical College System | 0% | 0.0% | $ - | $ - | $ 3,862,264 |
| 009225 | Texas State Technical College - Harlingen | 2% | 0.5% | $ 3,885,000 | 750,000 | 155,678,450 |
| 009932 | Texas State Technical College - West Texas | 2% | 0.0% | $ 1,111,500 | - | 49,426,331 |
| 033965 | Texas State Technical College - Marshall | 0% | 0.0% | $ 325,000 | - | 22,041,155 |
| 003634 | Texas State Technical College - Waco | 1% | 2.2% | $ 2,402,850 | 3,900,000 | 179,497,131 |
| | Subtotal | 2% | 1.1% | $ 7,724,350 | $ 4,650,000 | $ 410,505,331 |
| | Public Universities Total | 3% | 0.0% | $ 449,791,827 | $ 7,715,000 | $ 17,820,640,881 |
| | Public Health-Related Institutions Total | 1% | 0.0% | $ 127,599,176 | $ - | $ 11,559,073,433 |
| | Texas State Technical College System Total | 2% | 1.1% | $ 7,724,350 | $ 4,650,000 | $ 410,505,331 |
| | All Institutions Total | 2% | 0.0% | $ 585,115,353 | $ 12,365,000 | $ 29,790,219,645 |

Note 1: Total Deferred Maintenance to Replacement Value of $585,115,353 + $12,365,000 = $586,480,353.
The above report does not include Agency or critical-auxiliary deferred maintenance:

| | |
|---|---|
| Critical-Auxiliary Deferred Maintenance (Texas Southern and Lamar University's) | $1,030,226 |
| Texas A&M University Engineer Experiment Station (Agency) | $180,000 |
| Total Deferred Maintenance as reported on the FY 2010 MP2 report ($586,480,353 + $1,030,226 + $180,000) = | $598,690,579 |

Table 2
Institutional Deferred Maintenance to Replacement Value Summary – Fall 2009

**Notes:**

1. The Memorial Student Center, with joint use between TAMU & TAMU System, is currently under major renovation. Due to very limited use during this time, the replacement value has been adjusted accordingly.

2. Overall, there was a seven percent increase in reported critical deferred maintenance from Fall 2008 to Fall 2009. Non-critical deferred maintenance of $585 million was reported at an increased 34 percent to the previous year's $438 million. While the total E&G square footage has increased 5.7% (from 70.3 million SF in Fall 2008 to 74.4 SF in Fall 2009), the E&G replacement value decreased slightly at 0.8 percent (from $30.1 billion in Fall 2008 to $29.8 billion in Fall 2009). This is attributable to the calculation's base rate decreasing three percent this year.

**Definitions:**

Critical Deferred Maintenance - The physical conditions of a building or facility that place its occupants at risk of harm or the facility at risk of not fulfilling its functions.

Deferred Maintenance - An existing or imminent building maintenance-related deficiency from prior years that needs to be corrected, or scheduled preventive maintenance tasks that were not performed because other tasks funded within the budget were perceived to have higher priority status. The accumulation of facility components in need of repair brought about by age, use, or damage for which remedies are postponed or considered backlogged. This may include those repairs postponed due to insufficient funding.

Education and General (E&G) - Space used for teaching, research, or the preservation of knowledge, including the proportional share used for those activities in any building or facility used jointly with auxiliary enterprise, or space that is permanently unassigned. E&G space is supported by state appropriations.

Replacement Value - The value of an institution's overall campus facilities, as determined annually by the Board. The method of calculation is based upon recently approved Board project costs, with adjustments for room type and institutional location within the state. Replacement values are calculated only for E&G space (exception: health-related institutions are calculated on NASF space). Deferred critical-auxiliary projects are not included in the value. These values are used to measure the validity of construction projects that are submitted to the Board for approval and are not recommended for insurance purposes.

Net Assignable Square Feet (NASF) - The sum of all areas within the interior walls of rooms on all floors of a building assigned to, or available for assignment to, an occupant or use, excluding unassigned areas. NASF includes auxiliary space and E&G space.

**Sources**: THECB Fall 2009 Certified Facilities Inventory, MP2, and MP4 Reports (submitted Fall 2009)
2010 RSMean Square Foot Costs, 31st Annual Edition, Published December 2009
RSMeans Reed Construction Data QuickCost Estimator (www.rsmeans.com)

Table 3

2010 MP2 Summary, Planned Deferred Maintenance by Type, FY 2010 – 2014

| INSTITUTION | Architectural | HVAC | Plumbing Electrical | Safety | Legislative Mandated | Other | Total Cost |
|---|---|---|---|---|---|---|---|
| **The University of Texas System** | | | | | | | |
| The University of Texas Medical Branch at Galveston | 14,153,600 | 7,577,400 | 12,923,600 | 8,790,700 | 4,650,000 | 2,540,700 | 50,636,000 |
| The University of Texas - Pan American | 705,000 | 3,556,037 | 0 | 1,500,000 | 0 | 0 | 5,761,037 |
| The University of Texas of the Permian Basin | 2,120,000 | 127,000 | 230,000 | 5,000 | 400,000 | 95,000 | 2,977,000 |
| The University of Texas Health Science Center at San Antonio | 4,411,000 | 26,316,000 | 2,640,500 | 771,000 | 380,000 | 2,815,000 | 37,333,500 |
| The University of Texas Health Science Center at Houston | 2,980,227 | 16,701,755 | 25,000 | 1,318,744 | 0 | 4,030,000 | 25,055,726 |
| The University of Texas Health Center at Tyler | 186,000 | 625,000 | 415,000 | 0 | 0 | 1,110,000 | 2,336,000 |
| The University of Texas at Tyler | 1,300,000 | 0 | 232,000 | 0 | 0 | 0 | 1,532,000 |
| The University of Texas at El Paso | 4,392,000 | 2,363,000 | 2,746,000 | 988,000 | 200,000 | 0 | 10,689,000 |
| The University of Texas at Dallas | 2,765,000 | 800,000 | 3,870,000 | 0 | 900,000 | 200,000 | 8,535,000 |
| The University of Texas at Brownsville | 150,000 | 175,000 | 40,000 | 0 | 30,000 | 0 | 395,000 |
| The University of Texas System | 0 | 0 | 0 | 0 | 0 | 1,968,000 | 1,968,000 |
| The University of Texas at Austin | 33,876,475 | 10,072,000 | 7,651,500 | 0 | 3,633,500 | 25,181,439 | 80,414,914 |
| The University of Texas at Arlington | 18,344,000 | 13,879,000 | 4,826,000 | 2,750,000 | 10,000 | 28,000 | 39,837,000 |
| The University of Texas at San Antonio | 2,831,764 | 6,509,021 | 2,670,051 | 529,435 | 50,000 | 715,000 | 13,305,271 |
| **Subtotal** | **88,215,066** | **88,701,213** | **38,269,651** | **16,652,879** | **10,253,500** | **38,683,139** | **280,775,448** |
| **The University of Houston System** | | | | | | | |
| University of Houston | 4,401,859 | 374,000 | 938,000 | 450,000 | 300,000 | 37,145,000 | 43,608,859 |
| University of Houston - Clear Lake | 500,000 | 1,685,000 | 250,000 | 0 | 0 | 300,000 | 2,735,000 |
| University of Houston - Downtown | 0 | 250,000 | 0 | 0 | 0 | 1,100,000 | 1,350,000 |
| **Subtotal** | **4,901,859** | **2,309,000** | **1,188,000** | **450,000** | **300,000** | **38,545,000** | **47,693,859** |
| **Texas A&M University System** | | | | | | | |
| Texas A&M University at Galveston | 75,000 | 690,000 | 1,000,000 | 10,000 | 0 | 500,000 | 2,275,000 |
| Prairie View A&M University | 1,787,500 | 3,722,500 | 3,870,000 | 1,860,000 | 0 | 2,158,000 | 13,398,000 |
| Tarleton State University | 981,079 | 448,540 | 347,301 | 0 | 0 | 59,011 | 1,835,931 |
| Texas A&M International University | 0 | 60,000 | 70,000 | 0 | 0 | 0 | 130,000 |
| Texas A&M University | 29,163,418 | 5,840,168 | 2,450,683 | 146,184 | 625,000 | 5,467,344 | 43,692,797 |
| Texas A&M University - Commerce | 1,145,000 | 1,330,000 | 1,007,000 | 0 | 75,000 | 260,000 | 3,817,000 |
| Texas A&M University - Corpus Christi | 929,550 | 2,581,225 | 627,550 | 140,650 | 0 | 225,000 | 4,503,975 |
| Texas A&M University Engineer Experiment Station | 0 | 180,000 | 0 | 0 | 0 | 0 | 180,000 |
| Texas A&M University System Health Science Center | 1,140,000 | 760,000 | 265,000 | 0 | 0 | 0 | 2,165,000 |
| West Texas A&M University | 3,482,000 | 200,000 | 475,000 | 25,000 | 1,125,000 | 580,000 | 5,887,000 |
| Texas A&M University - Texarkana | 78,500 | 0 | 0 | 0 | 0 | 0 | 78,500 |
| Texas A&M University - Kingsville | 5,649,430 | 6,385,000 | 1,506,146 | 1,350,000 | 225,000 | 0 | 15,115,576 |
| **Subtotal** | **44,431,477** | **22,197,433** | **11,618,680** | **3,531,834** | **2,050,000** | **9,249,355** | **93,078,779** |
| **Texas Tech University System** | | | | | | | |
| Angelo State University | 2,460,000 | 15,000 | 265,000 | 1,485,000 | 220,000 | 0 | 4,445,000 |
| Texas Tech University | 4,357,000 | 1,102,000 | 1,475,000 | 237,000 | 557,000 | 0 | 7,728,000 |
| Texas Tech University Health Sciences Center | 3,996,500 | 2,312,450 | 1,028,250 | 1,265,000 | 765,500 | 705,250 | 10,072,950 |
| **Subtotal** | **10,813,500** | **3,429,450** | **2,768,250** | **2,987,000** | **1,542,500** | **705,250** | **22,245,950** |
| **The University of North Texas System** | | | | | | | |
| University of North Texas | 8,748,000 | 22,645,000 | 11,700,000 | 0 | 853,000 | 871,000 | 44,817,000 |
| University of North Texas System | 75,000 | 1,000,000 | 0 | 50,000 | 0 | 0 | 1,125,000 |
| **Subtotal** | **8,823,000** | **23,645,000** | **11,700,000** | **50,000** | **853,000** | **871,000** | **45,942,000** |

Table 3

2010 MP2 Summary, Planned Deferred Maintenance by Type, FY 2010 – 2014

| INSTITUTION | Architectural | HVAC | Plumbing Electrical | Safety | Legislative Mandated | Other | Total Cost |
|---|---|---|---|---|---|---|---|
| **The Texas State University System** | | | | | | | |
| Lamar State College - Orange | 882,000 | 0 | 0 | 0 | 0 | 0 | 882,000 |
| Texas State University - San Marcos | 2,261,000 | 4,422,000 | 10,000 | 2,455,000 | 0 | 0 | 9,148,000 |
| Sul Ross State University | 185,000 | 0 | 6,000,000 | 0 | 0 | 40,000 | 6,225,000 |
| Sam Houston State University | 2,905,000 | 1,250,000 | 2,450,000 | 25,000 | 1,490,000 | 0 | 8,120,000 |
| Lamar State College - Port Arthur | 94,000 | 445,000 | 128,980 | 0 | 0 | 0 | 667,980 |
| Lamar Institute of Technology | 246,000 | 209,000 | 35,000 | 0 | 15,000 | 95,000 | 600,000 |
| Lamar University | 22,000 | 685,000 | 1,420,000 | 2,150,000 | 650,000 | 155,000 | 5,082,000 |
| **Subtotal** | **6,595,000** | **7,011,000** | **10,043,980** | **4,630,000** | **2,155,000** | **290,000** | **30,724,980** |
| **Texas State Technical College System** | | | | | | | |
| Texas State Technical College - Harlingen | 1,530,000 | 880,000 | 375,000 | 1,850,000 | 0 | 0 | 4,635,000 |
| Texas State Technical College - Marshall | 0 | 265,000 | 5,000 | 0 | 0 | 55,000 | 325,000 |
| Texas State Technical College - Waco | 166,650 | 4,393,700 | 528,000 | 192,500 | 612,000 | 410,000 | 6,302,850 |
| Texas State Technical College - West Texas | 194,000 | 907,500 | 0 | 10,000 | 0 | 0 | 1,111,500 |
| **Subtotal** | **1,890,650** | **6,446,200** | **908,000** | **2,052,500** | **612,000** | **465,000** | **12,374,350** |
| **Independent** | | | | | | | |
| Texas Woman's University | 3,890,530 | 5,400,000 | 3,610,000 | 2,890,000 | 1,160,849 | 1,640,000 | 18,591,379 |
| Midwestern State University | 2,665,500 | 1,897,000 | 2,281,000 | 0 | 0 | 0 | 6,843,500 |
| Stephen F. Austin State University | 1,850,000 | 5,325,000 | 3,875,000 | 1,175,000 | 475,000 | 0 | 12,700,000 |
| Texas Southern University | 14,753,442 | 1,195,102 | 9,070,706 | 60,000 | 0 | 2,641,084 | 27,720,334 |
| **Subtotal** | **23,159,472** | **13,817,102** | **18,836,706** | **4,125,000** | **1,635,849** | **4,281,084** | **65,855,213** |
| **Grand Total** | **188,830,024** | **167,556,398** | **95,333,267** | **34,479,213** | **19,401,849** | **93,089,828** | **598,690,579** |

Table 4
2010 MP4 Summary, Actual Expenditures for FY 2009

| INSTITUTION | Architectural | HVAC | Plumbing/ Electrical | Safety | Legislative/ Mandated | Other | Total Cost |
|---|---|---|---|---|---|---|---|
| **The University of Texas System** | | | | | | | |
| The University of Texas Health Science Center at Houston | 838,723 | 2,104,393 | 33,439 | 433,406 | 0 | 411,193 | 3,821,154 |
| The University of Texas - Pan American | 1,058,971 | 40,650 | 0 | 7,183 | 0 | 0 | 1,106,804 |
| The University of Texas Health Science Center at San Antonio | 1,106,301 | 370,416 | 544,177 | 208,210 | 34,503 | 62,765 | 2,326,372 |
| The University of Texas Health Center at Tyler | 467,672 | 324,913 | 335,057 | 330,216 | 4,163 | 0 | 1,462,021 |
| The University of Texas at Tyler | 53,190 | 0 | 0 | 0 | 0 | 0 | 53,190 |
| The University of Texas at San Antonio | 975,514 | 628,970 | 508,537 | 143,899 | 90,346 | 357,043 | 2,704,309 |
| The University of Texas at El Paso | 1,106,000 | 811,000 | 281,511 | 0 | 0 | 485,000 | 2,683,511 |
| The University of Texas at Dallas | 1,135,000 | 250,000 | 1,175,000 | 0 | 320,000 | 0 | 2,880,000 |
| The University of Texas at Brownsville | 0 | 27,367 | 0 | 0 | 0 | 0 | 27,367 |
| The University of Texas at Austin | 4,165,936 | 5,438,497 | 1,697,256 | 155,640 | 2,695,857 | 3,122,318 | 17,275,504 |
| The University of Texas at Arlington | 1,097,055 | 547,785 | 1,210,175 | 76,710 | 0 | 13,726 | 2,945,451 |
| The University of Texas Medical Branch at Galveston | 1,325,484 | 508,381 | 1,042,372 | 1,486,942 | 1,486,942 | 0 | 5,850,121 |
| **Subtotal** | **13,329,846** | **11,052,372** | **6,827,524** | **2,842,206** | **4,631,811** | **4,452,045** | **43,135,804** |
| **The University of Houston System** | | | | | | | |
| University of Houston | 3,045,699 | 511,353 | 923,535 | 0 | 31,686 | 745,087 | 5,257,360 |
| University of Houston - Clear Lake | 32,003 | 383,465 | 0 | 0 | 0 | 0 | 415,468 |
| University of Houston - Downtown | 0 | 112,820 | 0 | 0 | 0 | 101,923 | 214,743 |
| **Subtotal** | **3,077,702** | **1,007,638** | **923,535** | **0** | **31,686** | **847,010** | **5,887,571** |
| **Texas A&M University System** | | | | | | | |
| Texas A&M University at Galveston | 0 | 0 | 82,335 | 0 | 0 | 209,550 | 291,885 |
| Texas A&M University - Kingsville | 9,334,185 | 1,617,713 | 3,859,895 | 1,235,312 | 314,815 | 0 | 16,361,920 |
| Prairie View A&M University | 0 | 649,000 | 0 | 0 | 0 | 583,000 | 1,232,000 |
| Tarleton State University | 1,024,637 | 0 | 0 | 0 | 0 | 40,000 | 1,064,637 |
| Texas A&M University | 4,998,062 | 2,220,825 | 232,770 | 140,851 | 0 | 3,753,080 | 11,345,588 |
| Texas A&M University - Commerce | 0 | 0 | 243,141 | 0 | 0 | 0 | 243,141 |
| Texas A&M University System Health Science Center | 17,789 | 239,000 | 0 | 0 | 0 | 0 | 256,789 |
| West Texas A&M University | 691,211 | 42,845 | 409,124 | 56,700 | 45,475 | 0 | 1,245,355 |
| Texas A&M University - Corpus Christi | 444,642 | 34,517 | 31,440 | 9,350 | 0 | 0 | 519,949 |
| **Subtotal** | **16,510,526** | **4,803,900** | **4,858,705** | **1,442,213** | **360,290** | **4,585,630** | **32,561,264** |
| **Texas Tech University System** | | | | | | | |
| Angelo State University | 699,601 | 0 | 744,060 | 0 | 0 | 116,705 | 1,560,366 |
| Texas Tech University | 2,831,396 | 722,000 | 3,215,000 | 330,700 | 494,156 | 0 | 7,593,252 |
| Texas Tech University Health Sciences Center | 2,401,228 | 569,191 | 166,309 | 672,602 | 26,690 | 159,646 | 3,995,666 |
| **Subtotal** | **5,932,225** | **1,291,191** | **4,125,369** | **1,003,302** | **520,846** | **276,351** | **13,149,284** |
| **The University of North Texas System** | | | | | | | |
| University of North Texas | 920,056 | 1,275,262 | 748,738 | 119,513 | 0 | 386,217 | 3,449,786 |
| **Subtotal** | **920,056** | **1,275,262** | **748,738** | **119,513** | **0** | **386,217** | **3,449,786** |

Table 4
2010 MP4 Summary, Actual Expenditures for FY 2009

| INSTITUTION | Architectural | HVAC | Plumbing/ Electrical | Safety | Legislative/ Mandated | Other | Total Cost |
|---|---|---|---|---|---|---|---|
| **The Texas State University System** | | | | | | | |
| Lamar University | 0 | 0 | 0 | 20,858 | 129,088 | 0 | 149,946 |
| Texas State University - San Marcos | 193,846 | 1,344,851 | 0 | 422,982 | 0 | 0 | 1,961,679 |
| Sam Houston State University | 666,984 | 0 | 0 | 0 | 0 | 0 | 666,984 |
| Lamar State College - Port Arthur | 23,951 | 0 | 5,500 | 0 | 5,818 | 43,586 | 78,855 |
| Lamar Institute of Technology | 16,014 | 23,332 | 0 | 0 | 0 | 23,680 | 63,026 |
| Sul Ross State University | 0 | 60,000 | 30,000 | 0 | 0 | 0 | 90,000 |
| **Subtotal** | **900,795** | **1,428,183** | **35,500** | **443,840** | **134,906** | **67,266** | **3,010,490** |
| **Texas State Technical College System** | | | | | | | |
| Texas State Technical College - Harlingen | 41,107 | 0 | 0 | 230,979 | 0 | 0 | 272,086 |
| Texas State Technical College - Marshall | 0 | 25,467 | 0 | 1,028 | 0 | 0 | 26,495 |
| Texas State Technical College - Waco | 30,002 | 0 | 0 | 0 | 0 | 108,101 | 138,103 |
| Texas State Technical College - West Texas | 83,853 | 0 | 0 | 17,491 | 0 | 0 | 101,344 |
| **Subtotal** | **154,962** | **25,467** | **0** | **249,498** | **0** | **108,101** | **538,028** |
| **Independent** | | | | | | | |
| Texas Woman's University | 1,347,593 | 0 | 299,000 | 0 | 0 | 0 | 1,646,593 |
| Midwestern State University | 2,006,218 | 78,174 | 65,000 | 0 | 0 | 0 | 2,149,392 |
| Stephen F. Austin State University | 0 | 0 | 0 | 27,966 | 0 | 0 | 27,966 |
| Texas Southern University | 670,895 | 1,079,450 | 2,471,329 | 173,496 | 375 | 4,861,591 | 9,257,136 |
| **Subtotal** | **4,024,706** | **1,157,624** | **2,835,329** | **201,462** | **375** | **4,861,591** | **13,081,087** |
| **Grand Total** | **44,850,818** | **22,041,637** | **20,354,700** | **6,302,034** | **5,679,914** | **15,584,211** | **114,813,314** |

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