



University of Minnesota Preventive Maintenance

Project Description

October 2011

BACKGROUND

The University of Minnesota manages 882 buildings located throughout the state, representing a significant state investment. Among other tasks, the University's Facilities Management Division oversees preventive maintenance and repairs on more than 28 million square feet of building space. Preventive maintenance is the regularly scheduled repair and maintenance needed to keep buildings operating efficiently and extend their useful life.

State statutes require the University's operating and capital budgets to include amounts necessary to maintain and improve its buildings. The University's budgets are funded from many sources, including the state's general fund. The University may use its state appropriation for recurring repairs and basic maintenance. In addition, the University makes capital requests for Higher Education Asset Preservation and Replacement (HEAPR) funds. These funds must be used for specific types of building improvements, including repairs to preserve existing buildings.

In fiscal year 2011, the University's Facilities Management budget was \$199 million, part of which was used for preventive maintenance. In 2010, the University requested \$100 million in HEAPR funds and received \$56 million. University officials state that there are far more maintenance and repair needs than there are funds available for maintenance work.

The University of Minnesota is required to maintain data on the conditions of University-owned buildings in order to receive capital funding. The University's Facilities Management Division uses a Facilities Condition Assessment (FCA) to evaluate the conditions of all facilities and prioritize projects by need. An analysis of University buildings in 2010 found that the University had a much higher (and increasing) backlog of maintenance needs than peer institutions.

EVALUATION ISSUES

1. How does the University of Minnesota fund building-related needs, including preventive maintenance, on the Twin Cities campus, and is preventive maintenance funding commensurate with needs? How much has the University spent over time?
2. How well does the University of Minnesota conduct preventive maintenance on buildings on the Twin Cities campus? Do the University's preventive maintenance activities follow best practices?
3. How do the University's preventive maintenance activities compare with those of peer institutions?

DISCUSSION

This evaluation will focus on preventive maintenance of buildings on the Twin Cities campus and will exclude other types of assets such as parking lots and sidewalks. Although we will not evaluate University activities related to new construction or building improvements such as remodeling or repurposing space, we will document how the inventory of buildings on the Twin Cities campus has changed over time.

To answer our questions, we will analyze University data on funding and expenditures, building conditions, preventive maintenance activities, and customer satisfaction. We will supplement these data with various interviews, including interviews with University staff and the Chair of the Board of Regents Facilities Committee. We will review numerous documents, including University policies, reports, and plans as well as related materials from other states and organizations.

We plan to issue a report in spring 2012. For more information, please contact Jo Vos, evaluation manager, at 651-296-1233 or jo.vos@state.mn.us.