



West Virginia Higher Education Deferred Maintenance Needs Overview

Legislative Oversight Commission on Education Accountability
April 24, 2022



What is deferred maintenance?

- **Major maintenance or capital projects that have gone unfunded in previous budget cycles**
- **Also known as “Capital Renewal”**
- **Maintenance that over many years has been deferred through policy and annual budgeting decisions**
 - Lack of capital funding
 - Concern about increasing tuition
 - Not the result of facilities management failures or a deliberate policy to ignore renewal of older facilities

How do we fund major maintenance and capital projects?

- **Dedicated legislative appropriations**
 - No capital funding allocation/appropriation requests have been approved as part of the State Budget since 2013
- **Issuing institutional bond debt or system bond debt**
 - Refinancing existing bond debt when conditions are favorable
- **Public-private partnerships with debt assumed by the third-party**
- **Increasing tuition or student fees**
- **Higher education has no equivalent to the School Building Authority for managing capital projects**

Annual deferred maintenance request

- **HEPC Series 12 Legislative Rule, Capital Project Management**
 - All colleges maintain ongoing and updated lists of capital renewal and maintenance projects.
- **Each summer, colleges submit capital project needs to the Commission and Council**
- **The Commission and Council then revise and submit a minimal *prioritized* capital appropriation request to the State Budget Office.**
 - Only a small fraction of campus dollar request
 - For the past nine years, no capital allocations/appropriations for colleges have been included in the final Budget Bill
- **Industry-accepted practice** is investing 2% of insured value each year

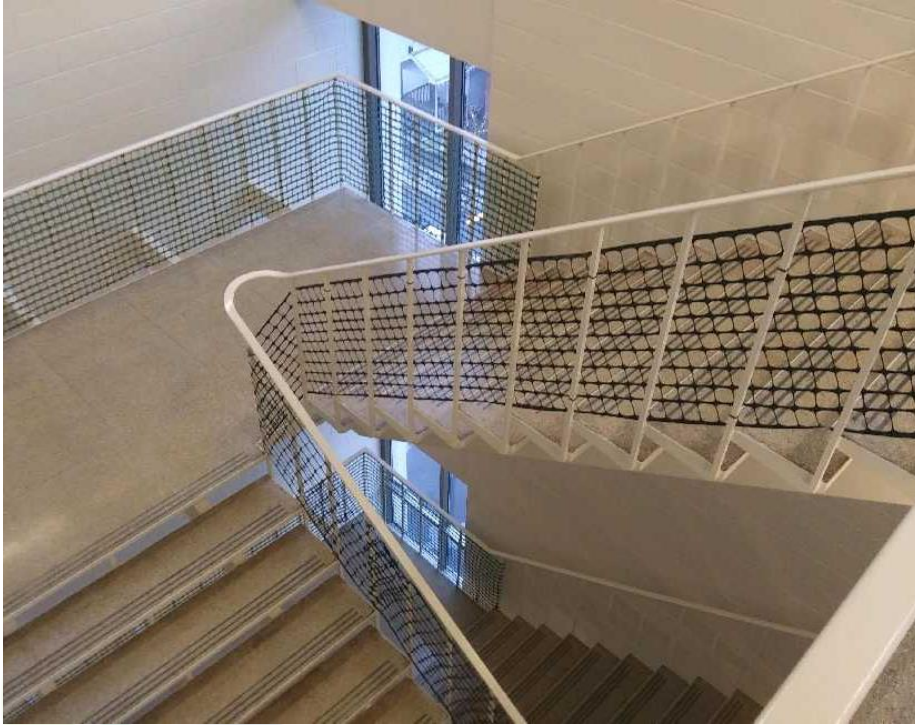
Why is deferred maintenance a critical need?

- State college and university facilities are **state-owned assets**
- **Total insured value** of our higher education buildings and property is nearly **\$6.7 BILLION**
- Without annual appropriated capital funds, the condition and value of the state's **higher education assets decrease**
- Campus capital needs accumulate to the point of **building failure and functional obsolescence**

Examples of deferred maintenance requests

- ADA accessibility and compliance
- Roof replacement
- Sinkhole repair
- HVAC upgrades/replacement
- Window replacement
- Classroom renovation/technology to meet program needs
- Doors and door locks
- Power generators
- UPS systems
- Unused building demolition
- Updated lighting
- Bathroom fixture replacement/updating
- Networking/fiber installation
- Campus safety improvements
- Fire alarms
- Pedestrian bridges
- Paving/sidewalk replacement
- Elevator repair/replacement
- Building masonry repair
- Campus signage

Examples of deferred maintenance



BridgeValley CTC - Davis Hall, Montgomery

- Mesh installed to prevent accidents as the space between railings is approximately 10 inches wide.
- Existing railings are damaged and need replaced.

Examples of deferred maintenance



**Aging student laboratory – Science Building, Potomac State College of WVU
and Arts Building, West Liberty University**

- Many high schools have newer/better facilities

Examples of deferred maintenance

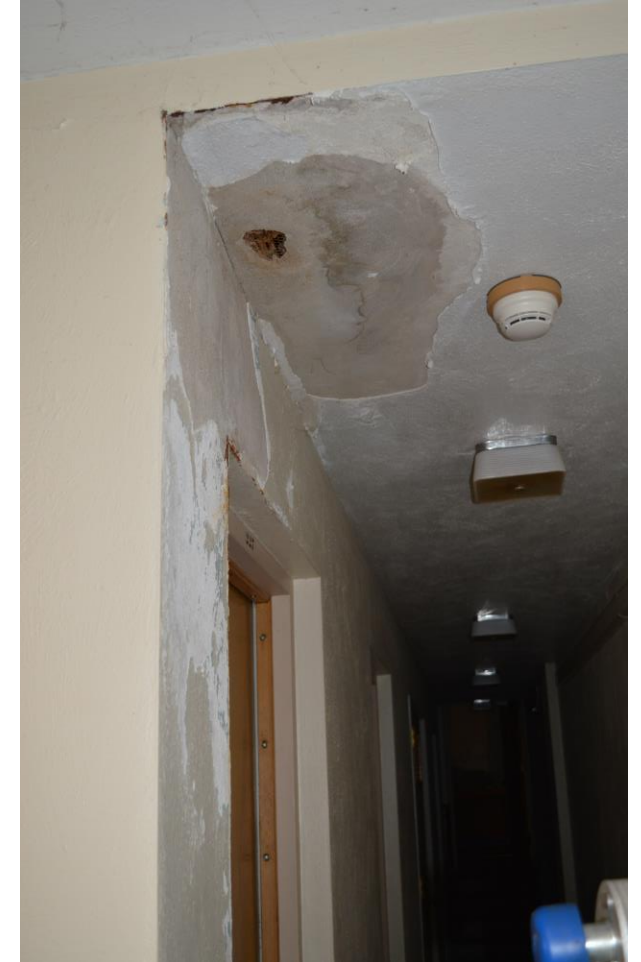


Inefficient, “antique” HVAC and sewage systems – Chapel and Library, West Liberty University

- Routine maintenance and repair more expensive than capital investment in modern systems



Examples of deferred maintenance



**Leaking roofs, aging windows beyond expected lifespan –
Hardway Building, Fairmont State University; Library, West Liberty
University; and Administration Building, Glenville State University.**

CTCS deferred maintenance needs

	ESTIMATED COST
TOTAL REQUEST - WV COMMUNITY AND TECHNICAL COLLEGE SYSTEM	\$22,537,930
Blue Ridge Community and Technical College	\$250,000
BridgeValley Community and Technical College	\$2,102,000
Eastern WV Community and Technical College	\$350,000
Mountwest Community and Technical College	\$1,645,000
New River Community and Technical College	\$2,900,000
Pierpont Community and Technical College	\$2,000,000
Southern WV Community and Technical College	\$7,885,930
WV Northern Community College	\$2,969,000
WVU at Parkersburg	\$2,436,000

HEPC deferred maintenance needs

	ESTIMATED COST
TOTAL REQUEST - WV HIGHER EDUCATION POLICY COMMISSION	\$354,226,314
Bluefield State College	\$25,900,000
Concord University	\$12,002,000
Fairmont State University	\$25,546,314
Glenville State University	\$9,463,000
Marshall University	\$131,755,000
Shepherd University	\$17,985,000
West Liberty University	\$21,545,000
WV School of Osteopathic Medicine	\$1,400,000
West Virginia State University	\$16,395,000
West Virginia University	\$92,235,000

Questions?

Sarah Armstrong Tucker, Ph.D.
Chancellor, West Virginia Higher Education

sarah.tucker@wvhepc.edu | tucker@wvctcs.org

Phone 304-558-0699

1018 Kanawha Boulevard East, Suite 700
Charleston, WV 25301

