Capital Maintenance
Capital Maintenance

- Capital maintenance has previously been known as “deferred maintenance”, the act of postponing maintenance in order to save money or avoid costs.²

- At NYU, the term “deferred maintenance” has been replaced by “capital maintenance” to more accurately reflect all the project types that are funded from this annual allocation.

- At NYU, capital maintenance funds are used for more than just repair or replacement of aged infrastructure: projects required for legal or code compliance, to achieve energy savings and necessary refurbishment projects are also funded from the capital maintenance program.

- Capital maintenance funds are primarily used to address life-safety, legal and code requirements, energy conservation projects and critical infrastructure needs where academic priority projects do not.

Capital Maintenance Program – Highlights

- The total of all capital construction spending (new construction, renovation and capital maintenance) at NYU exceeds average of benchmarked peer institutions on a per square foot basis.
- When combined with infrastructure investments funded as part of academic priority projects, NYU’s deferred maintenance backlog is beginning to erode.
- The backlog of deferred maintenance has decreased from 2006 to 2008, and is nearing parity with benchmarked peer institutions.
- Continuing this progress depends upon the University maintaining the current capital maintenance funding allocation as well as academic priority projects continuing to fund associated deferred maintenance and other asset reinvestment needs.
Total Project Spending vs. peers

NYU 2004-2008 average = $8.80/GSF

Source: Sightlines
Asset Reinvestment backlog

Source: Sightlines
Annual Construction Program Overview – All Projects

FY2008 Actual Spending (in $000's)

- Academic Priorities - 117 Projects, $97,734
- Capital Maintenance, $31,490
- Infrastructure - 26 Projects, $11,882
- Dorm Renovation, $7,737
- CoGen Plant - 1 Project, $21,581
- Code / LL11, $2,624
- Life Safety, $5,608
- Other, $3,970
- Student Housing - 9 Projects, $8,754
- Faculty Housing - 31 Projects, $17,316
- Leak Remediation, $1,247
Capital Maintenance Projects by Project Type

FY2010 (Projected)

- Dorm Renovation: 19%
- CoGen/Central Plant: 20%
- Infrastructure: 27%
- Code / LL11: 13%
- Life Safety: 11%
- Leak Remediation: 6%
- Other: 4%

Spending ($000's)

- FY2007
- FY2008
- FY2009
- FY2010*

*estimated
The 5-year capital maintenance funding plan is:

- 2010 = $33.2M
- 2011 = $34.3M
- 2012 = $35.4M
- 2013 = $36.5M
- 2014 = $37.7M
Capital Maintenance – Schedule of Academic Projects

**FY 2009 Academic Projects**
- Classroom Upgrades at Bobst and Waverly
- Meyer Air Handler Replacement
- Meyer Vault Replacement
- Meyer Elevator Modernization
- New Fire Alarm System at La Maison Francaise
- New Smoke Detection System at Deutsches Haus
- 20 Cooper Boiler Repairs
- Exterior Façade (Local Law 11) Repairs at Fairchild, Schwartz, Weissman, 715/721 Broadway, and Barney
- Roof replacement at 1-3 WSN
- Emergency repairs at various locations

**FY 2010 Academic Projects**
- Classroom Upgrades (locations to be determined)
- Bobst Library Riser Replacement
- New Fire Alarm System at 25 Waverly
- Cellar structural repairs at 5 Washington Place
- Tisch Roof Safety Equipment Installation
- 726 Broadway Cooling Tower Modifications
- 726 Broadway Backflow Preventer Installation
- 25 West 4th Street HVAC Replacement
- Pless Annex HVAC Replacement
- 48 Cooper Square HVAC Upgrades

3. It is important to note that projects are subject to change based on funding, market conditions and infrastructure priorities change.