



ILLINOIS

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Deferred Maintenance Fact Sheet & Frequently Asked Questions

1. What is deferred maintenance?

Deferred maintenance is defined as the upkeep of buildings and equipment postponed from an entity's normal operating budget cycle due to a lack of funds. Accumulated deferred maintenance results primarily from two causes.

First, under funding of routine maintenance can cause neglect that allows 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 more pressing fiscal requirements. Another cause is the failure to take care of major repair and/or restore facilities or building components that have reached the end of their useful life.

2. Why is deferred maintenance important to the University of Illinois?

The University of Illinois contains an enrollment of more than 40,000 students utilizing more than 500 buildings spanning an area of 7.5 square miles. Thus, deferred maintenance needs of the campus can be prohibitive. Many of these needs are structural components such as electrical wiring systems or ventilation systems that may not be visually apparent (no comma) but are essential to the continuation of providing the students at the University of Illinois with a world class education.

Age of the institution is also an important factor when considering the significance of deferred maintenance. Many of the core facilities at the University of Illinois date back to the late 1800s and early 1900s.(no apostrophes) Anytime an institution contains a significant amount of historically preserved buildings it is only logical to recognize deferred maintenance issues will eventually surface. However, with the efforts of Facilities & Services deferred maintenance program, these buildings will continue to be utilized by the University of Illinois community for years to come.



3. How will the deferred maintenance repairs be paid for?

Funding for deferred maintenance is provided by three major sources:

- *Academic Facilities Maintenance Fund Assessment (AFMFA)*
- *Certificates of Participation (COPS)*
- *University Administration (UA) Reserves*

The AFMFA is an ongoing semesterly fee administered to students that will help fund various deferred maintenance projects. It will provide \$3,767,741 in funding for deferred maintenance in 2007.

COPS are 20 year certificates approved for sale by the Board of Trustees in the amount of \$110 million to be used to jump-start the deferred maintenance capital program. The first increment of \$55 million from the sale was made available in early summer of 2006.

The UA Reserves is an annually allotted amount of money, usually between \$4-6 million, given by the University Administration to address a combination of programmatic projects and deferred maintenance needs. The contribution to reducing the deferred maintenance backlog is \$5,573,363 this year.

4. How much do deferred maintenance repairs usually cost?

The cost of deferred maintenance repairs can vary drastically depending on the system that is in need of repair. Invasive repairs such as the replacement of air ventilation systems or air conditioning units take extended periods of time to complete. Thus the price of the deferred maintenance repair can be high. However, other repairs take less time and need much less funding.



5. How will I know if repairs are deferred maintenance instead of normal maintenance repair work?

Most deferred maintenance projects will include a sign at the actual repair site that will indicate the repair is in fact a deferred maintenance repair. The sign will look like the following:



6. Where can I go to find out more information about deferred maintenance issues and projects at the University of Illinois?

For more information about the deferred maintenance projects being undertaken by Facilities & Services (F&S) at the University of Illinois, please visit the deferred maintenance website at www.fs.uiuc.edu/dm. For information about Facilities & Services you may visit our website at www.fs.uiuc.edu.



7. Who are the primary contacts for information about deferred maintenance?

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