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University of Alaska Anchorage

ROPA+ Preliminary Presentation

November 2017

University of Toledo
University of Vermont
University of Washington
University of West Florida
University of Wisconsin - Madison
Vanderbilt University
Virginia Commonwealth University
Wake Forest University
Washburn University
Washington State University
Washington State University - Tri-Cities Campus
Washington State University - Vancouver
Washington University in St. Louis
Wayne State University
Wellesley College
Wesleyan University
West Chester University
West Virginia Health Science Center
West Virginia University
Western Oregon University
Westfield State University
Widener University
Williams College
Worcester Polytechnic Institute
Worcester State University

A Vocabulary for Measurement

The Return On Physical Assets - ROPA℠

Annual Stewardship	Asset Reinvestment	Operational Effectiveness	Service
The annual investment needed to ensure buildings will properly perform and reach their useful life ***"Keep-Up Costs"***	The accumulated backlog of repair / modernization needs and the definition of resource capacity to correct them ***"Catch-Up Costs"***	The effectiveness of the facilities operating budget, staffing, supervision, and energy management	The measure of service process, the maintenance quality of space and systems, and the customers opinion of service delivery

Asset Value Change

Operations Success

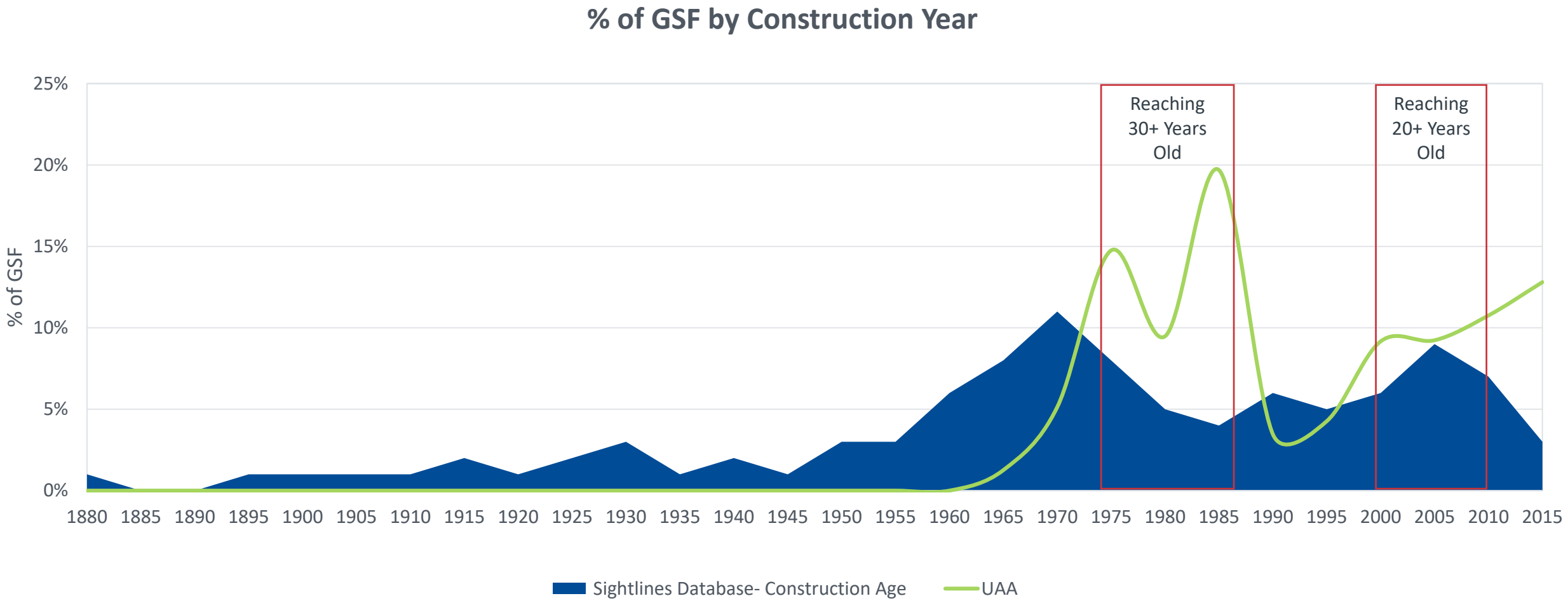
Peer Institutions

Institution	Location
Portland State University	Portland, OR
University of Maine	Orono, ME
University of Alaska Fairbanks	Fairbanks, AK
University of Iowa	Iowa City, IA
University of Missouri– Kansans City	Kansas City, MO
University of Missouri– St. Louis	St. Louis, MO
University of Southern Maine	Portland, ME
West Chester University of PA	West Chester, PA

Space

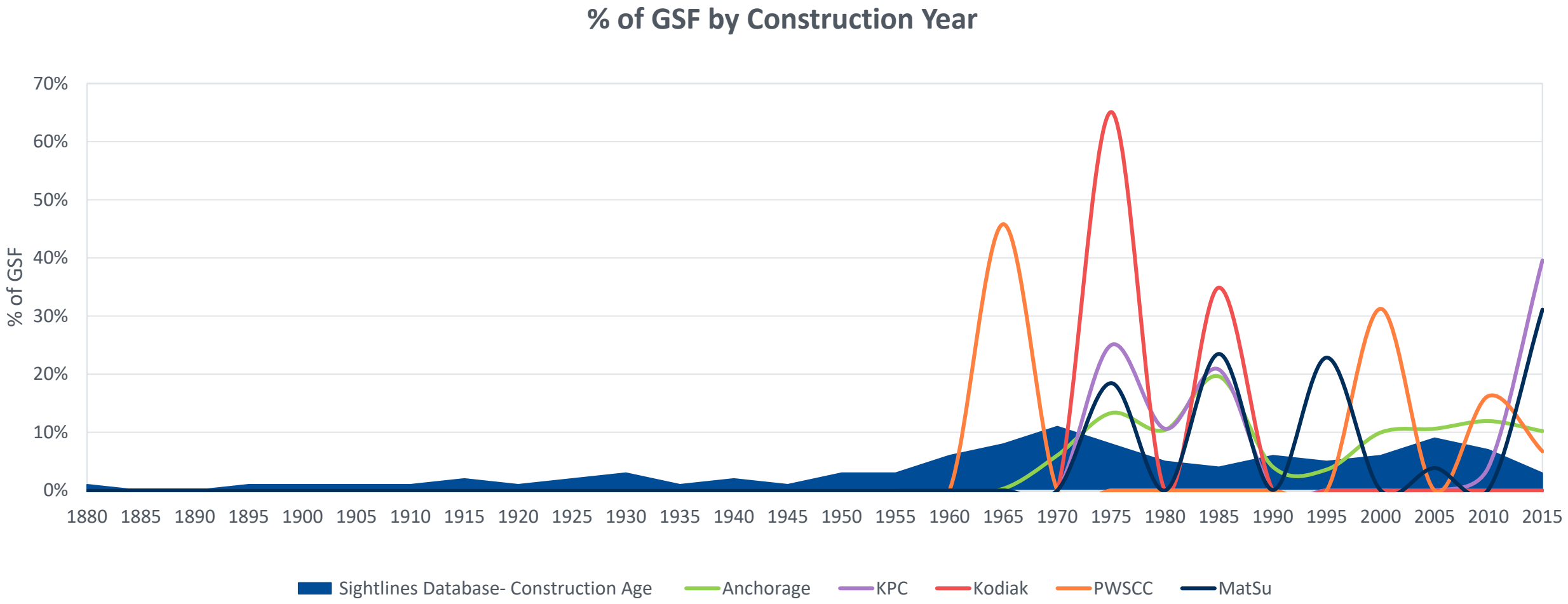
Putting Your Campus Building Age into Context

Campus age drives the overall risk profile



Putting Your Campus Building Age into Context

Campus age drives the overall risk profile



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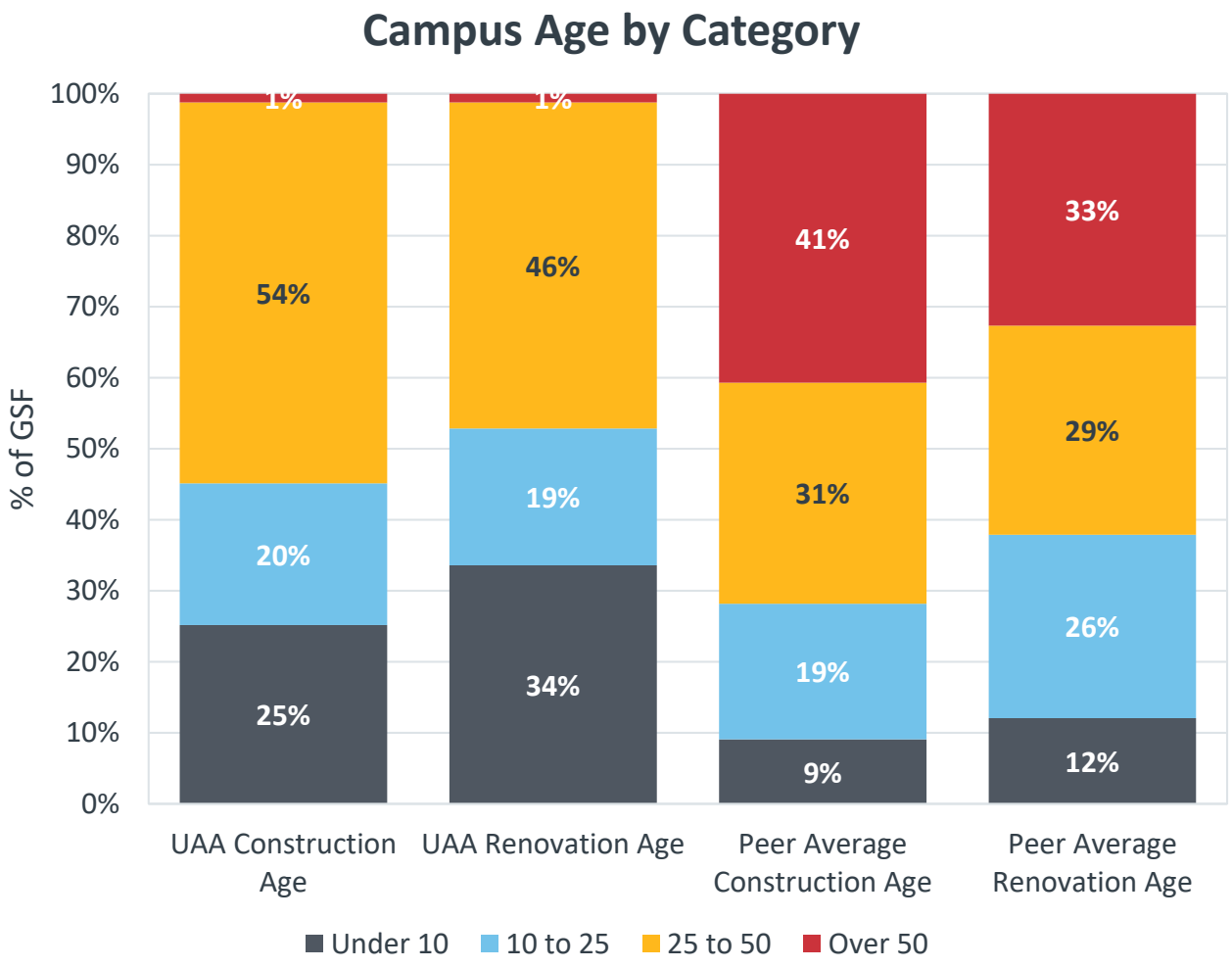
Understanding Campus Age



Buildings Over 50

Life cycles of major building components are past due. Failures are possible. Core modernization cycles are missed.

Highest risk

Buildings 25 to 50

Major envelope and mechanical life cycles come due. Functional obsolescence prevalent.

Higher Risk

Buildings 10 to 25

Short life-cycle needs; primarily space renewal.

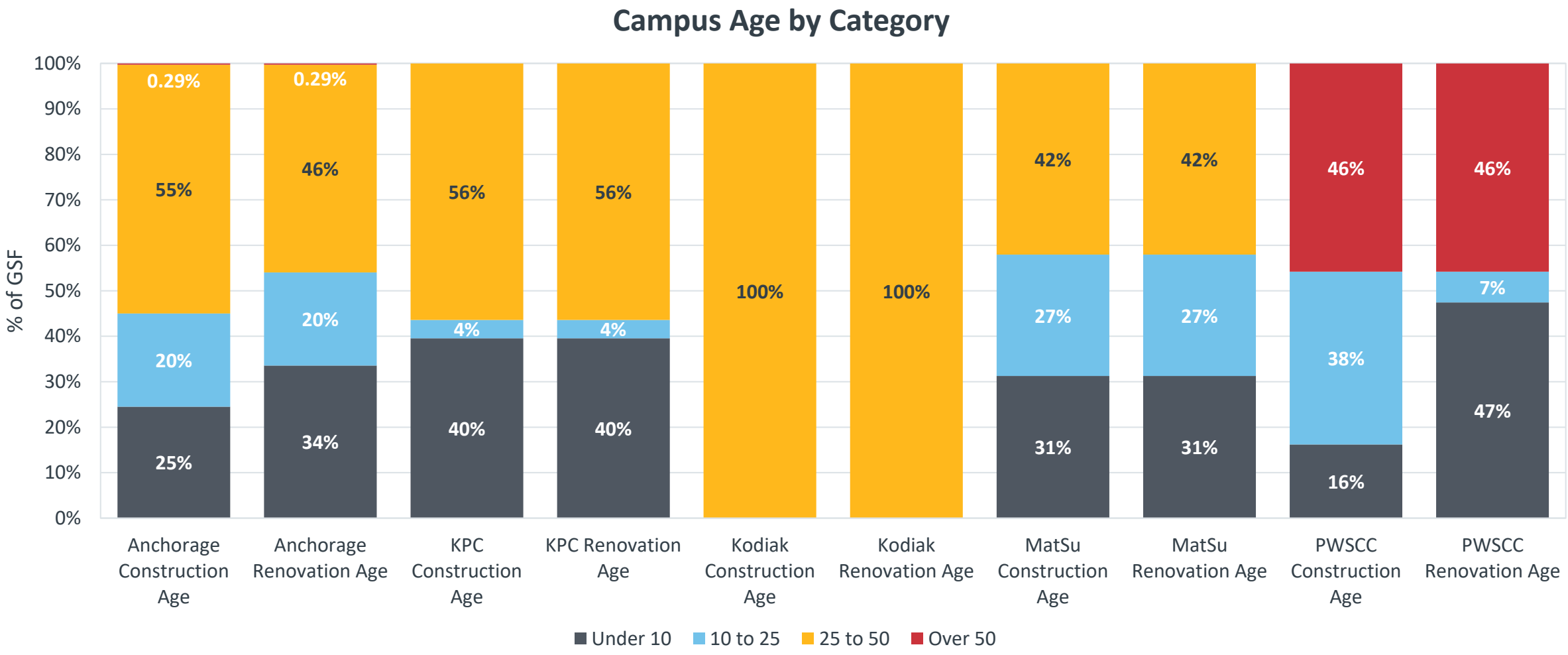
Medium Risk

Buildings Under 10

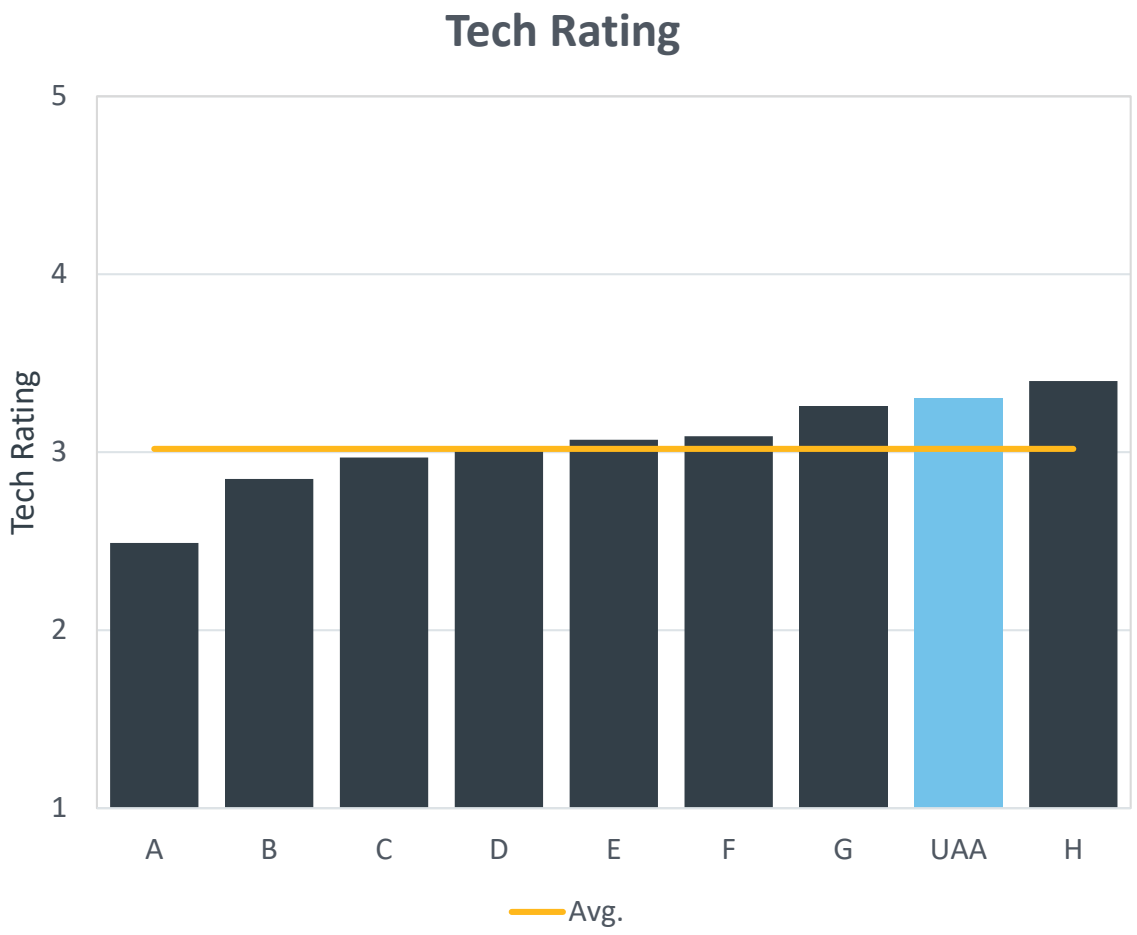
Little work. “Honeymoon” period.

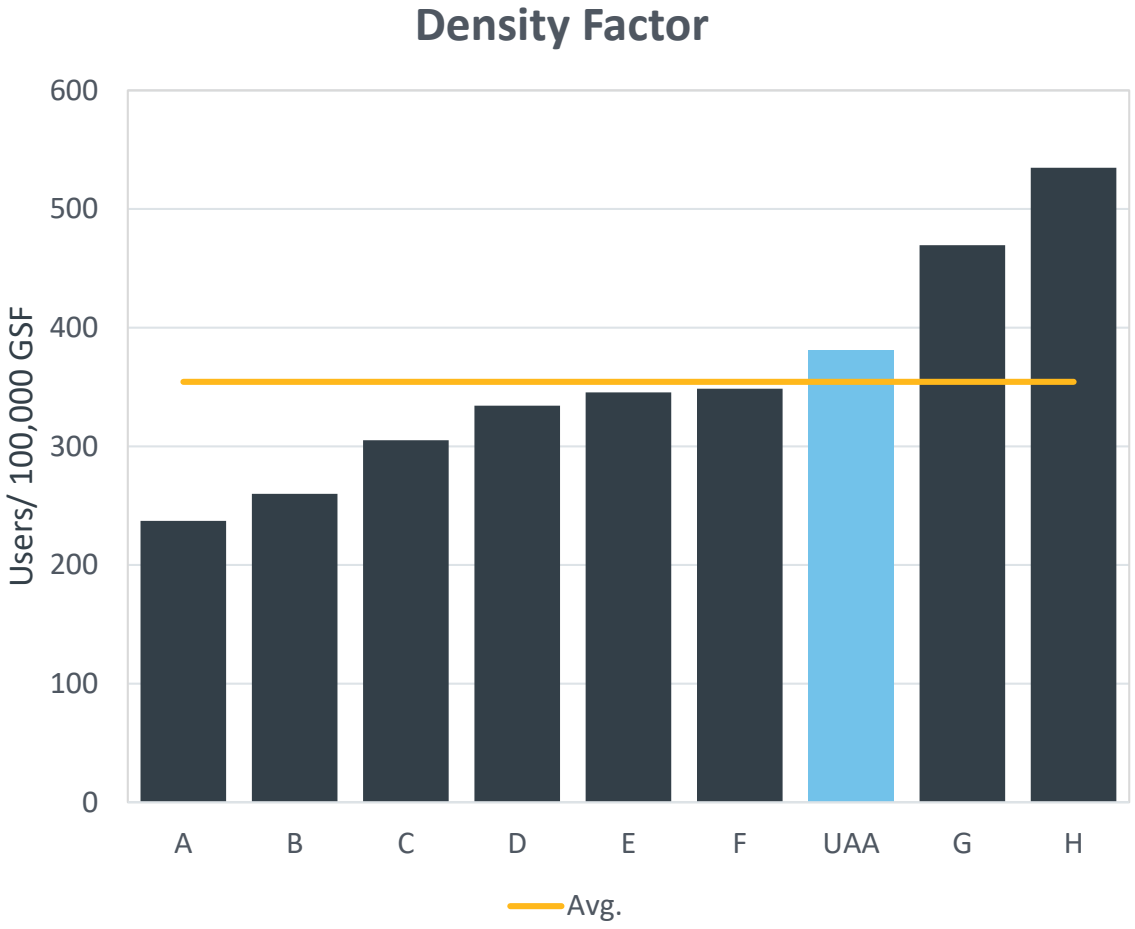
Low Risk

Understanding Campus Age



Qualifying Metrics – Tech Rating and Density Factor





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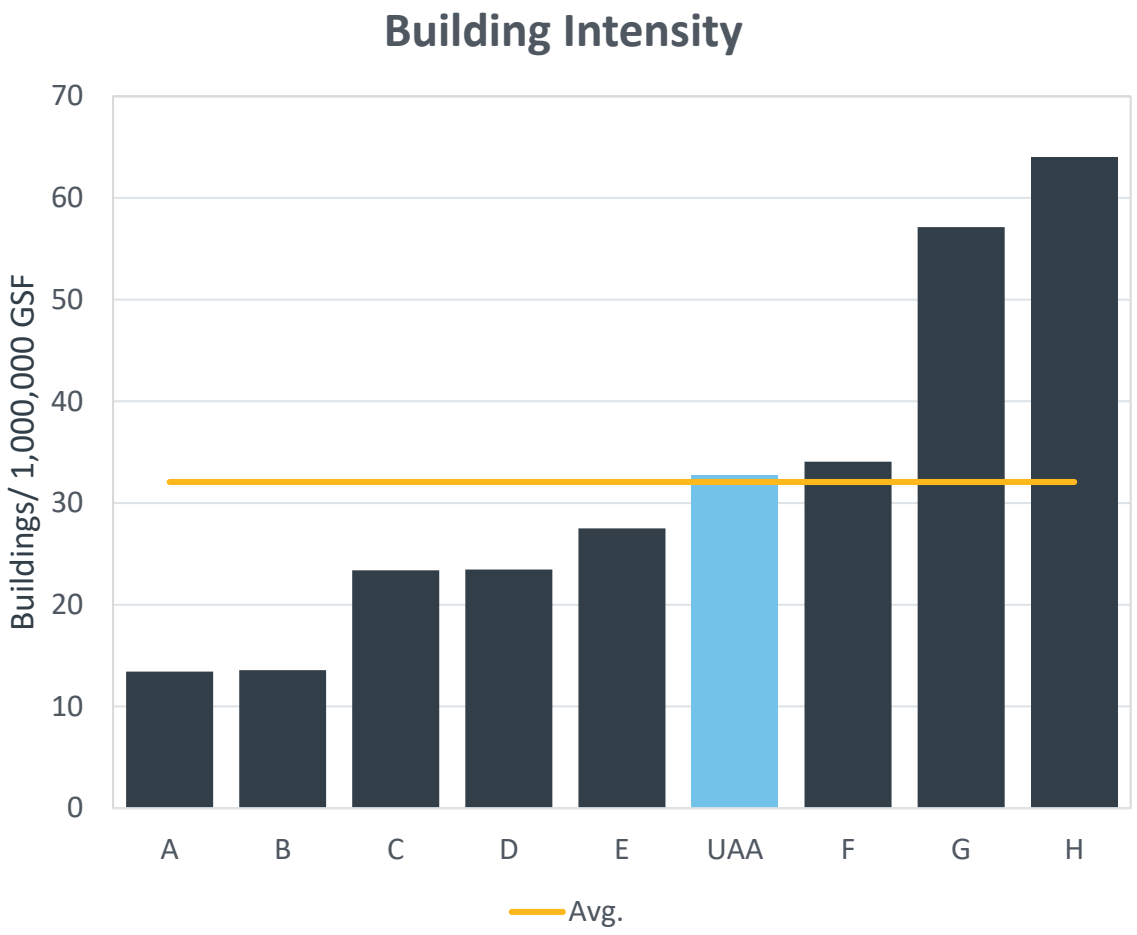
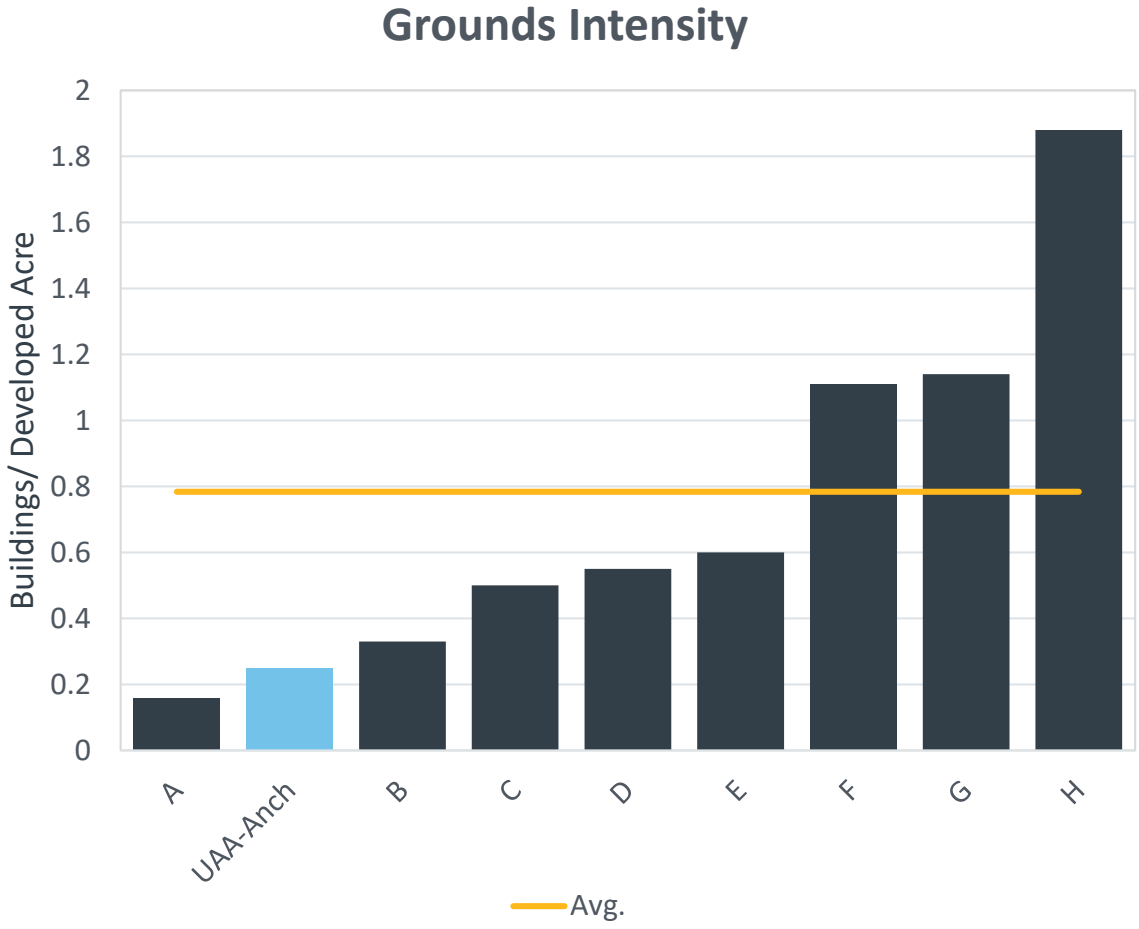
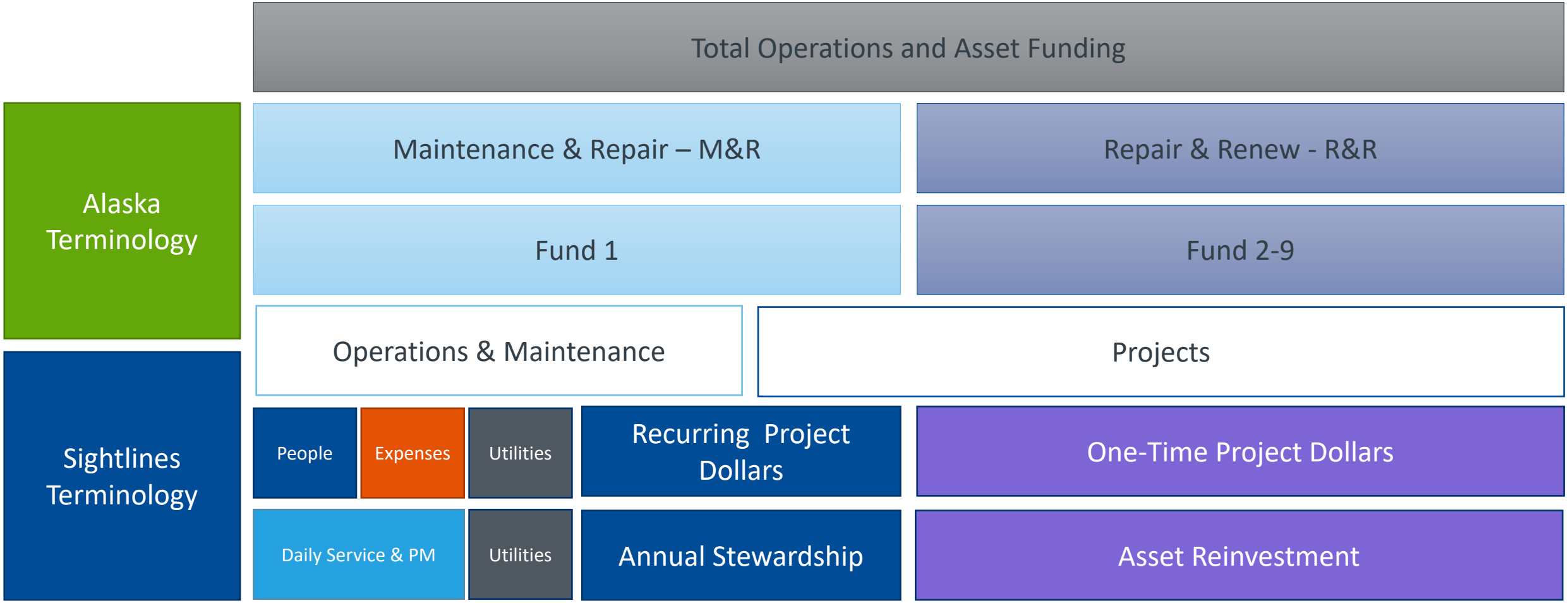
Qualifying Metrics – Building and Grounds Intensity





Capital

Capital Funding Sources



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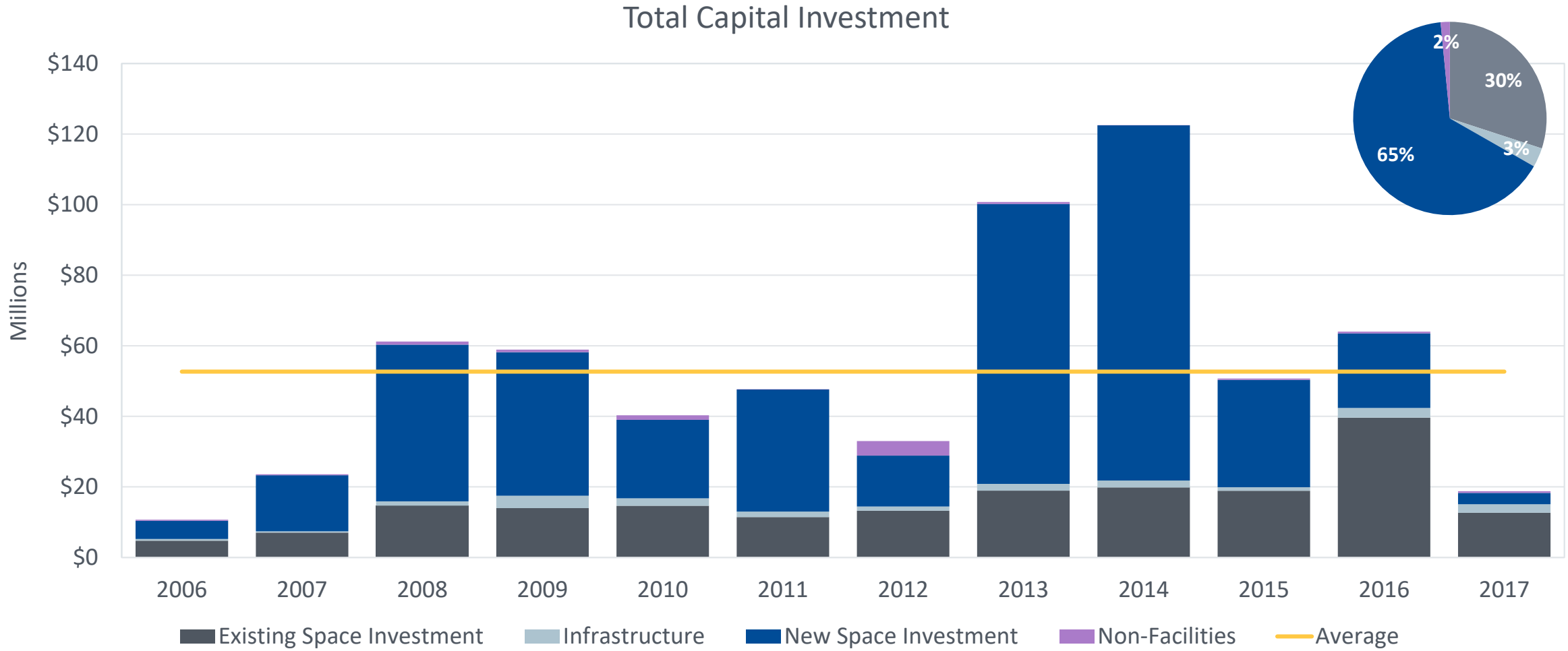
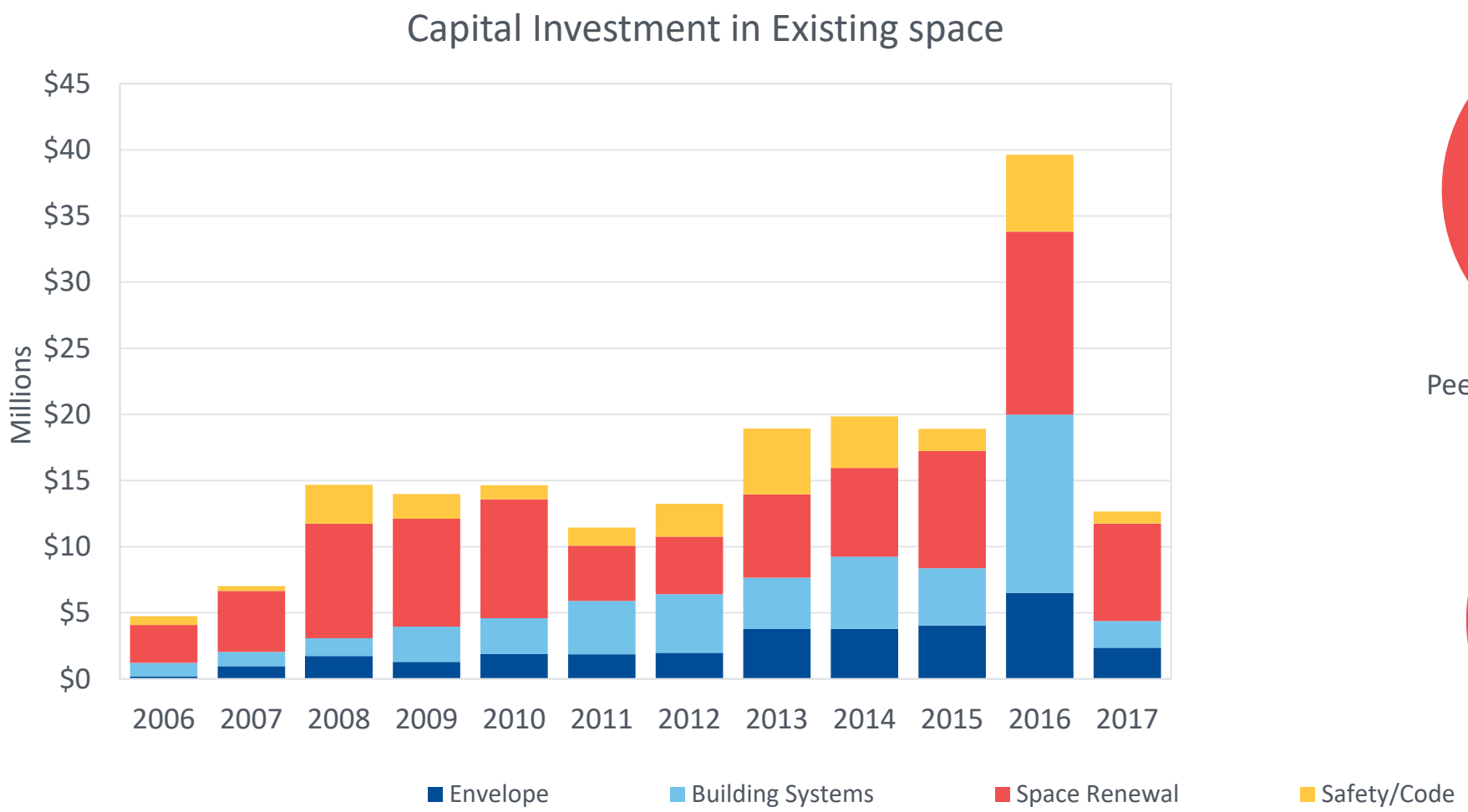
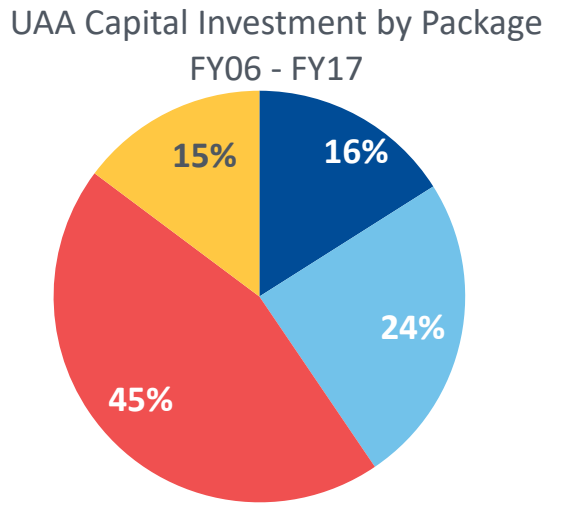
Total Capital Investment

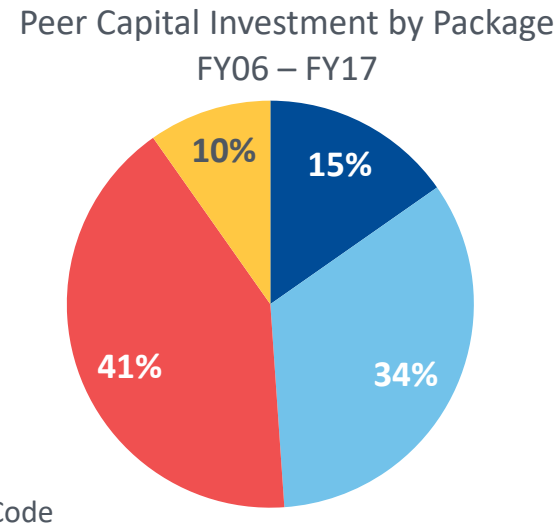
Over half of project spending has gone towards building new space



Capital Investment into Existing Space by Package

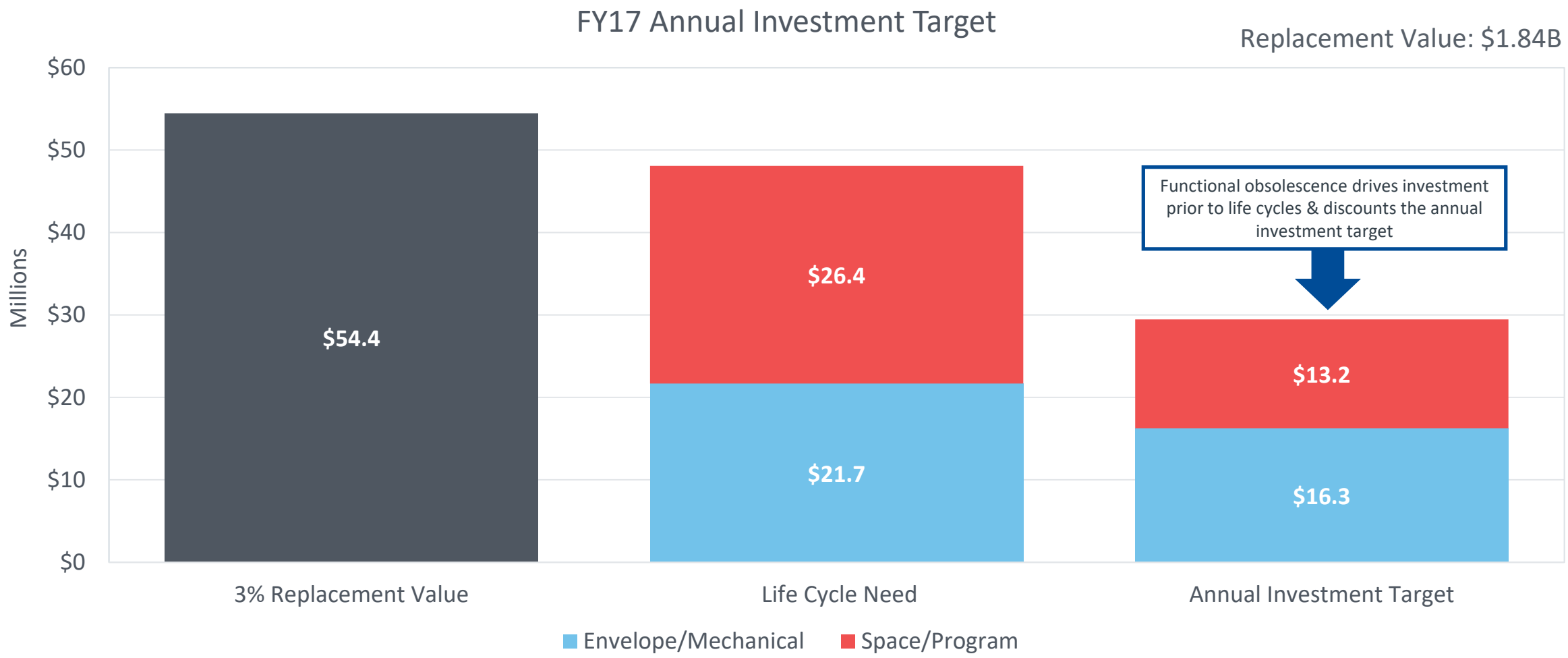






Defining an Annual Investment Target

Annual Funding Target: $29.5M



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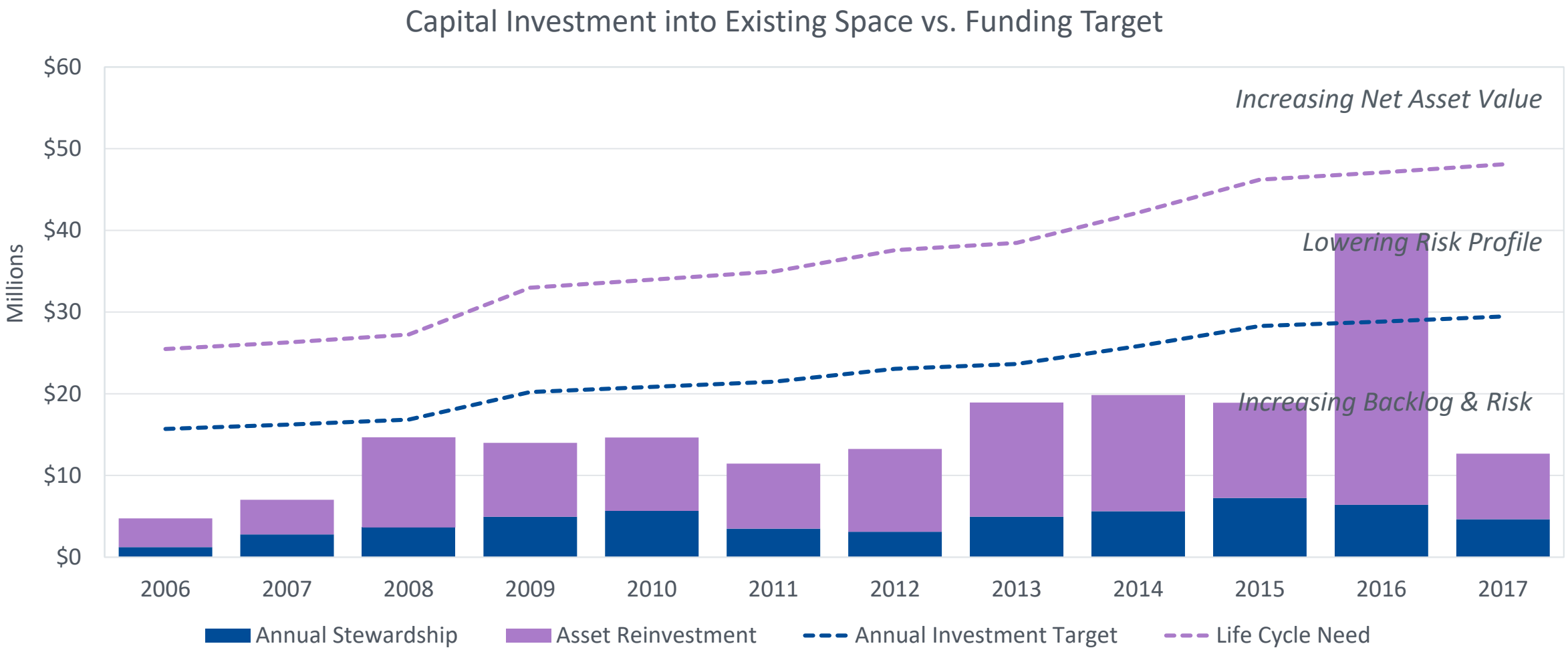
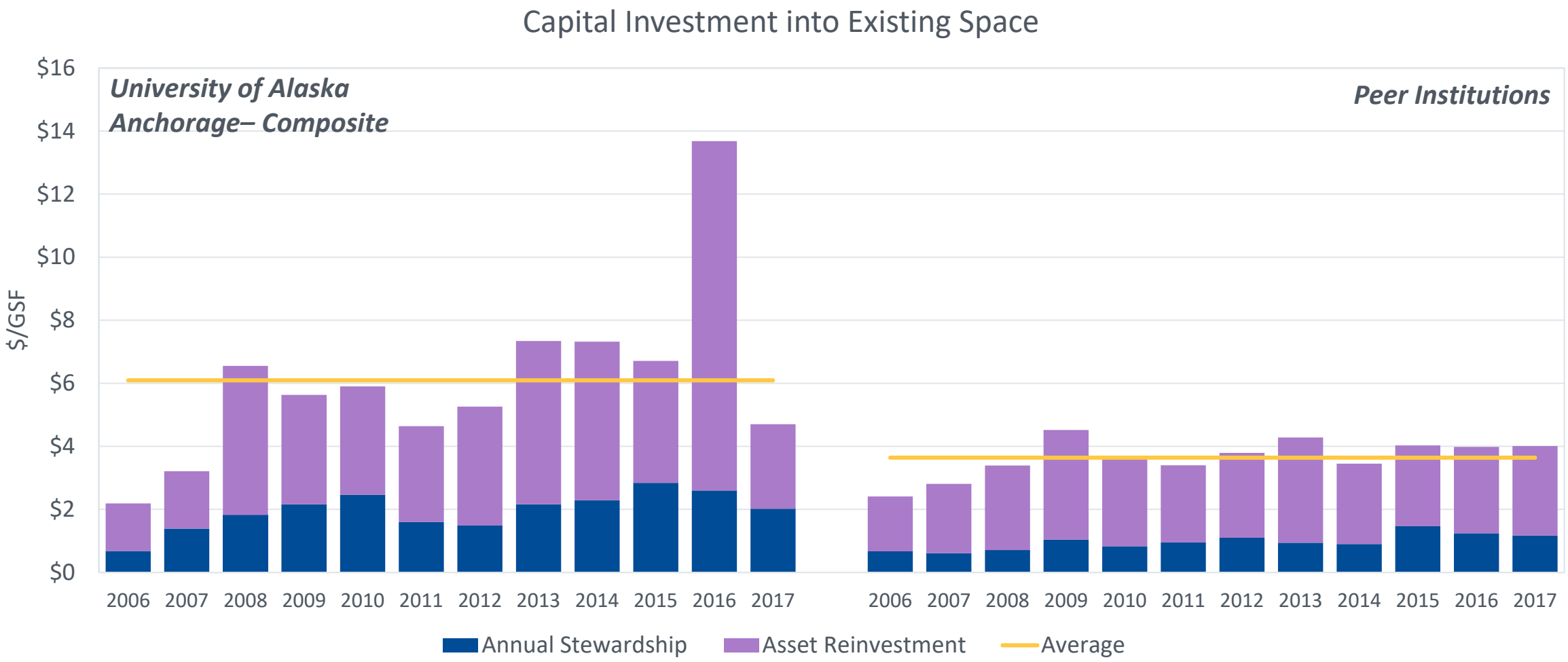
Existing Space Capital Investment vs. Funding Target



Existing Space Project Spending Compared to Peers



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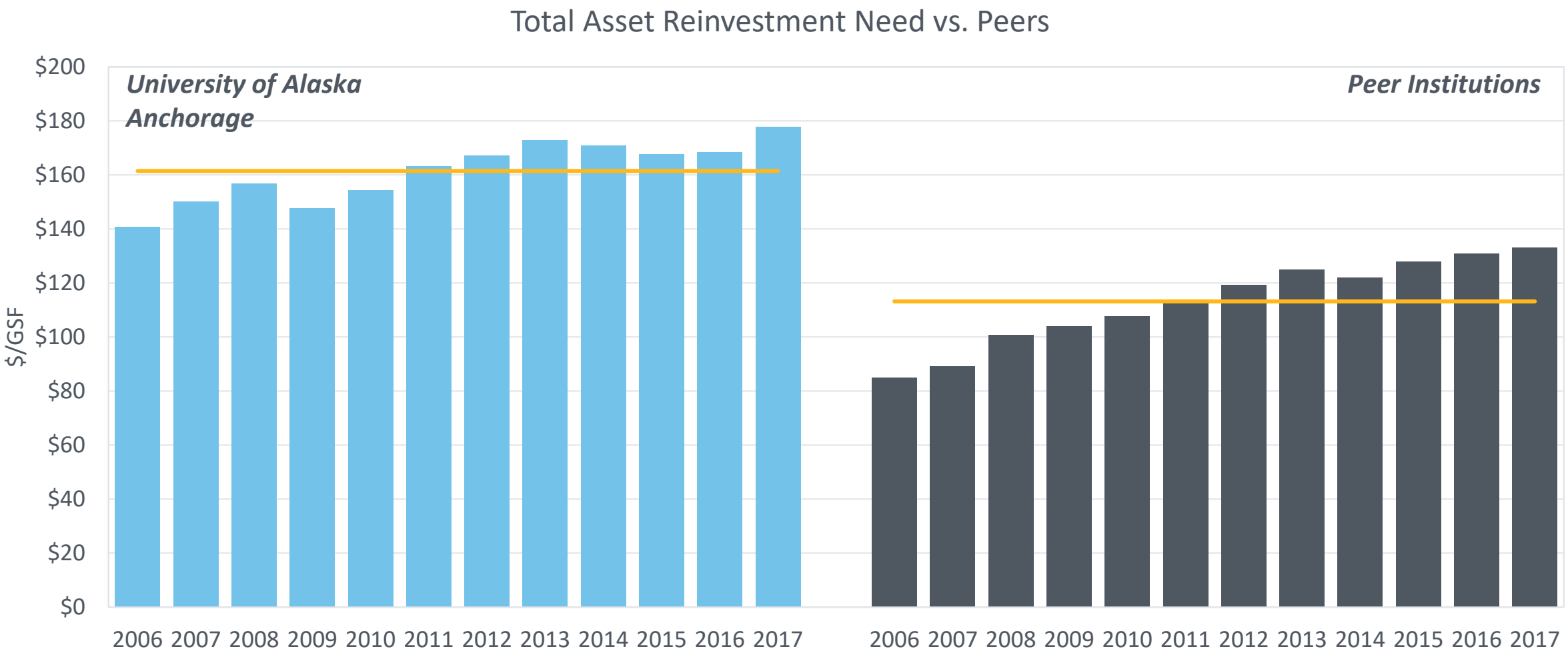
Total Asset Reinvestment Need vs. Peers

UAA needs based off of BPS analysis



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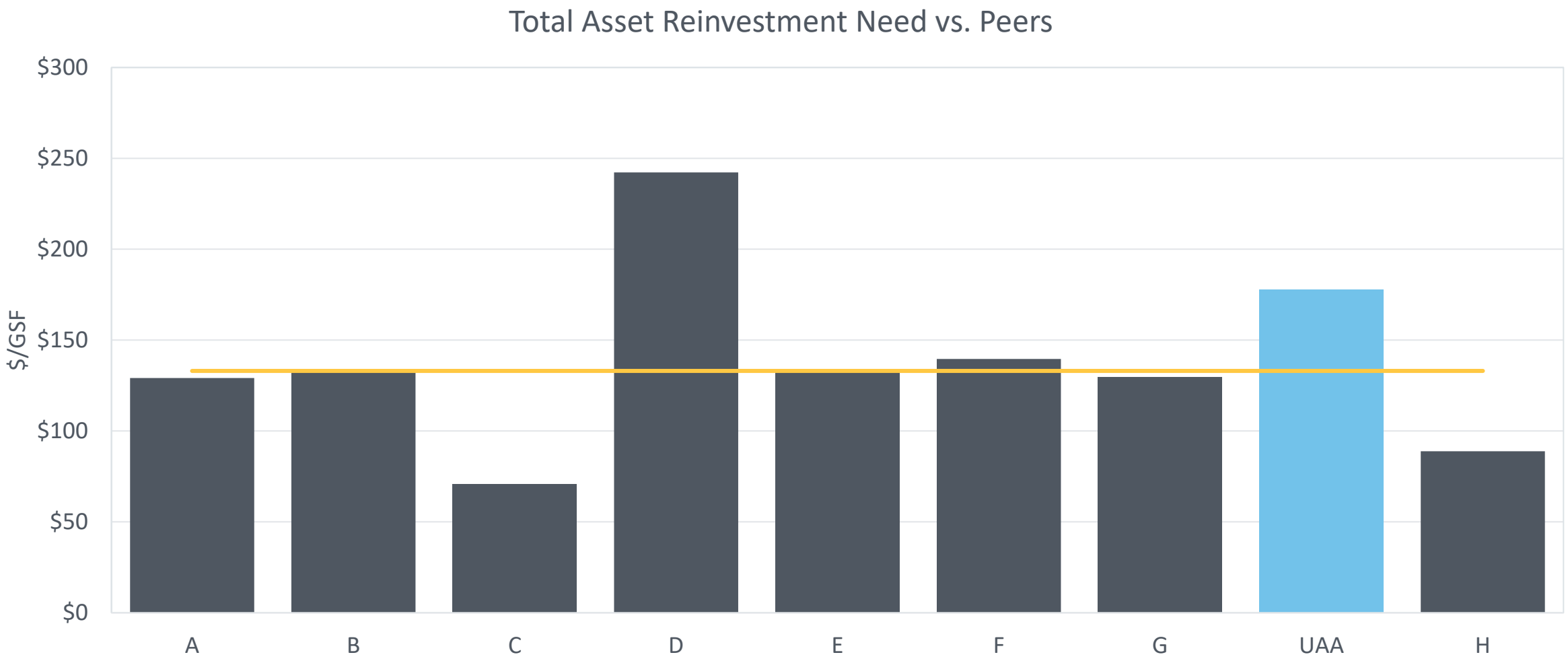
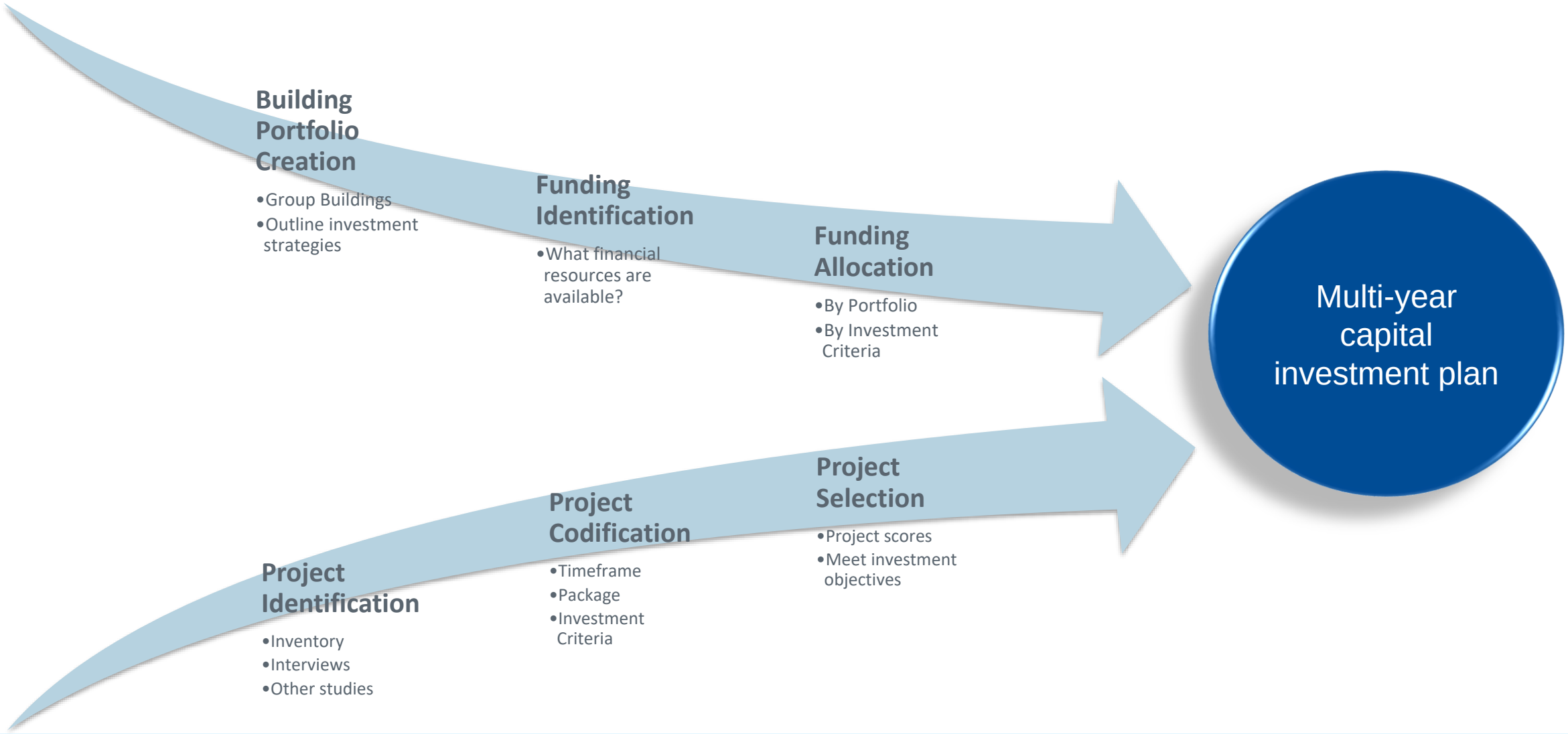
FY17 Total Asset Reinvestment Need vs. Peers

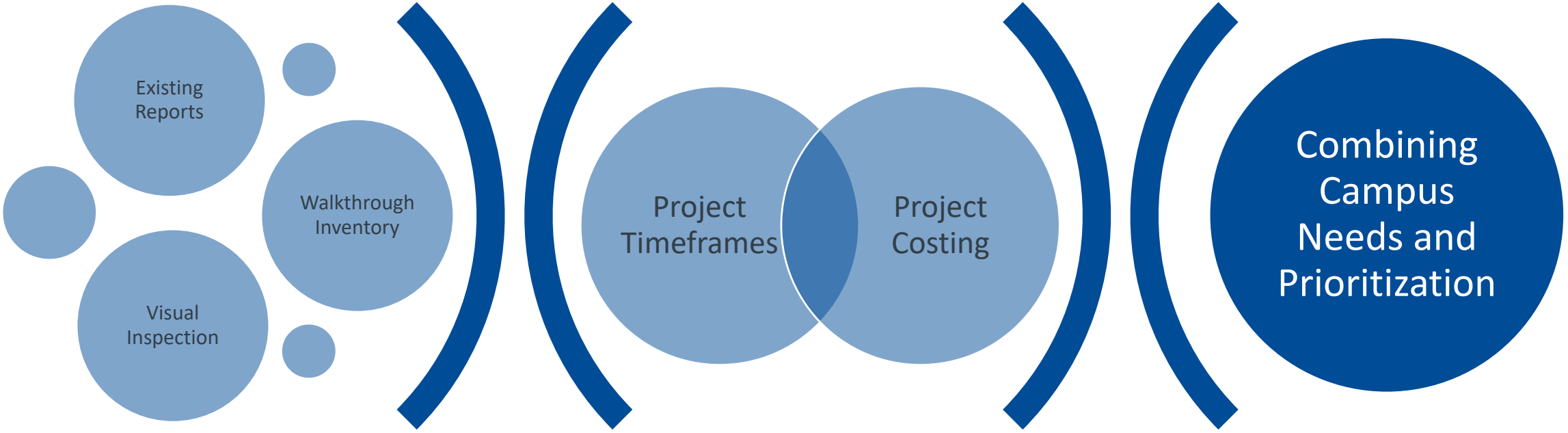
UAA needs based off of BPS analysis



BPS Process



Building Asset Reinvestment Need at UAA



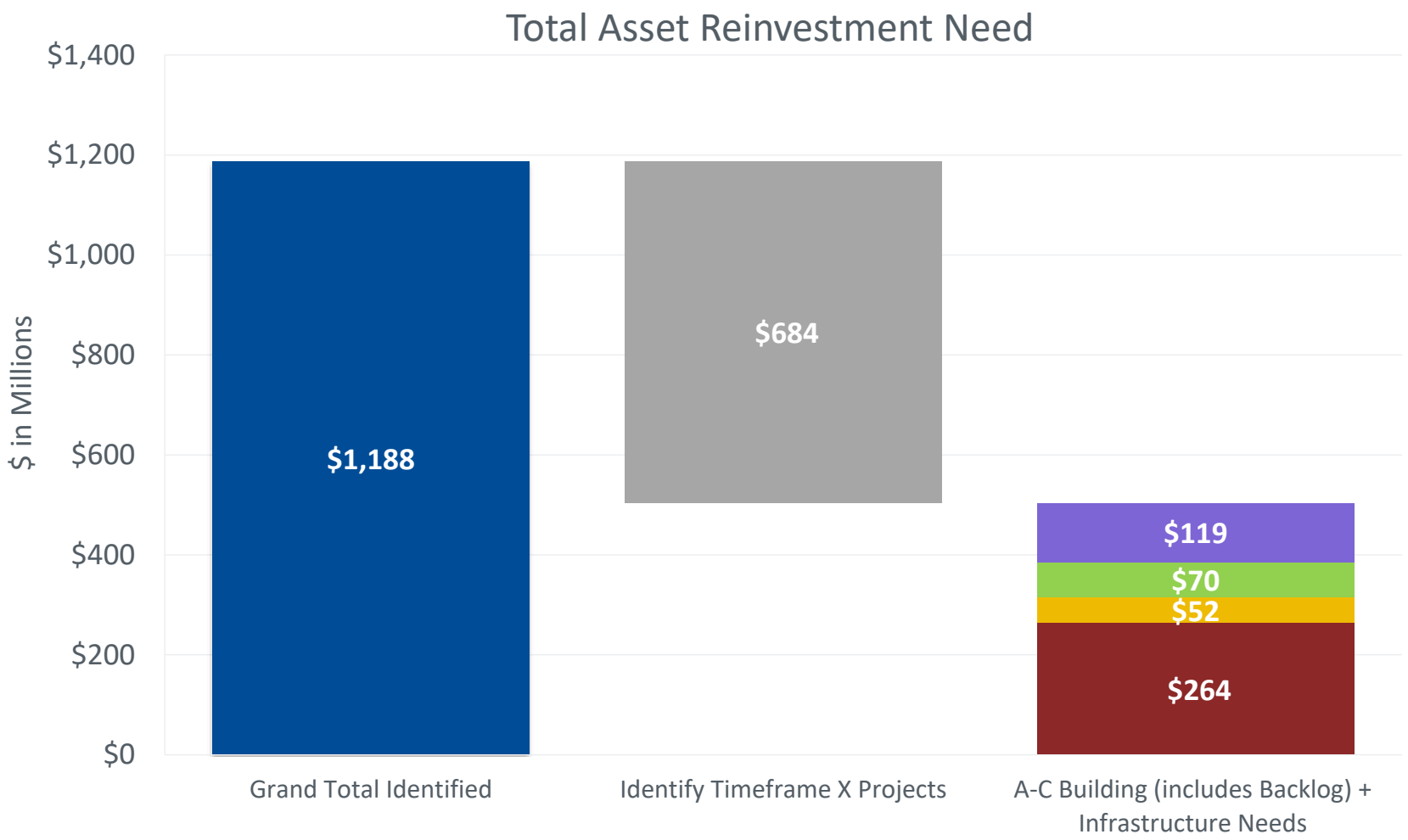
Project / Component Identification

Staff Interviews and Qualification

Portfolio Development

*RSMeans costing basis, vetted by Staff Experience

Total Identified Need On Campus



10 Year Need = $504M

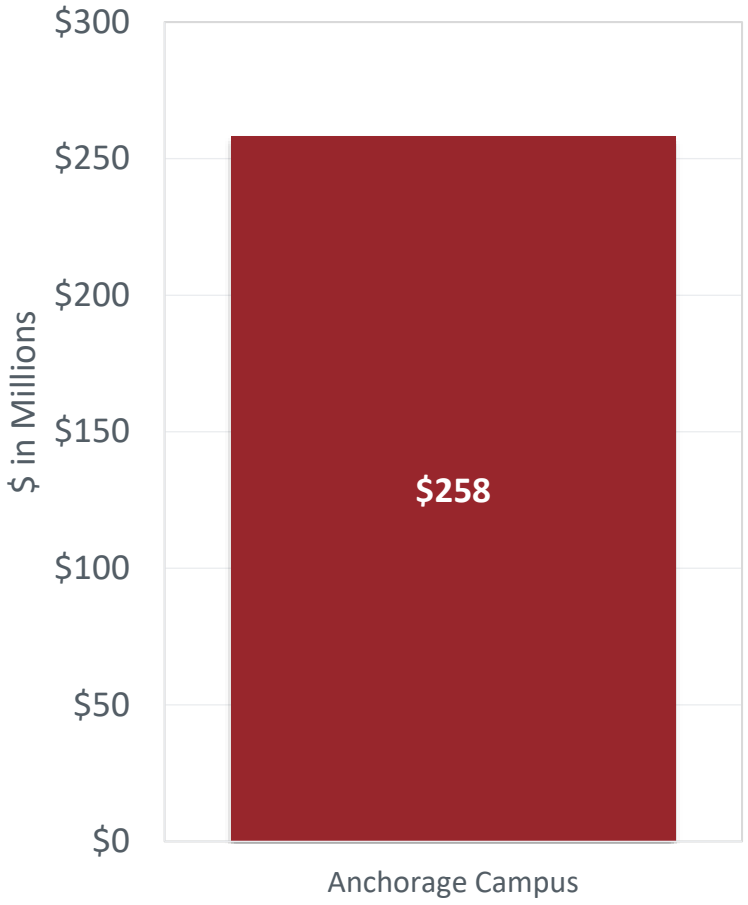
Timeframe C: 8-10 Years

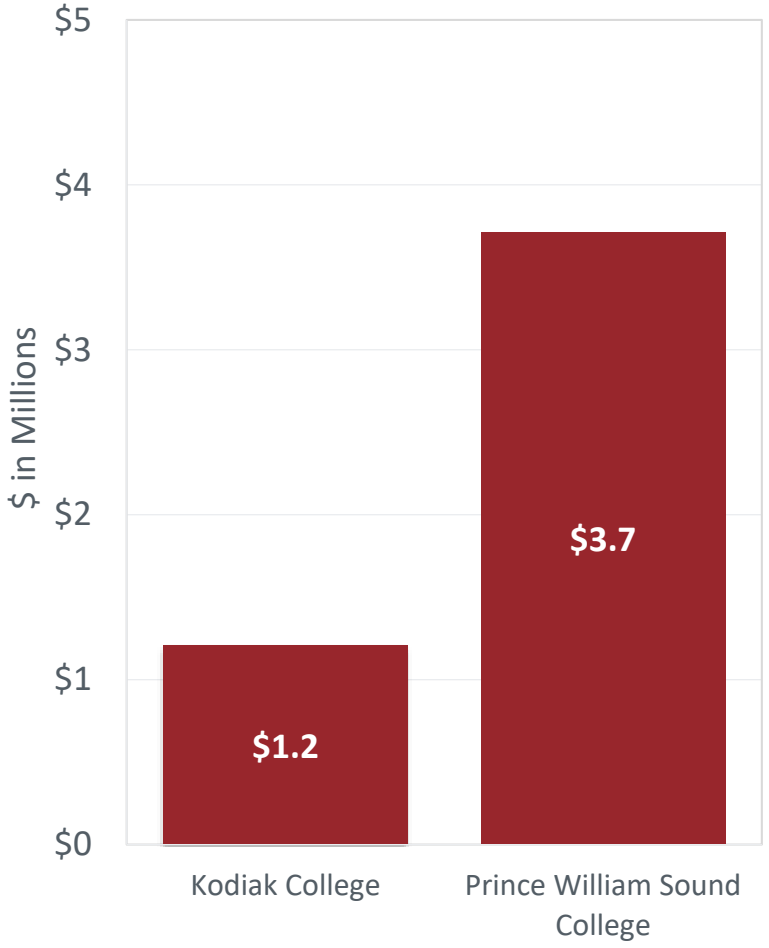
Timeframe B: 4-7 Years

Timeframe A: 1-3 Years

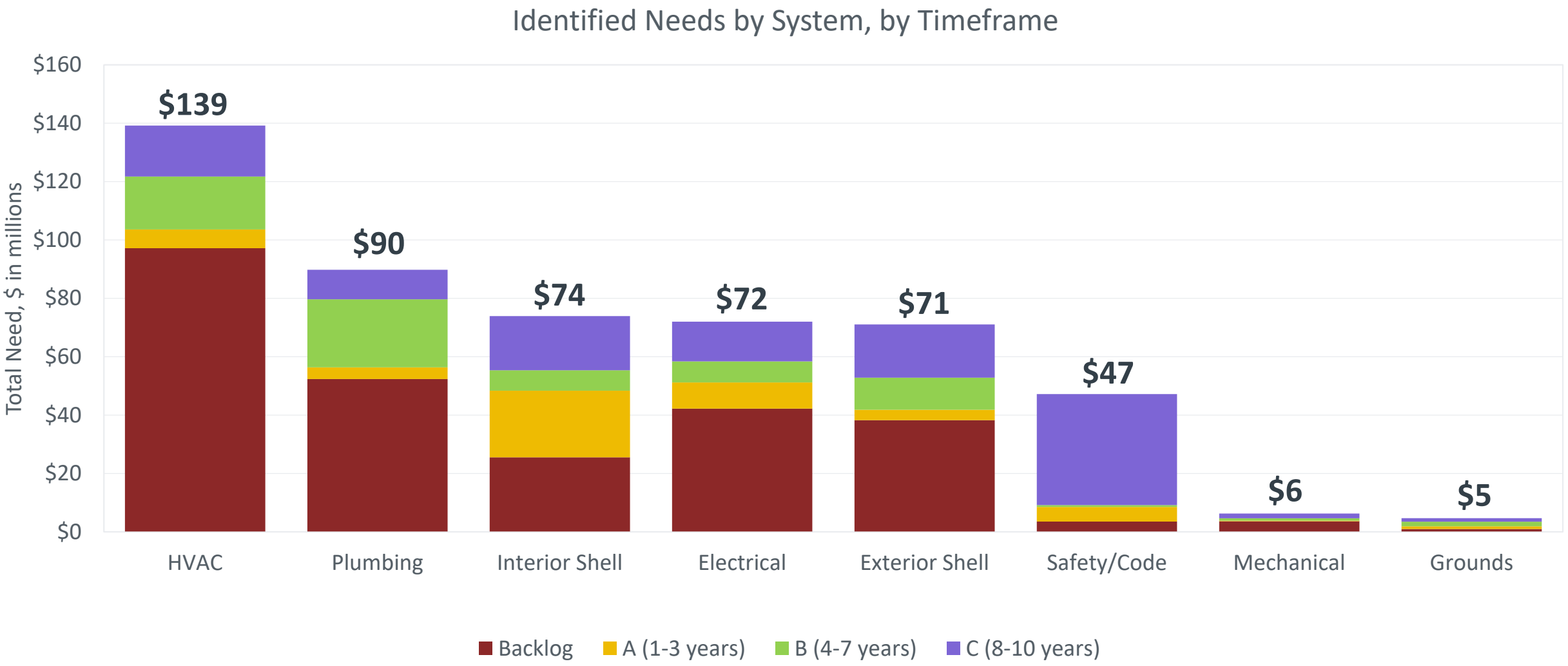
Backlog: Past Due

Backlog by Campus





Identified Needs by System



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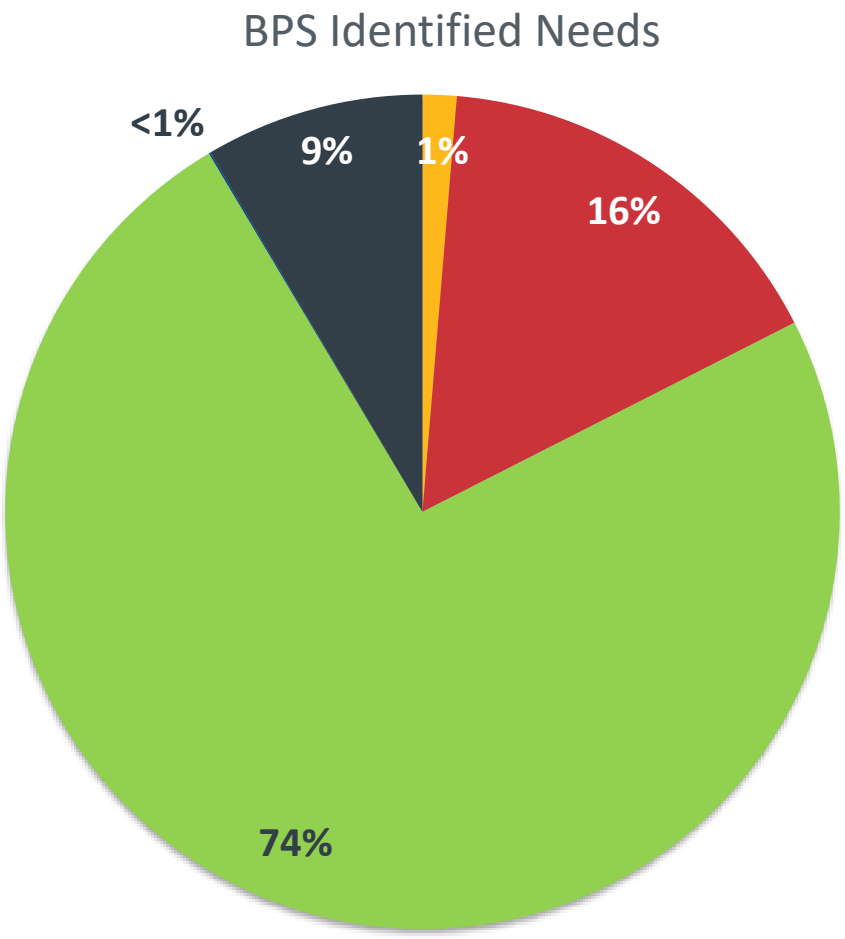
Identified Needs by Investment Criteria

10 Year Building & Infrastructure Needs



Reliability – Issues of imminent failure of compromise to the system that may result in interruption to program or use of space.

Safety/Code – Code compliance issues and institutional safety priorities or items that are not in conformance with current codes, even though the system is "grandfathered" and exempt from current code.

Asset Preservation – Projects that preserve or enhance the integrity of buildings systems or building structure, or campus infrastructure.

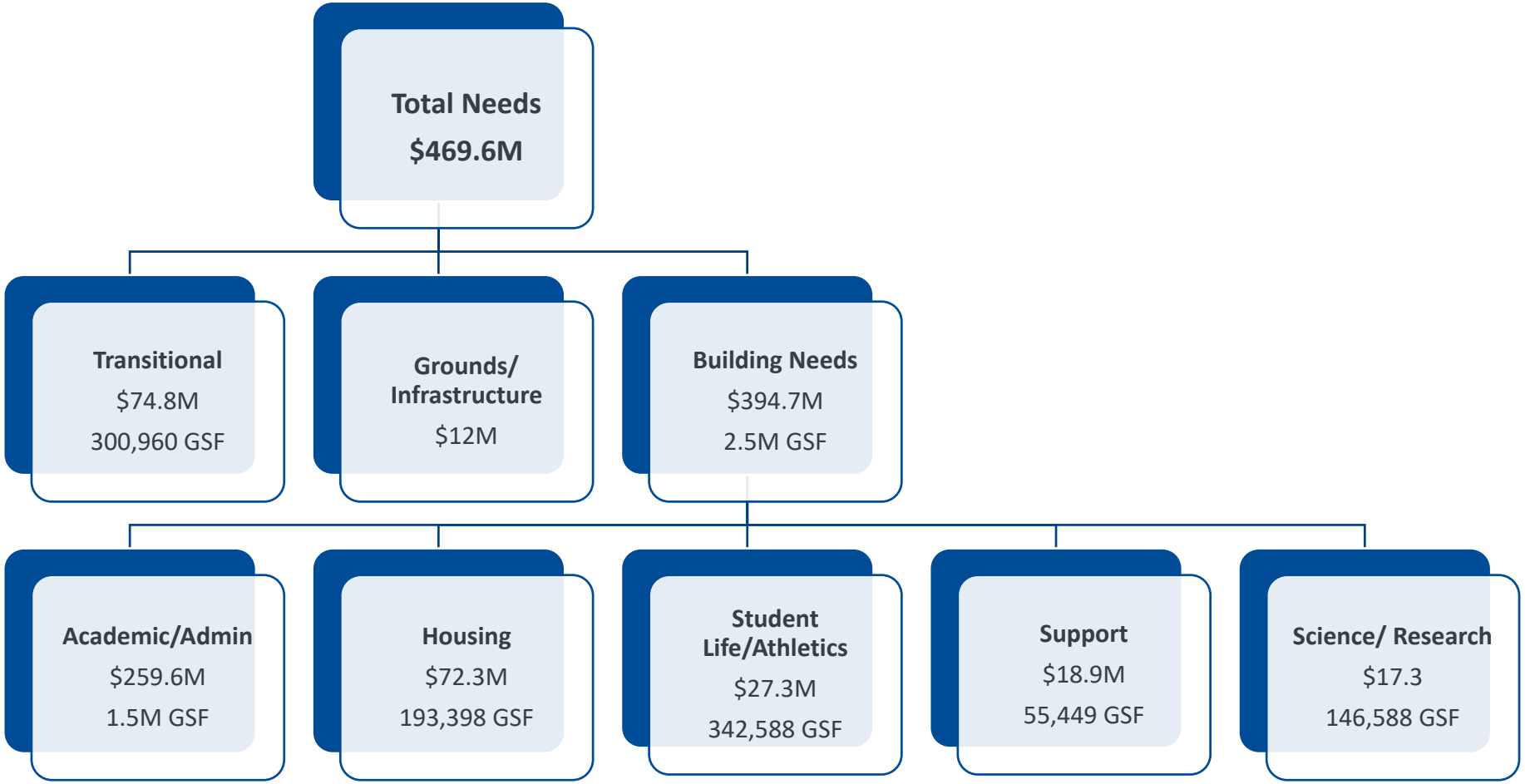
Economic Opportunity – Projects that result in a reduction of annual operating costs or capital savings.

Program Improvement – Projects that improve the functionality of space, primarily driven by academic, student life, and athletic programs or departments. These projects are also issues of campus image and impact.

Increasing Priority

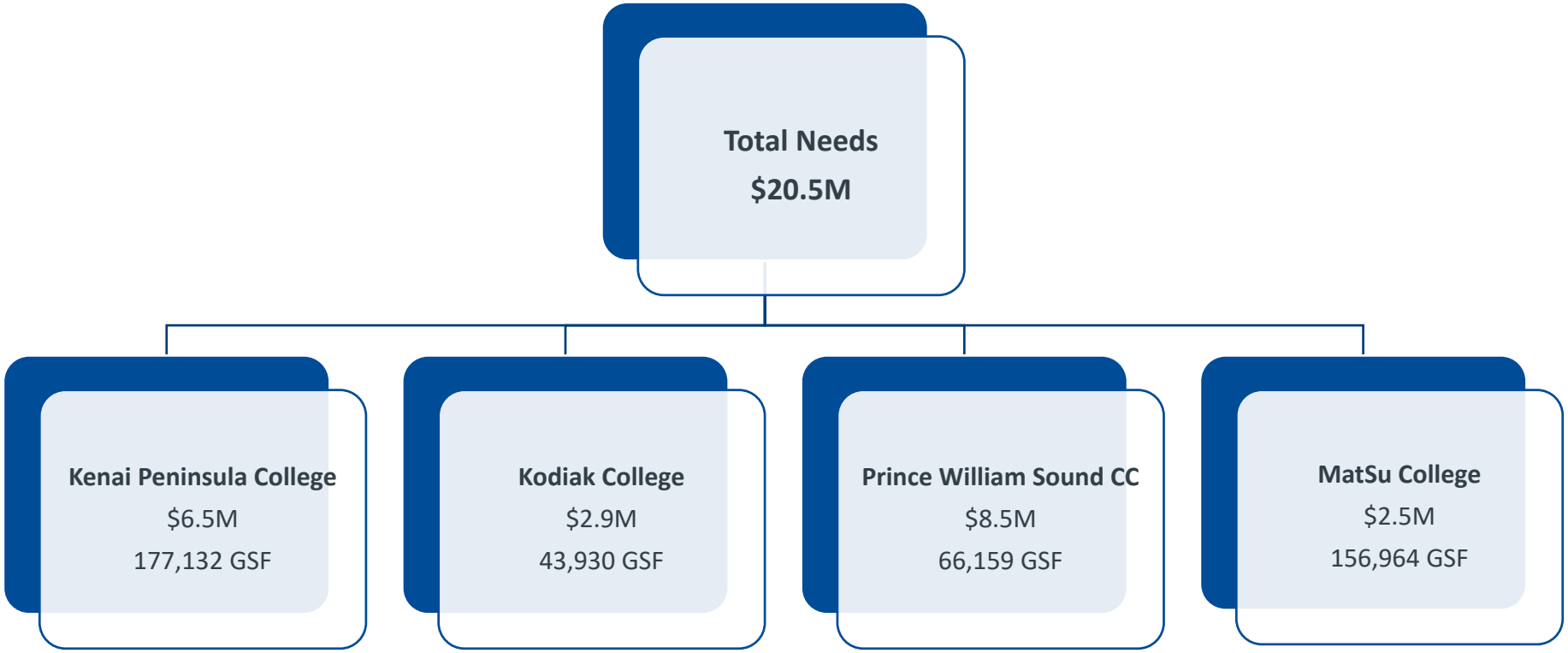
Anchorage Building Portfolios

Portfolios based upon building use



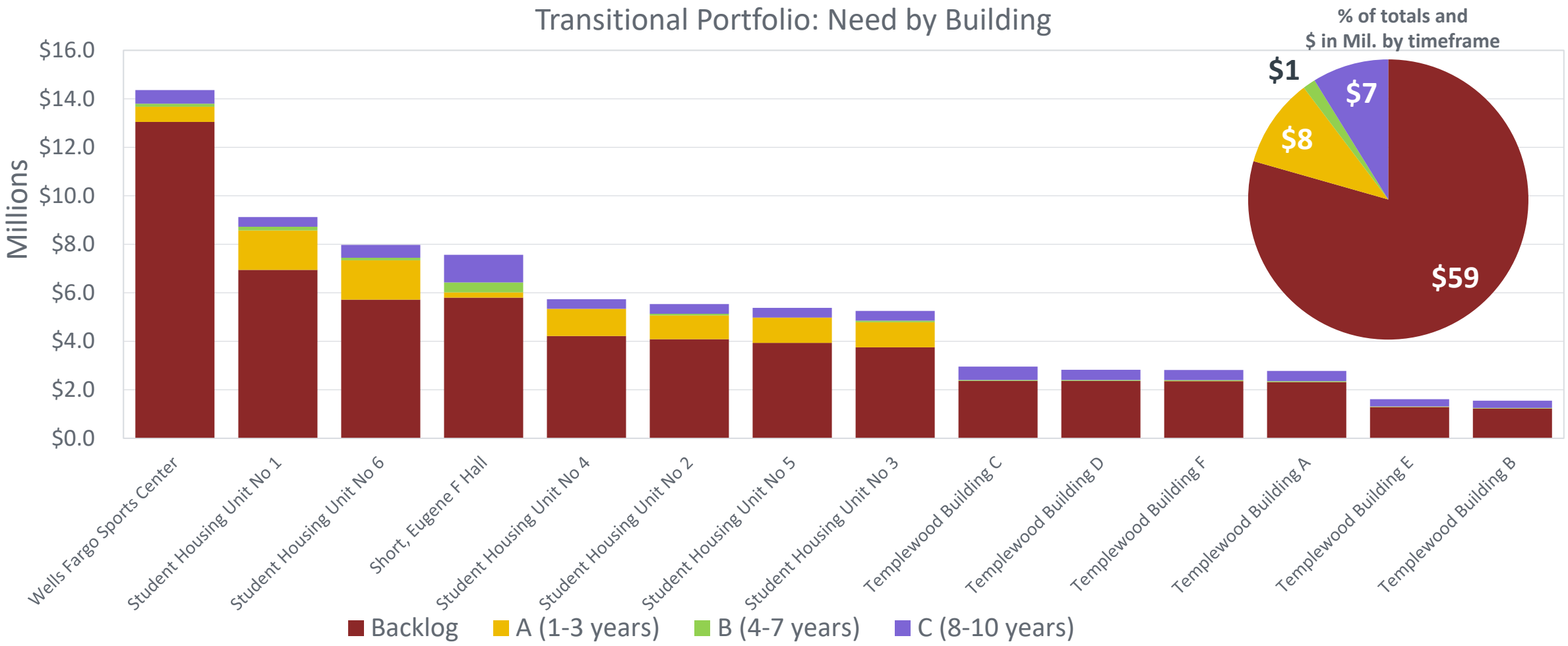
Community Campuses

Portfolios based upon building use



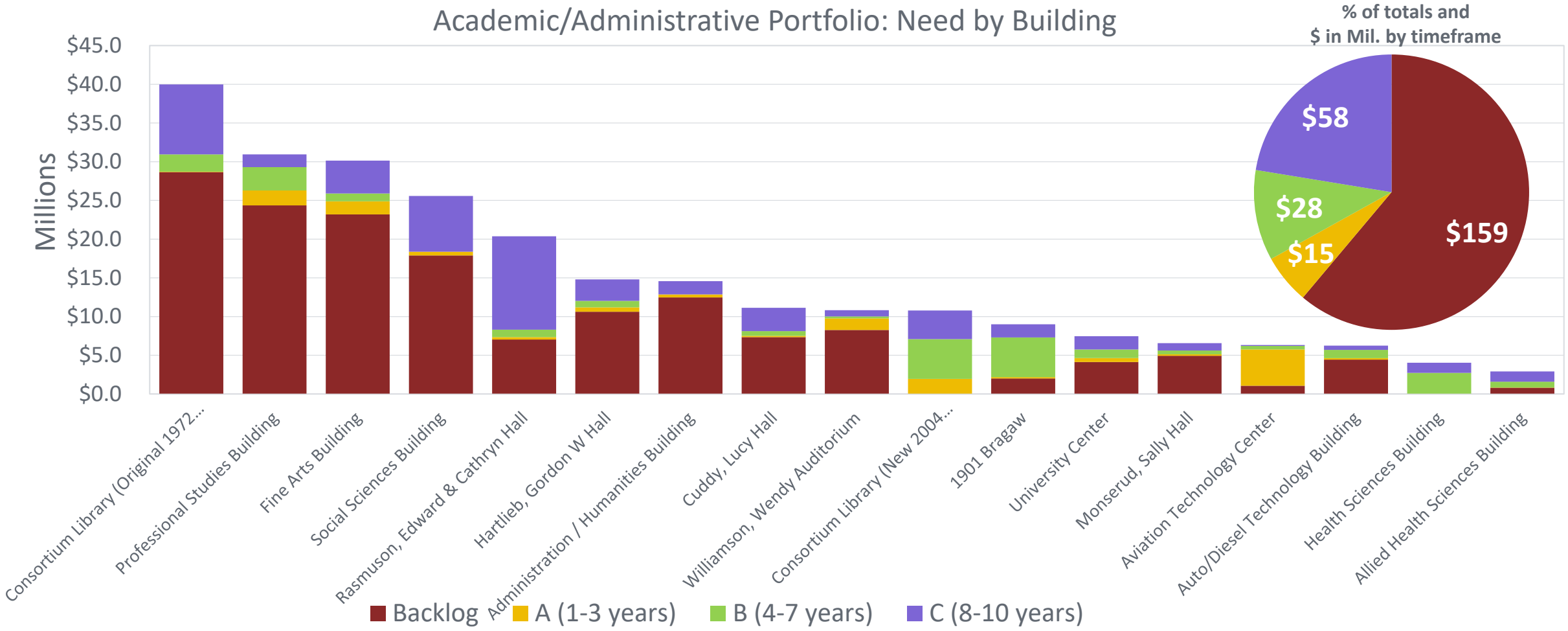
Transitional Portfolio - $74.8M

Highest need building: Wells Fargo Sports Center



Academic/ Administrative - $259.6M

Highest need building: Consortium Library



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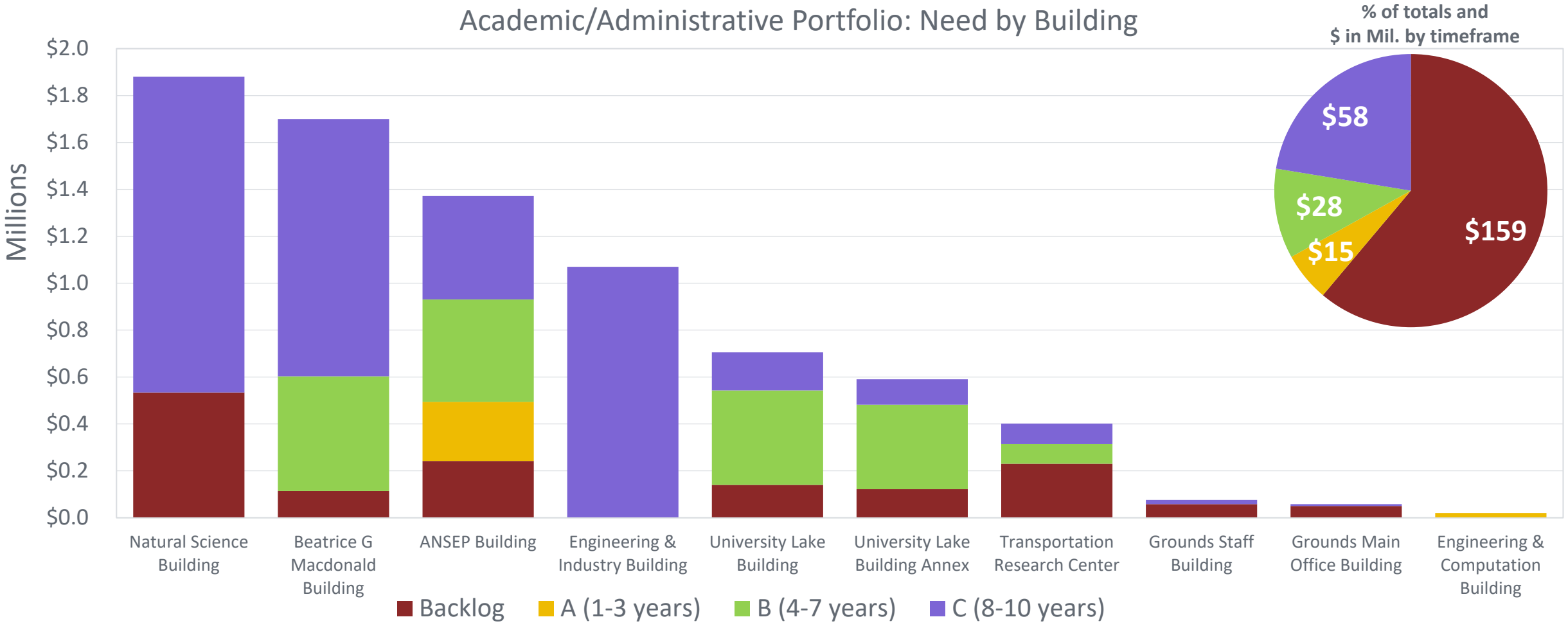
Academic/ Administrative - $259.6M

Buildings with less than $2M in need



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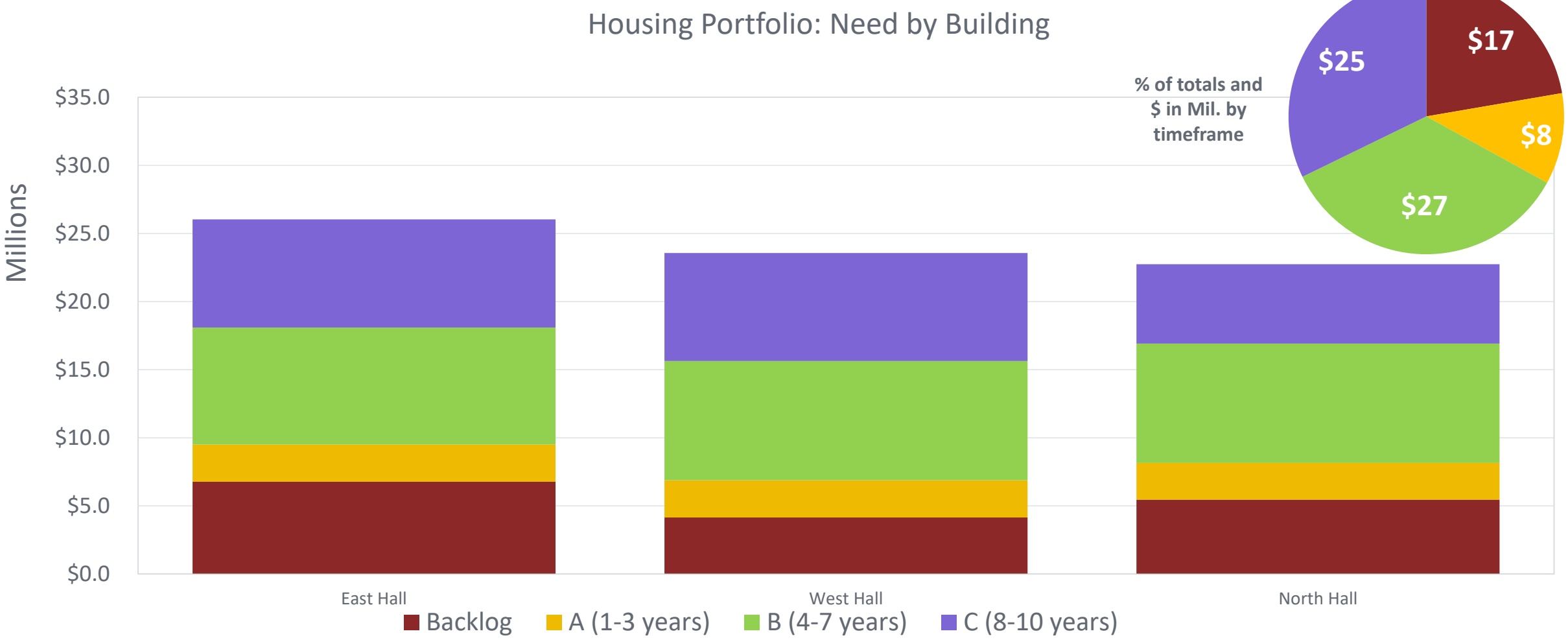
Housing - $72.3M

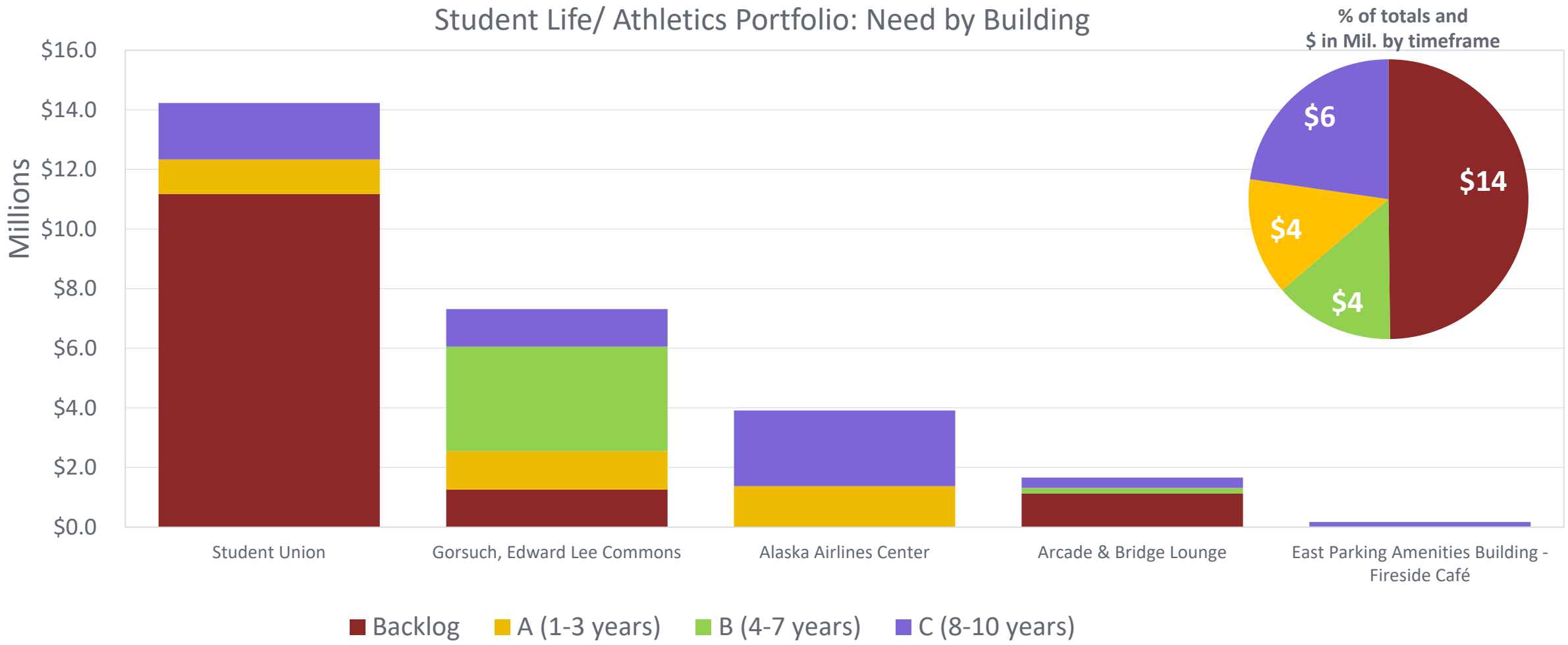
Highest need building: East Hall



**Does not include Templewood or MAC housing (see Transitional)*

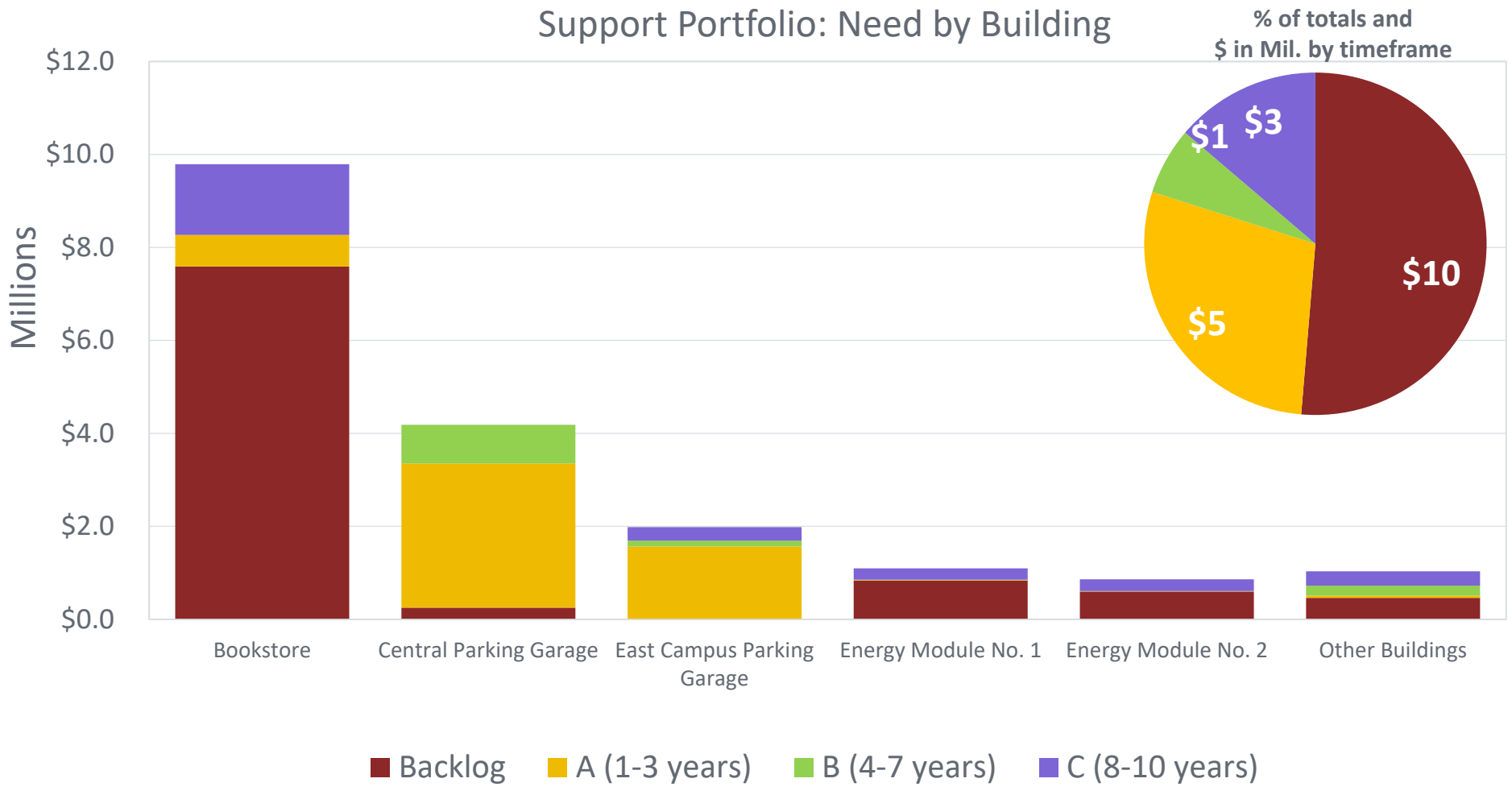
Student Life/Athletics Portfolio - $27.3M

Highest need building: Student Union



Support Portfolio - $27.4M

Highest need building: Bookstore

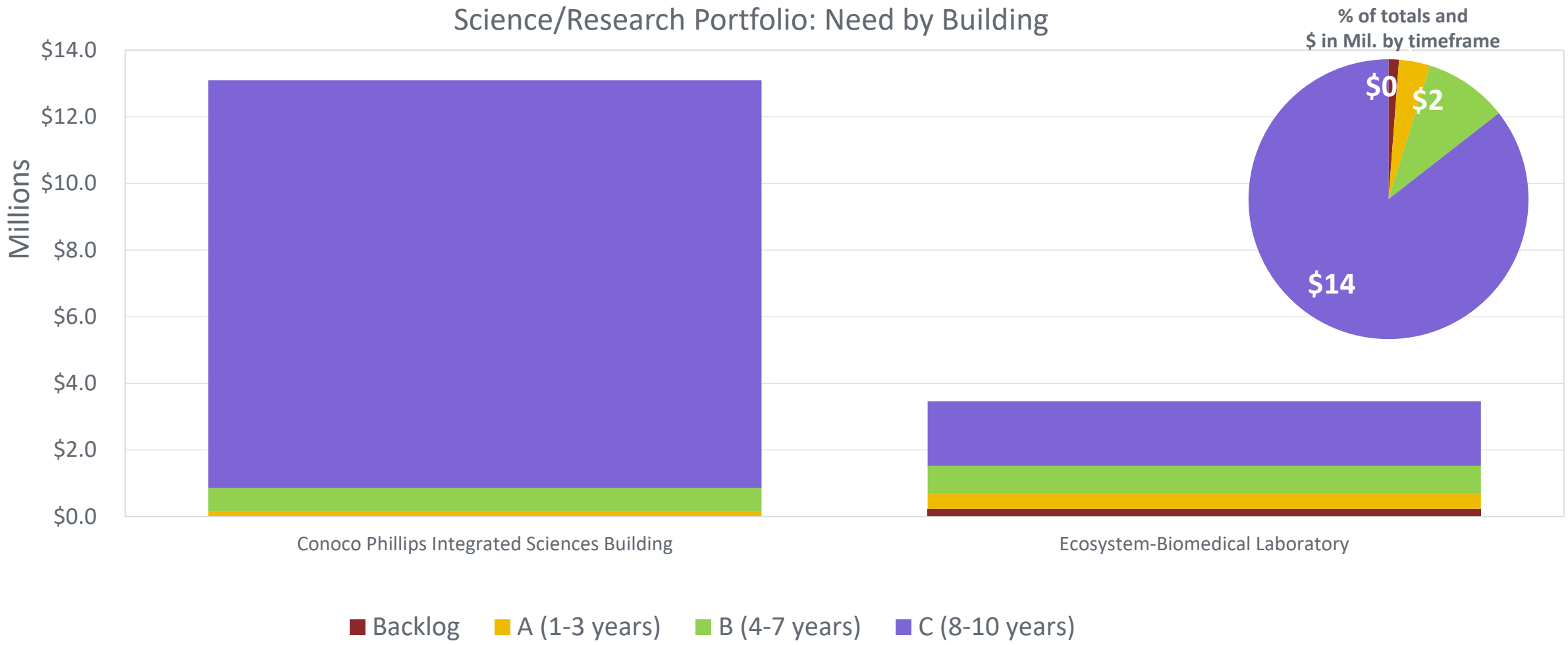


Other Buildings:

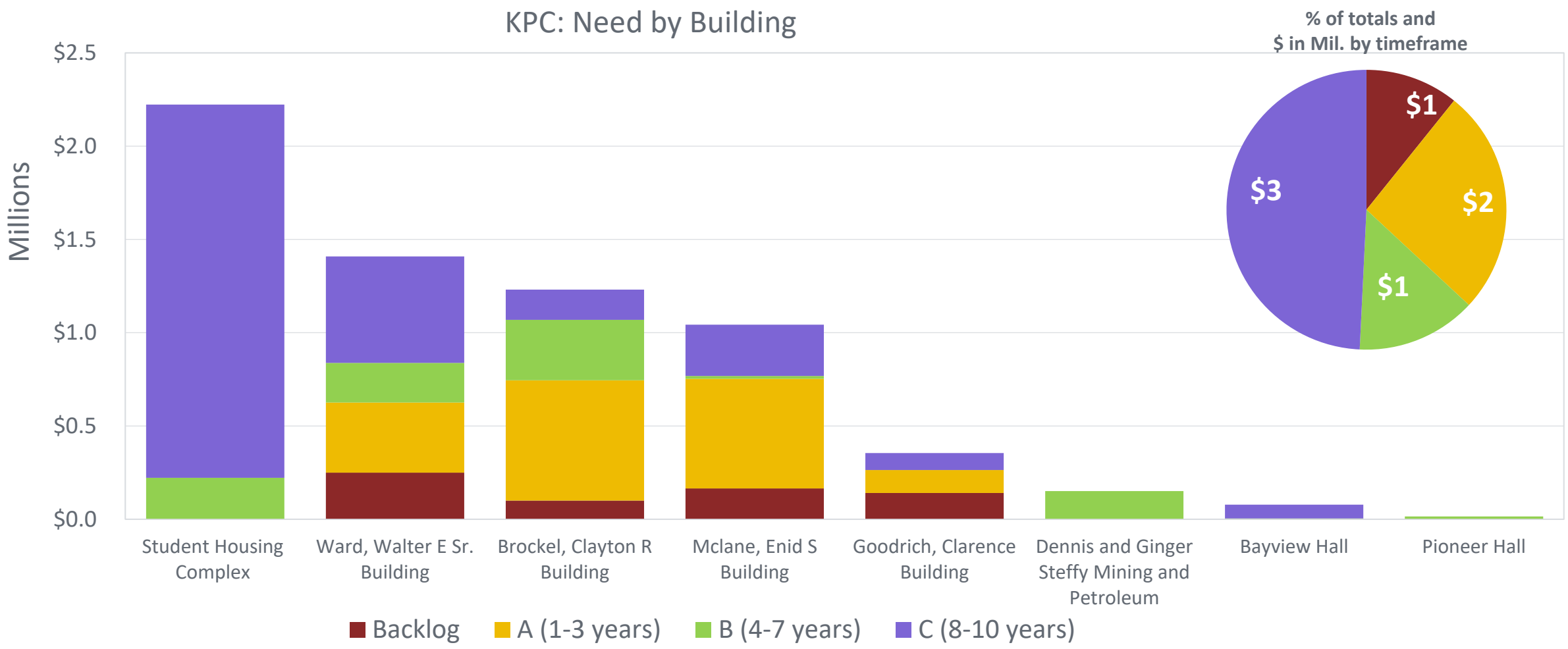
- West Bridge (spine 1)
- Greenhouse
- Administration Utility Building
- Custodial Storage Shed
- Greenhouse Storage
- Grounds Irrigation Equipment Shop
- Grounds Equipment Shop
- Wells Fargo Sports Center Ice Plant
- Health Sciences Skybridge

Science/Research - $17.9M

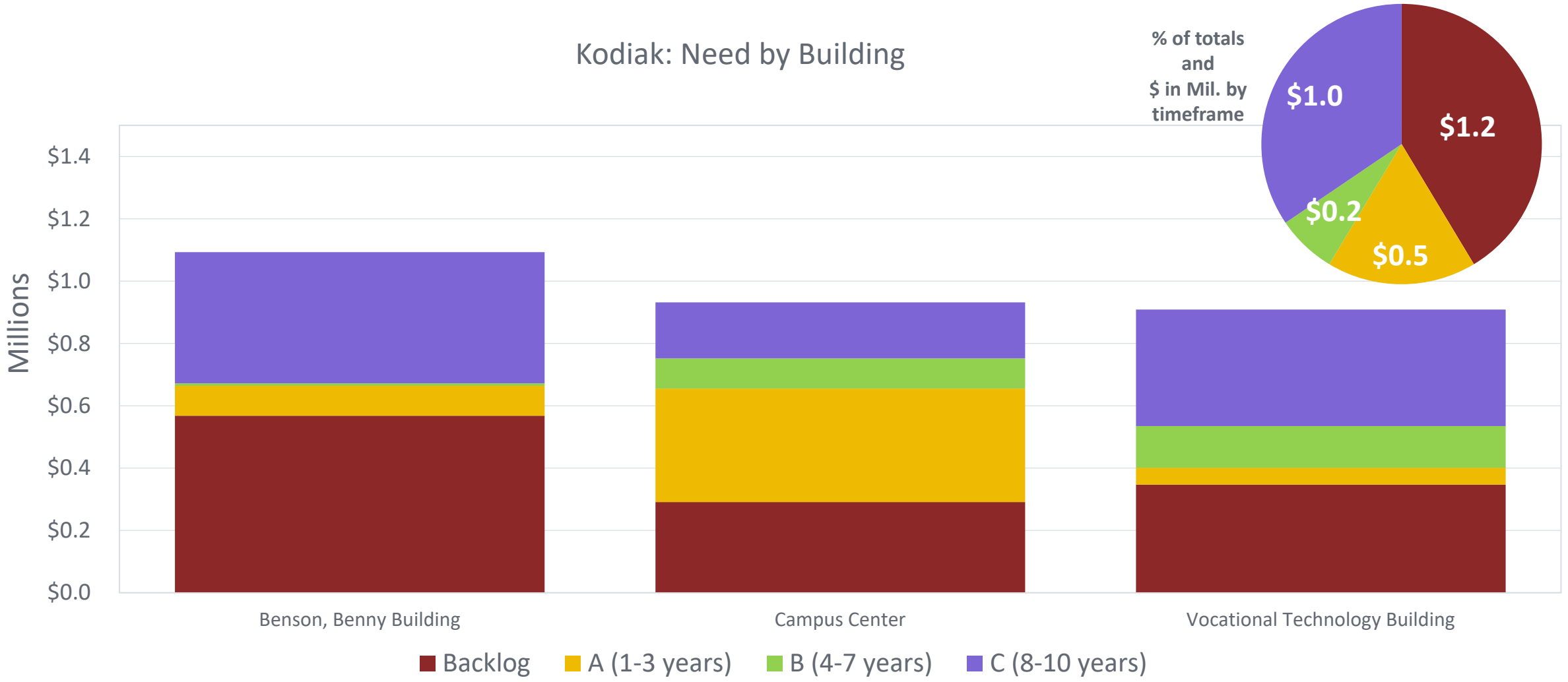
Highest need building: Conoco Phillips Integrated Sciences Building



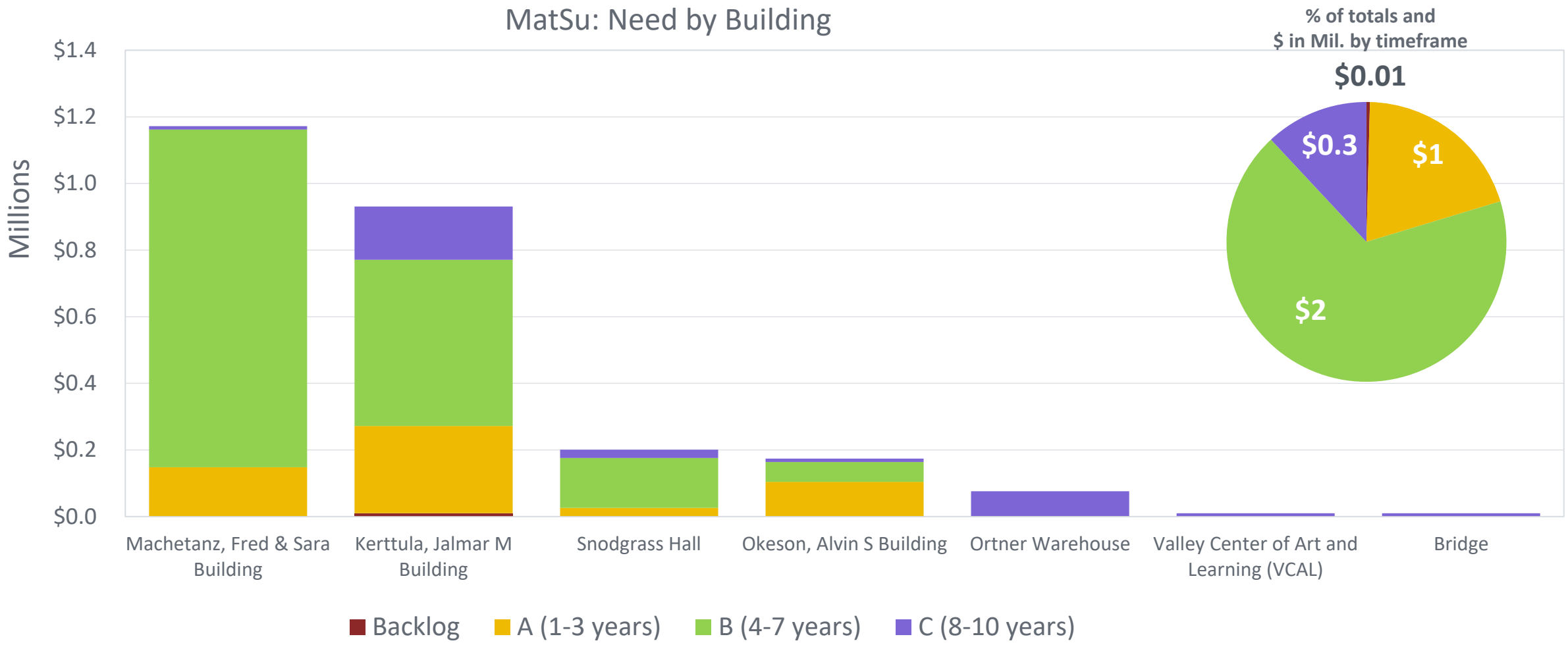
Kenai Peninsula College



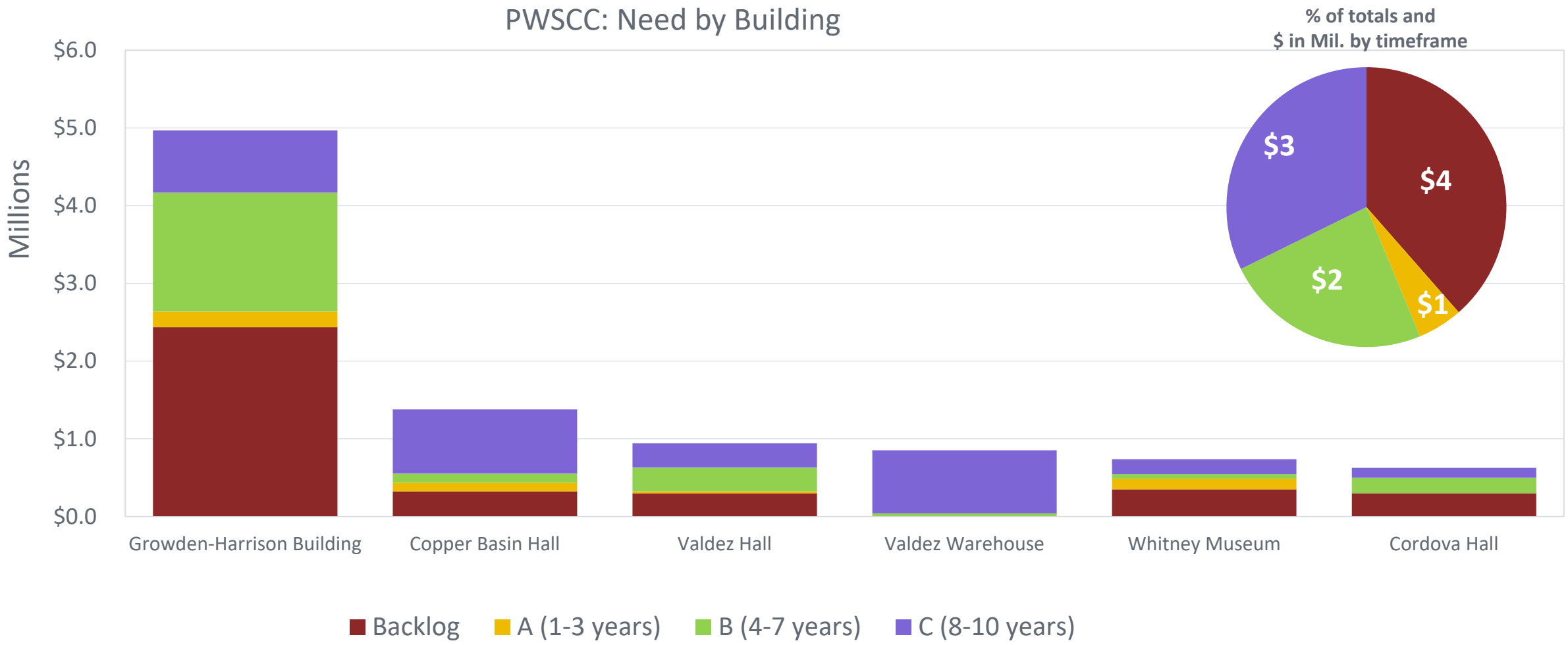
Kodiak College



Matanuska-Susitna College



Prince William Sound Community Campus

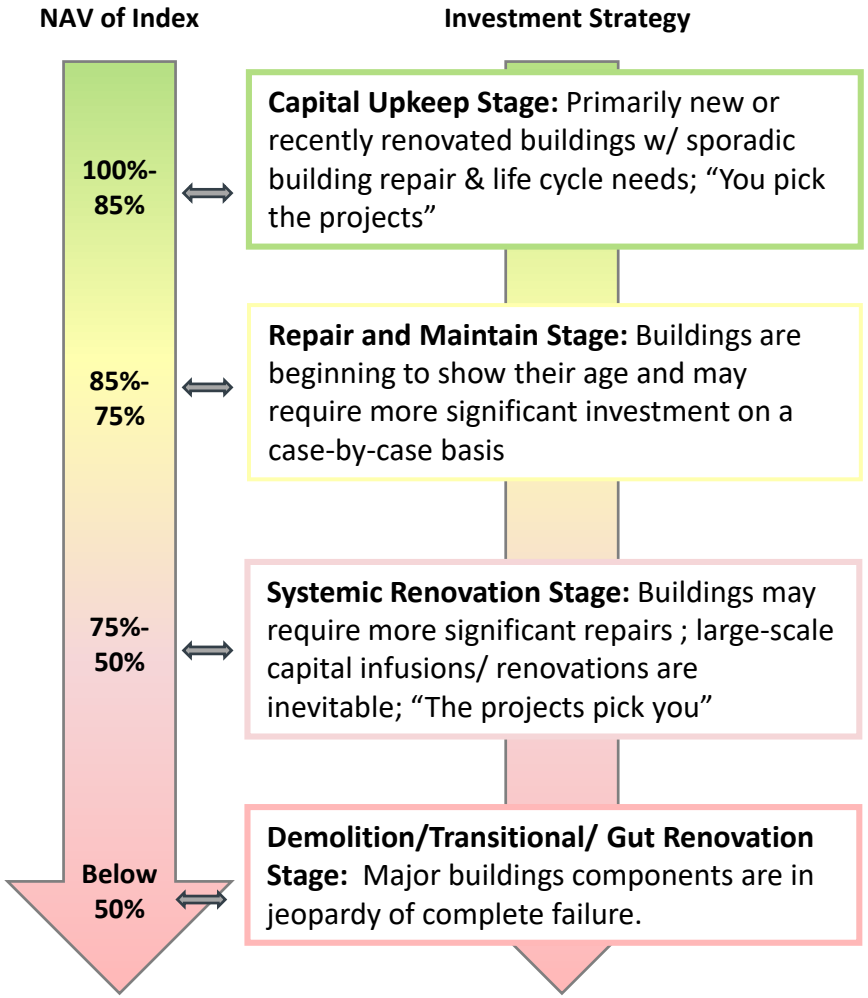


Net Asset Value

Calculating the percent good

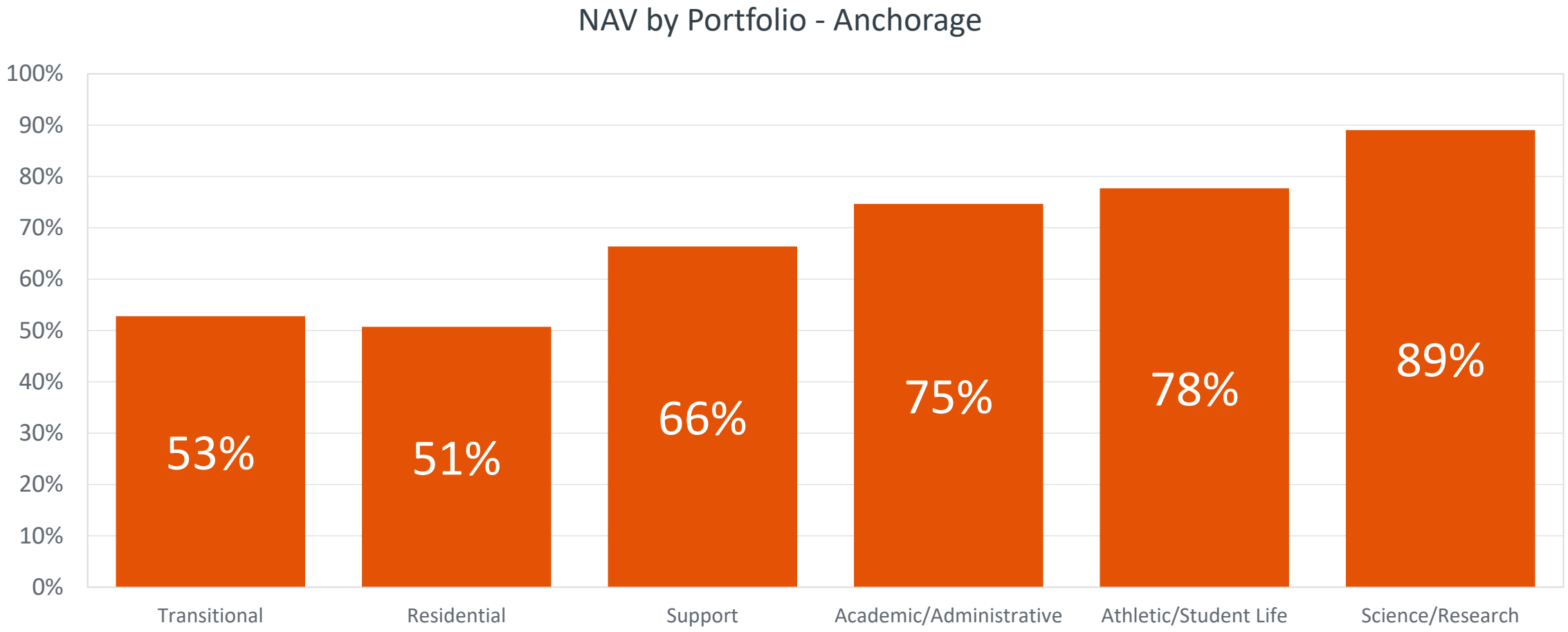
$$\text{NAV Index} = \frac{\text{(Replacement Value-Building Needs)}}{\text{Replacement Value}} \times 100$$

Campus leadership can set different NAV levels for different buildings and portfolios, helping to balance capital investments across campus and prioritize project selection

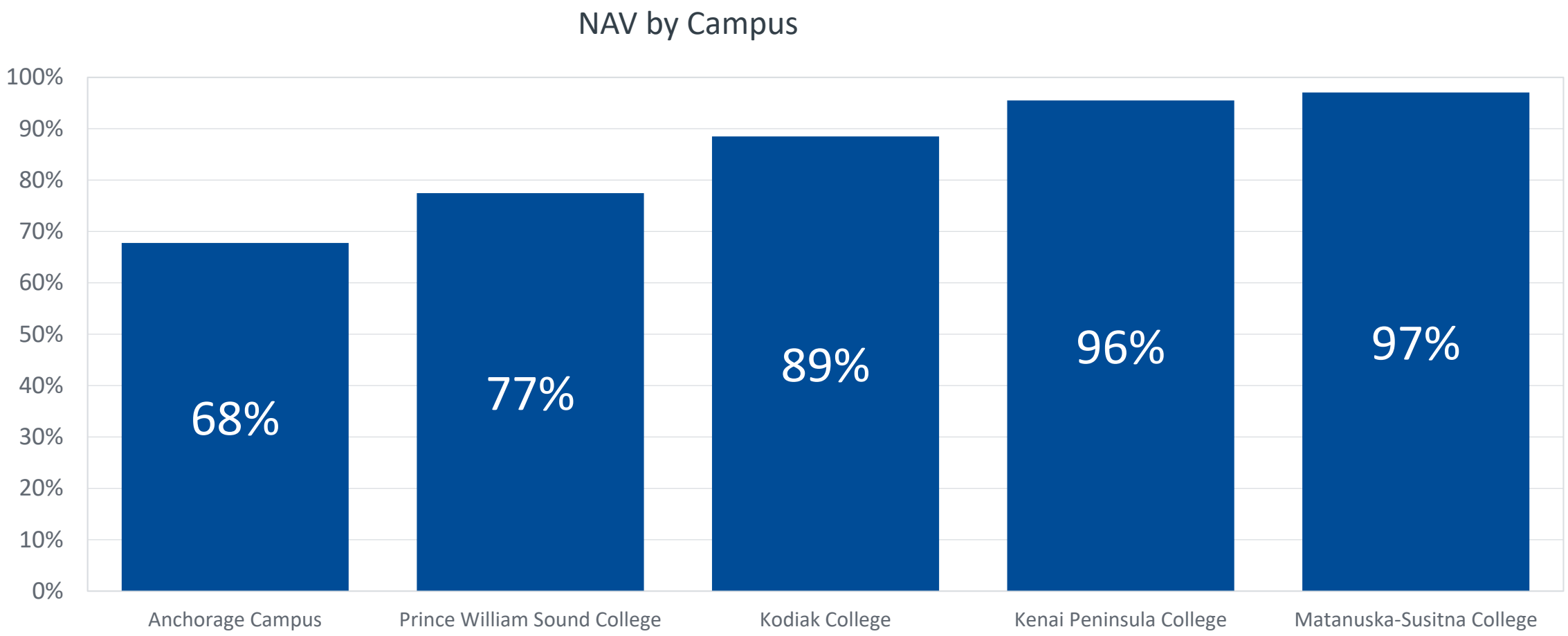


Net Asset Value (NAV) by Portfolio - Anchorage

Measurement of the % of good

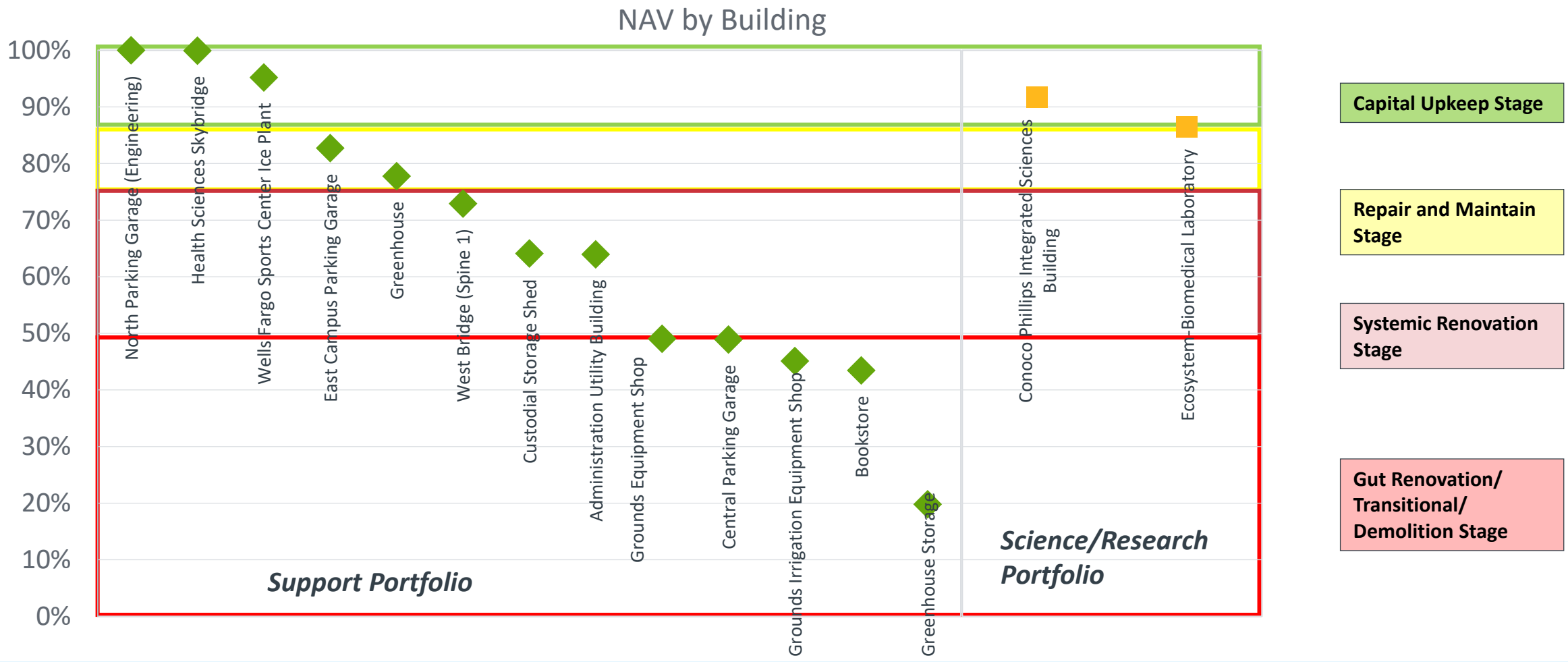


Net Asset Value by Campus



Identifying Priority Buildings for Investment - Anchorage

A measurement of the percent 'good' in a building



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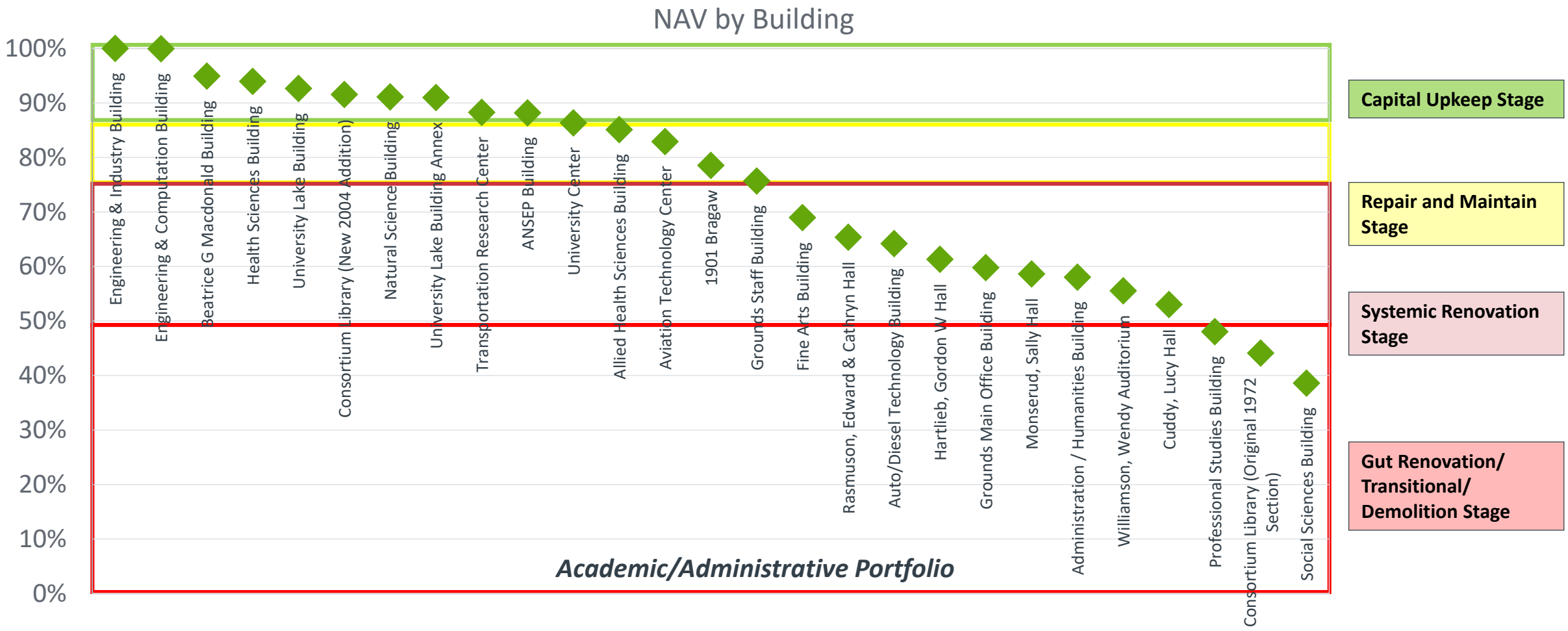
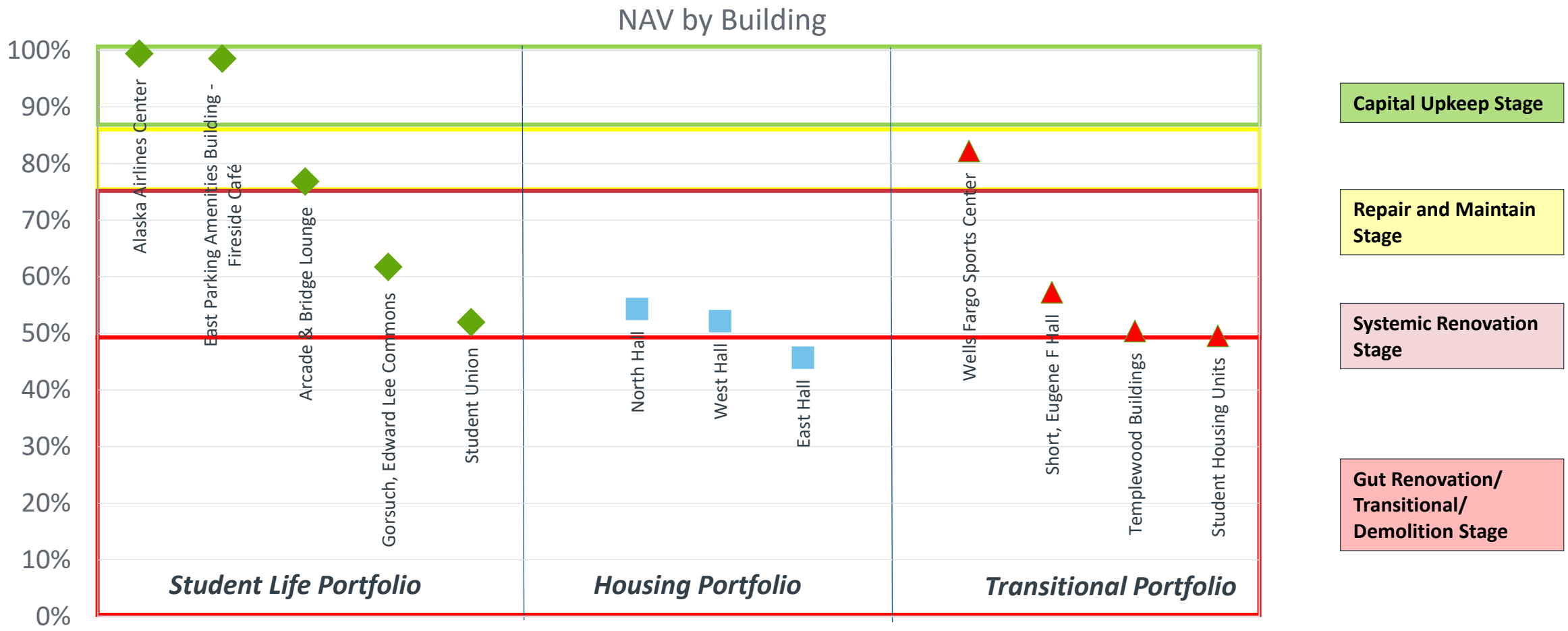
Identifying Priority Buildings for Investment - Anchorage

A measurement of the percent 'good' in a building



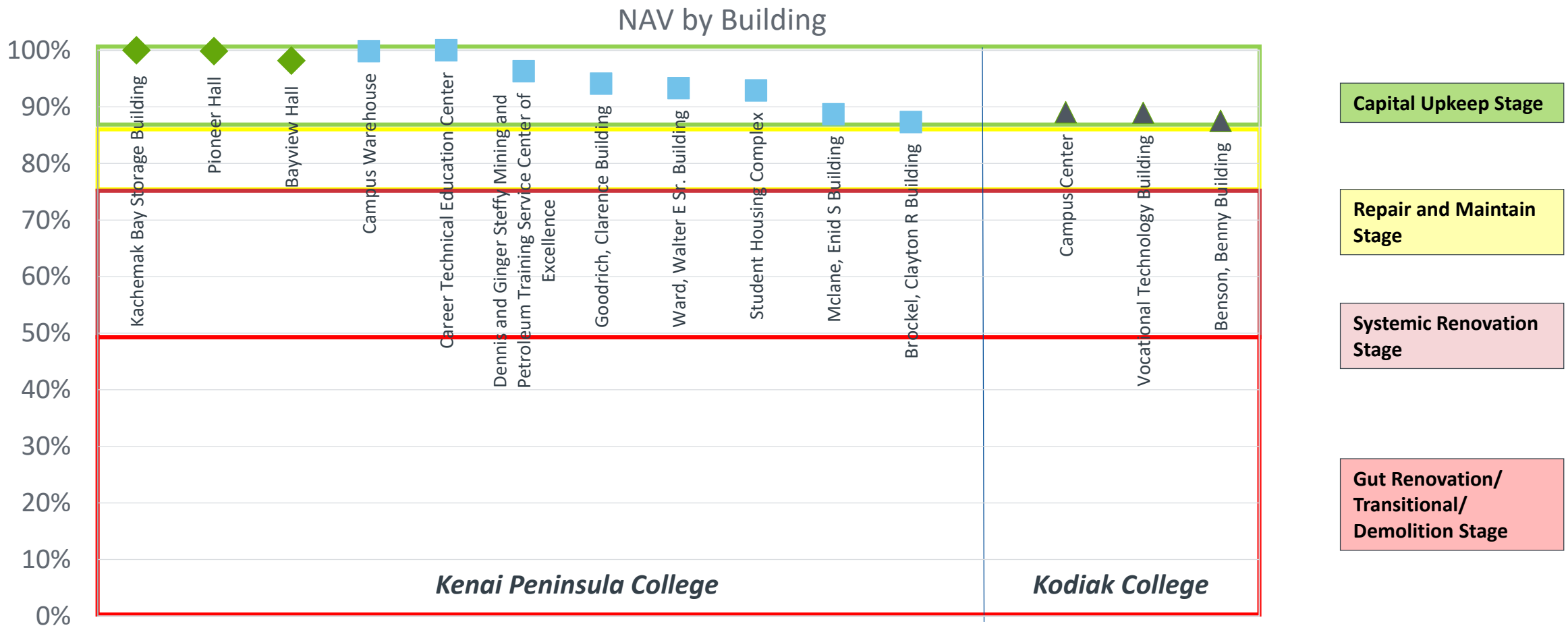
Identifying Priority Buildings for Investment - Anchorage

A measurement of the percent 'good' in a building



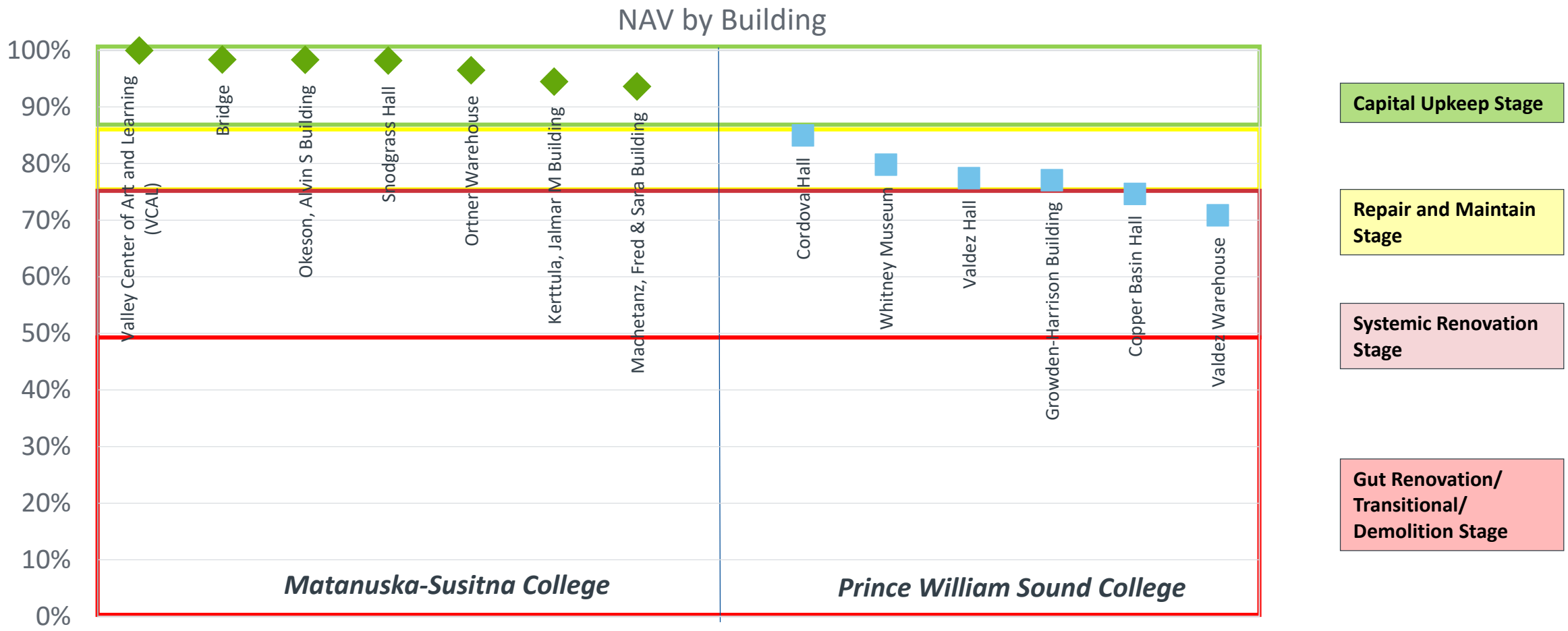
Identifying Priority Buildings for Investment – Comm. Campus

Kenai Peninsula College and Kodiak College

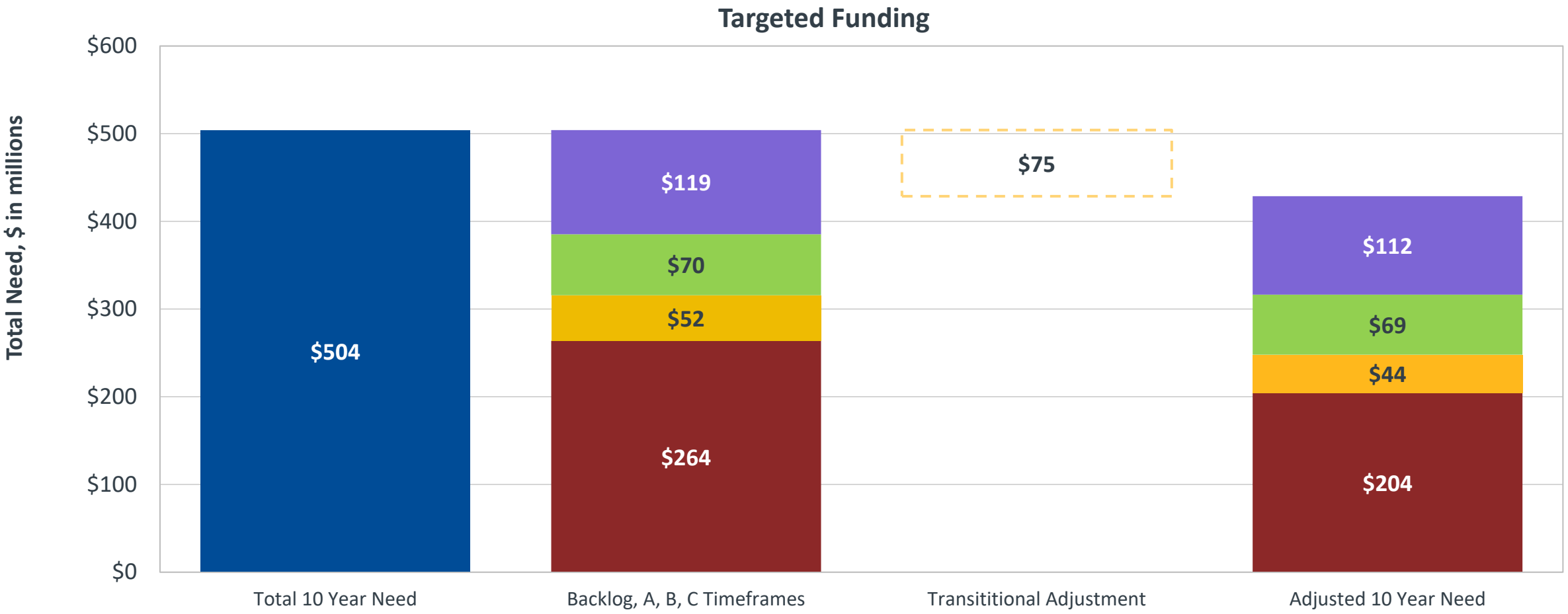


Identifying Priority Buildings for Investment – Comm. Campus

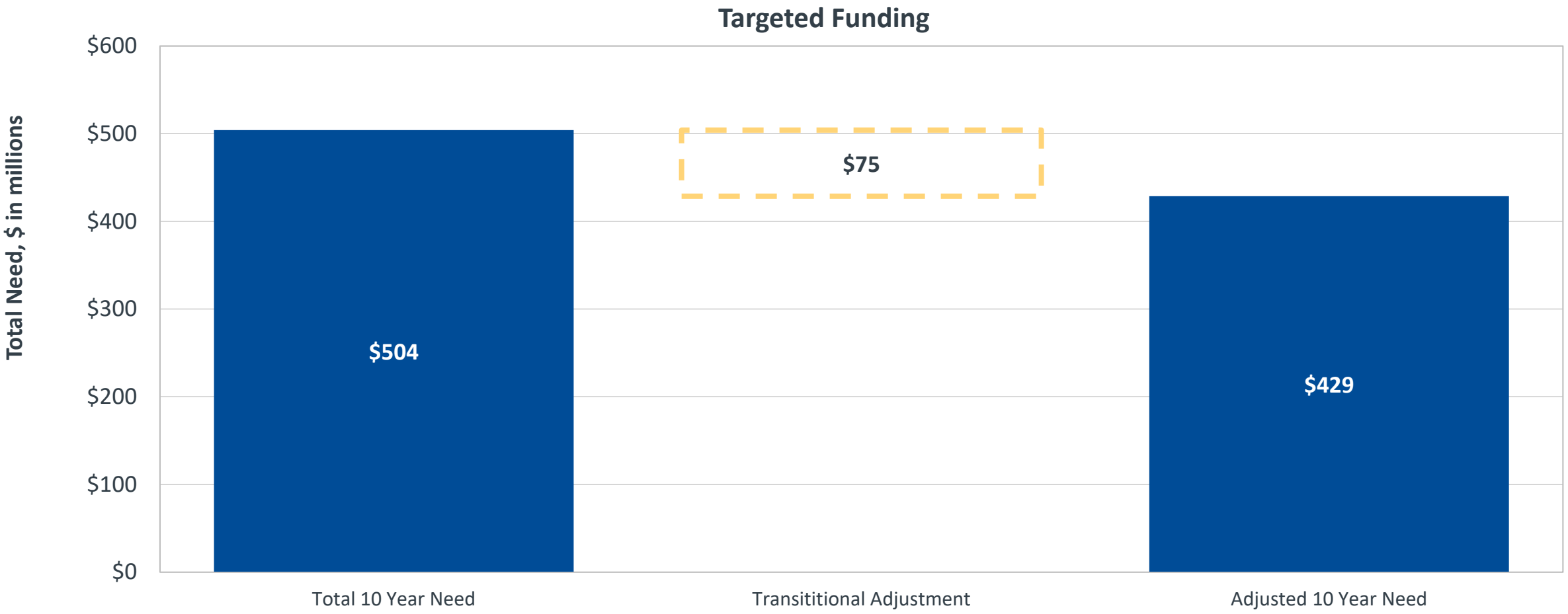
Matanuska-Susitna College & Prince William Sound College



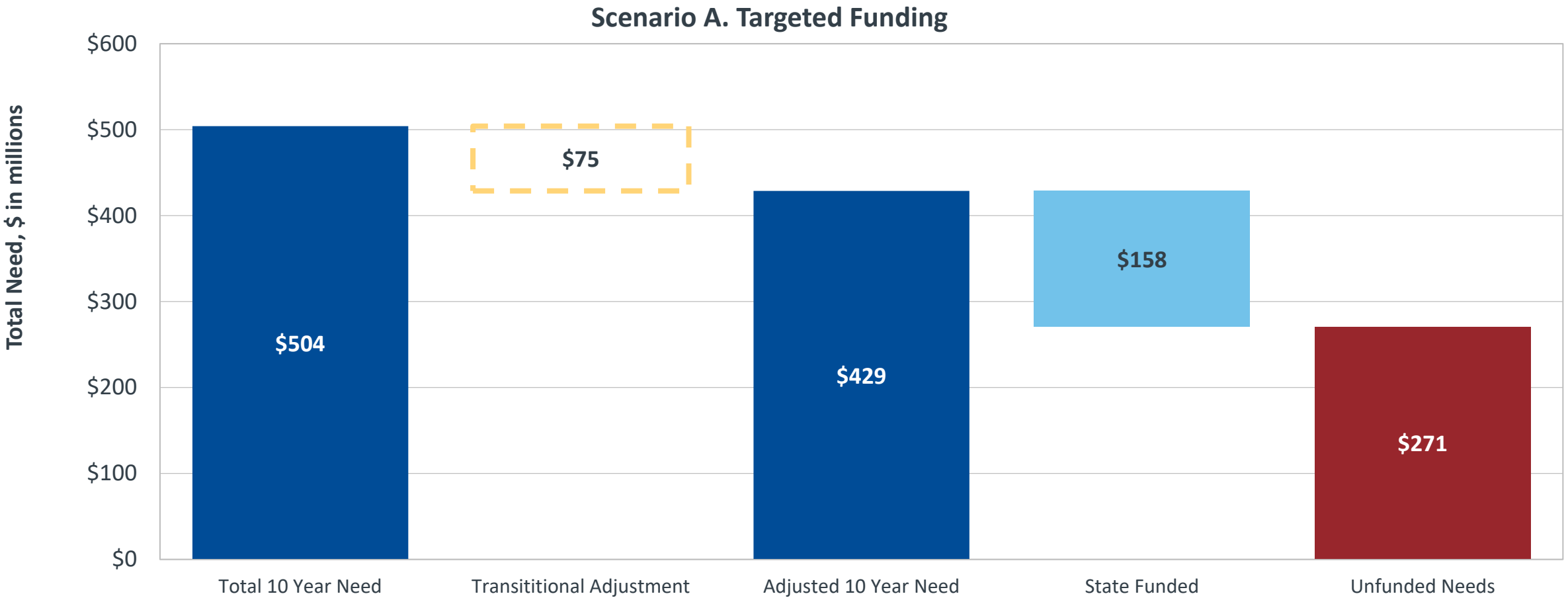
Total Asset Reinvestment Need less Transitional



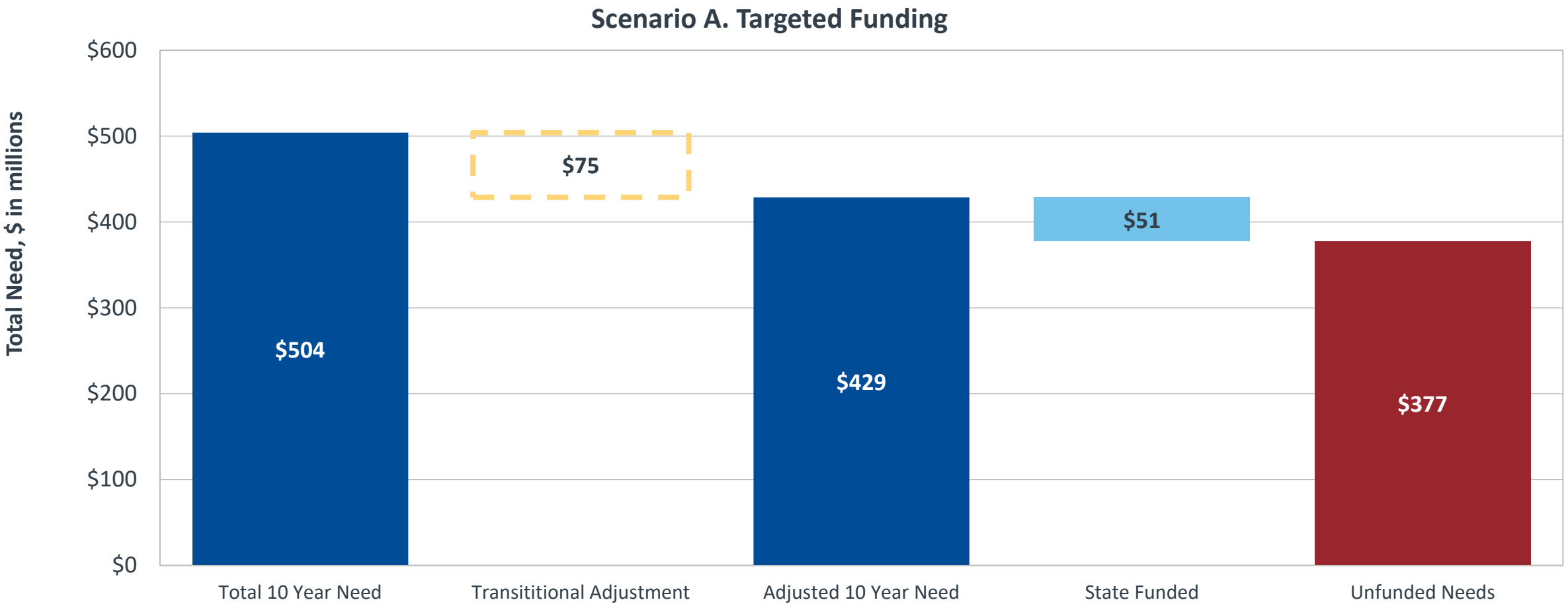
Targeting Funding away from Transitional Portfolio



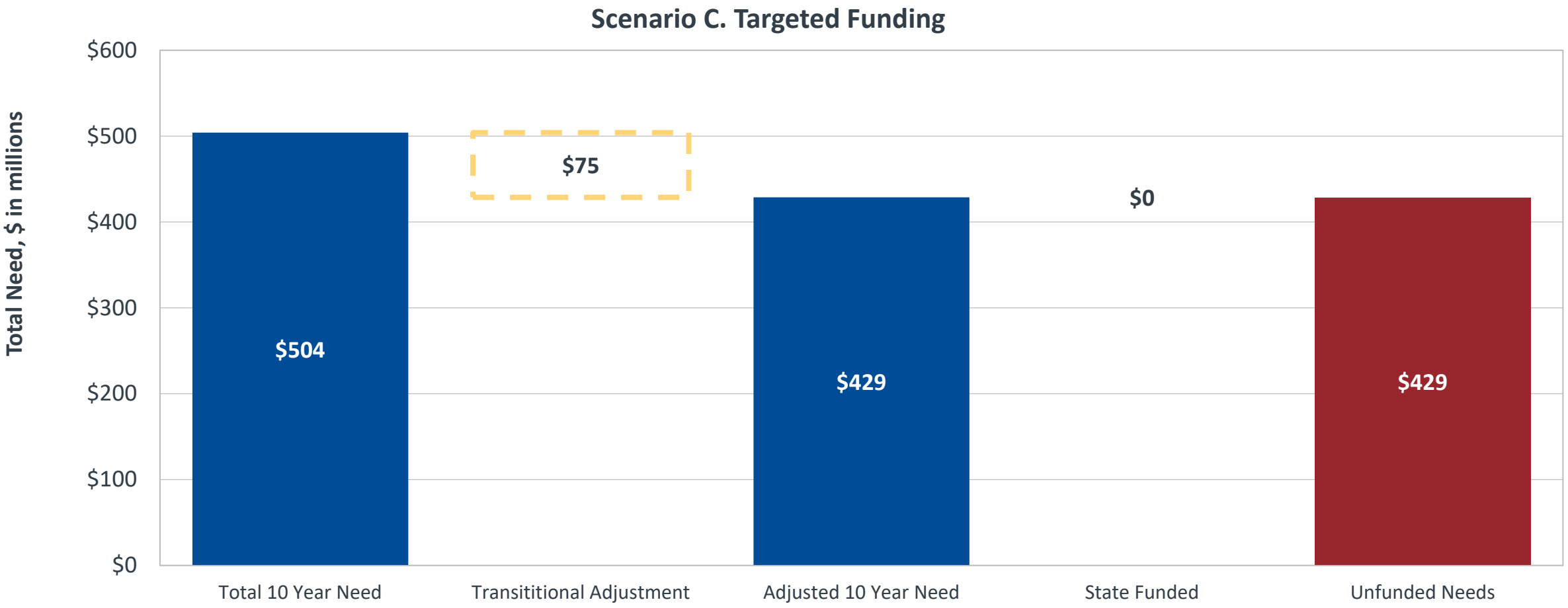
Scenario A: Total State Requested Funding



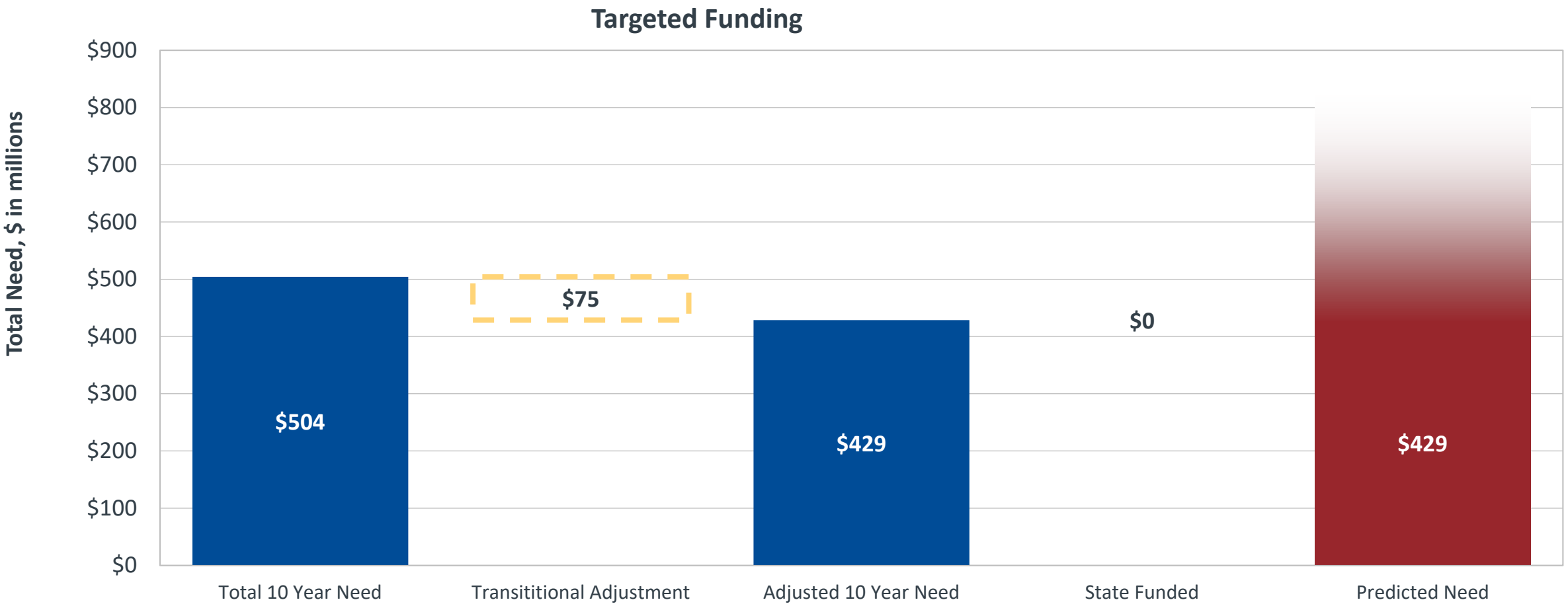
Scenario B: Historical State Allocation



Scenario C: No State Funding

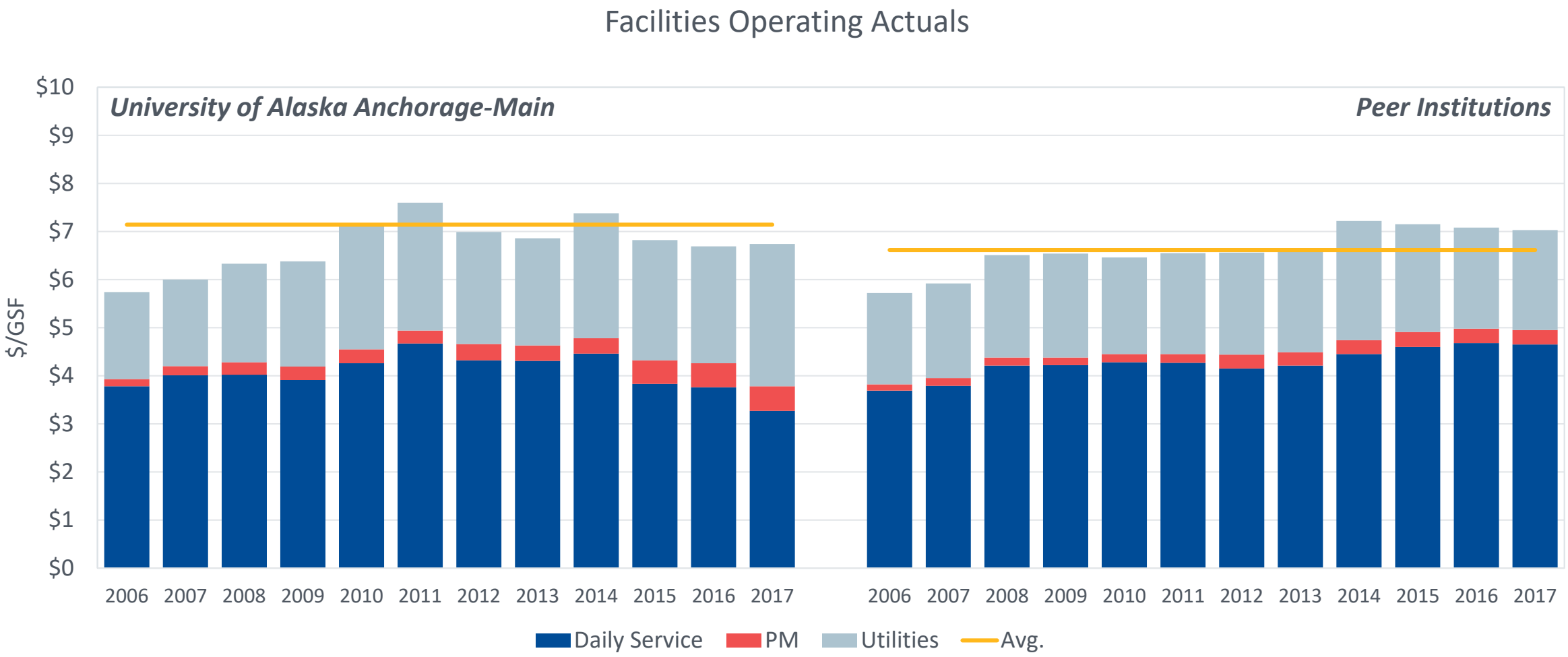


Impact of Scenario C on Future Campus Need

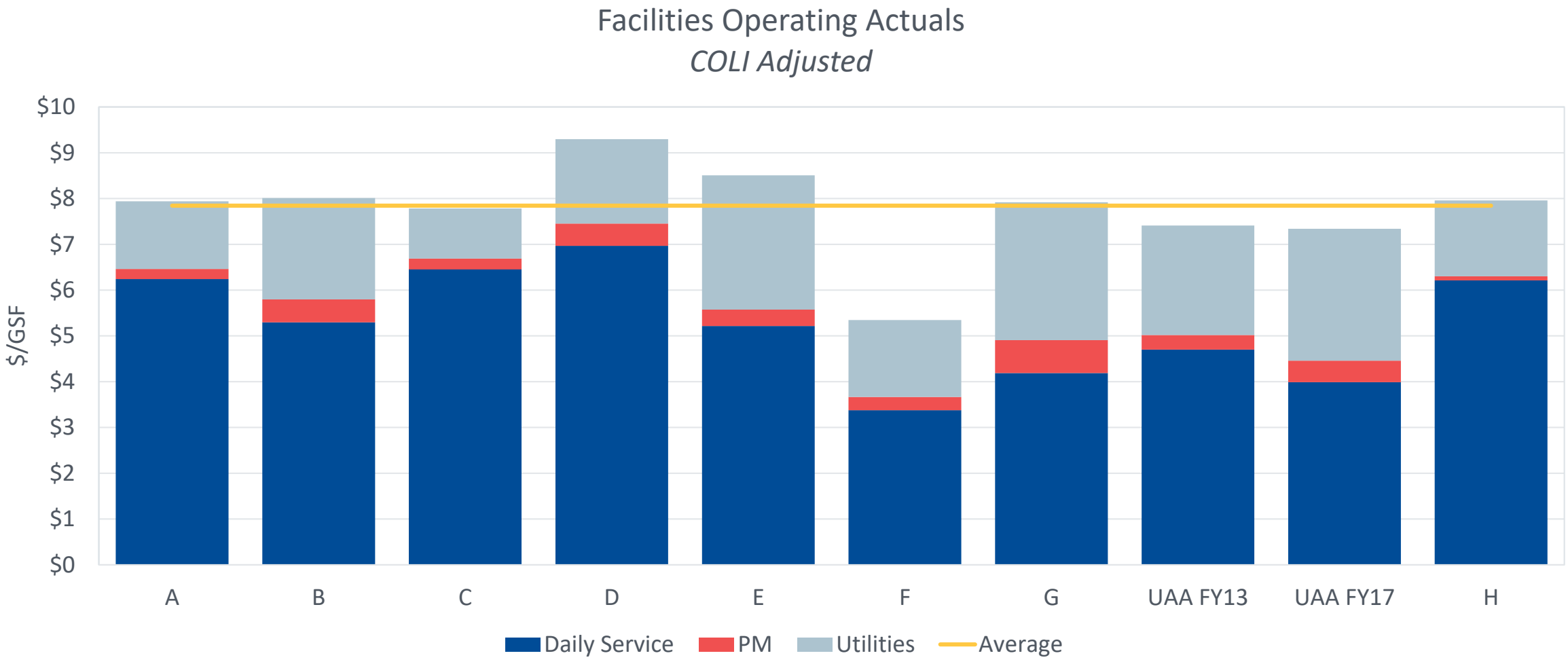


Operating

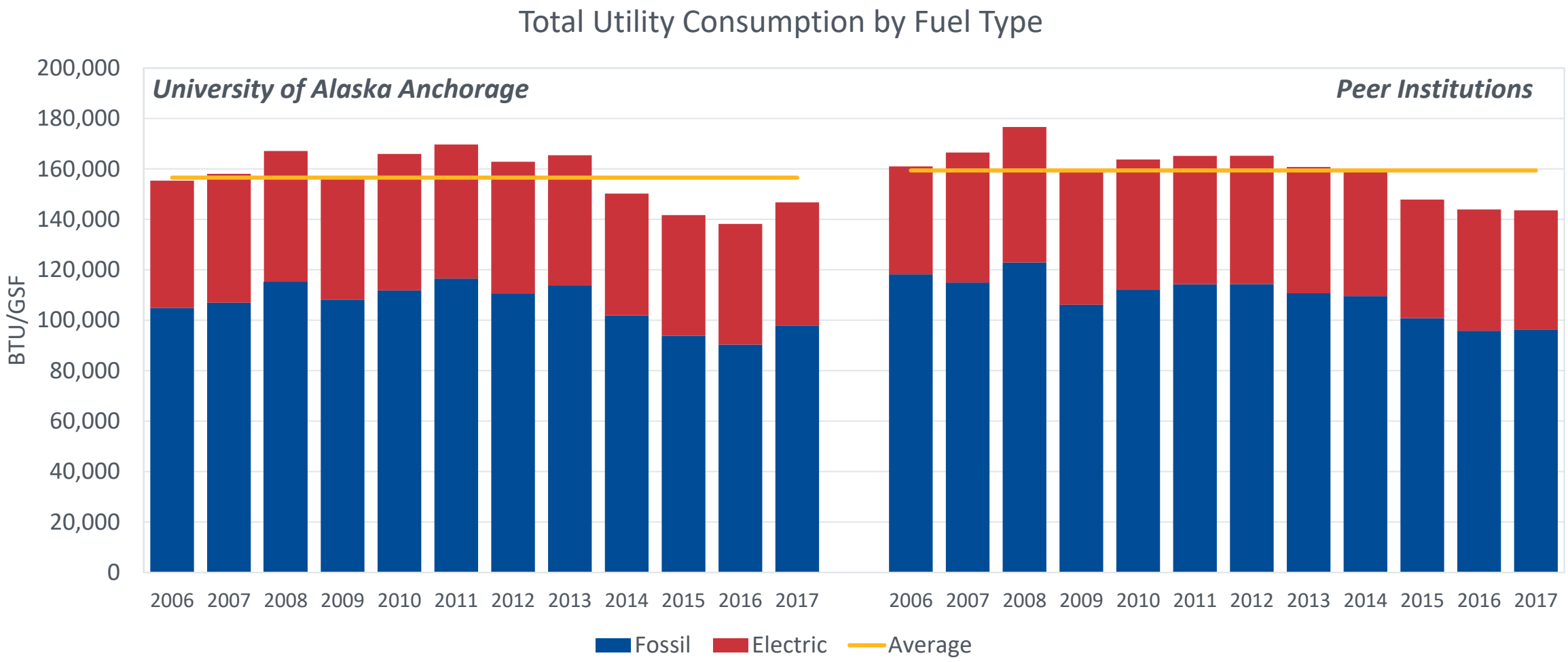
Facilities Operating Expenditures vs. Peers



Facilities Operating Expenditures vs. Peers

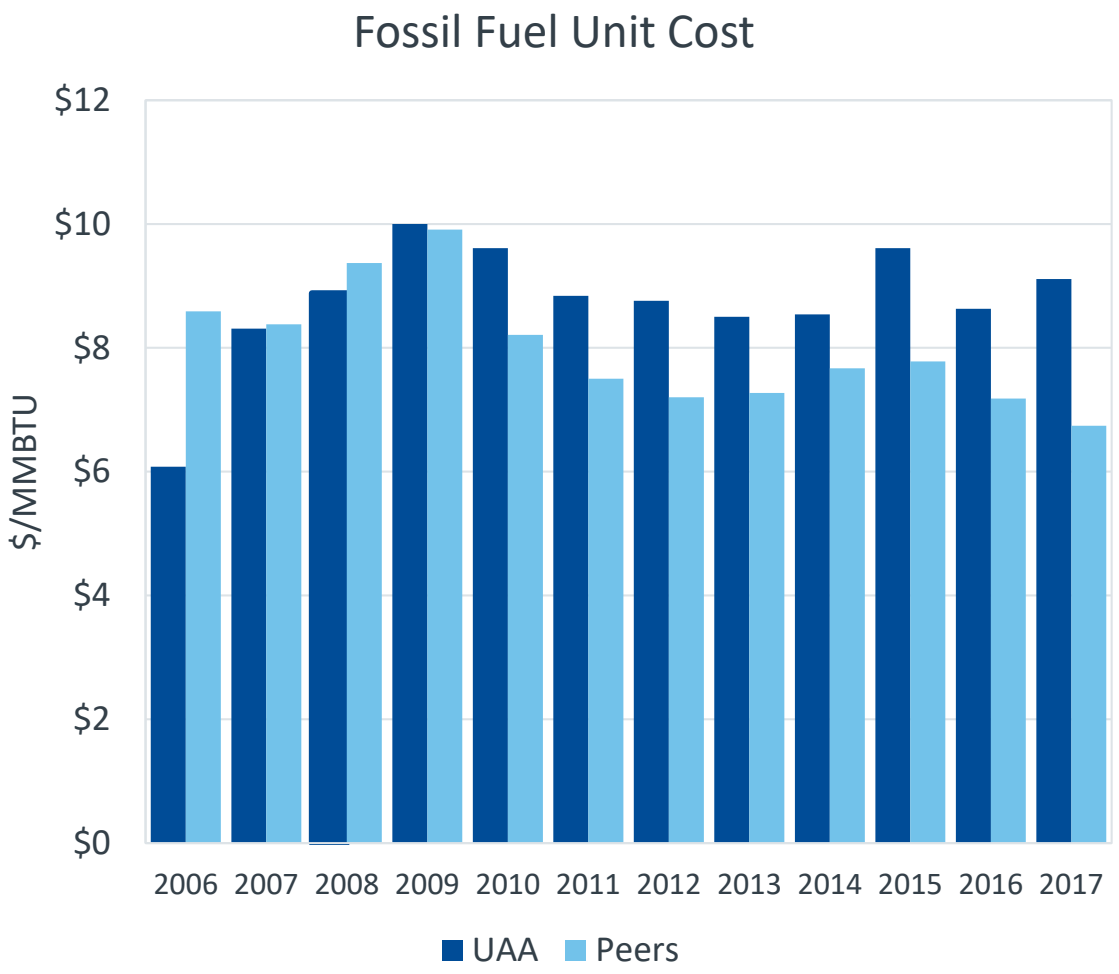


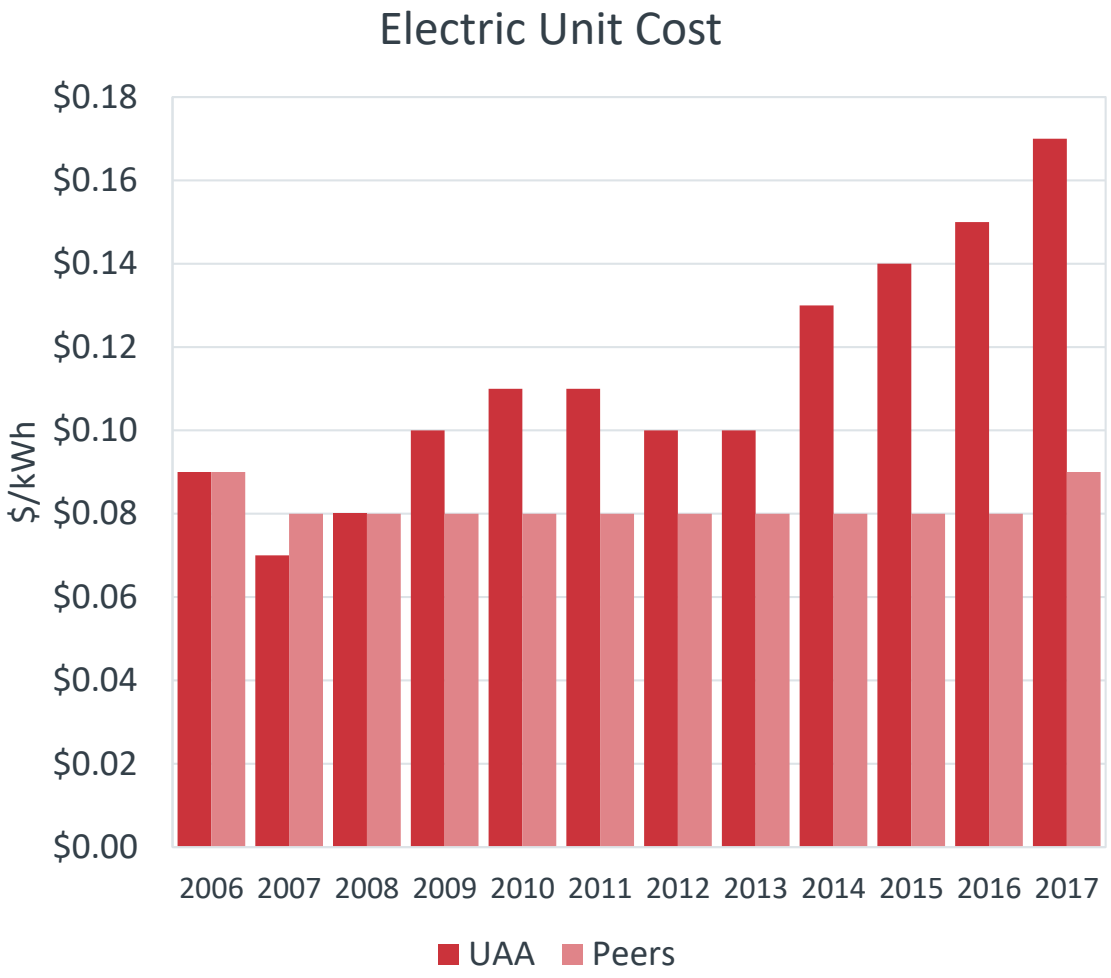
Energy Consumption vs. Peers



Energy Unit Cost vs. Peers

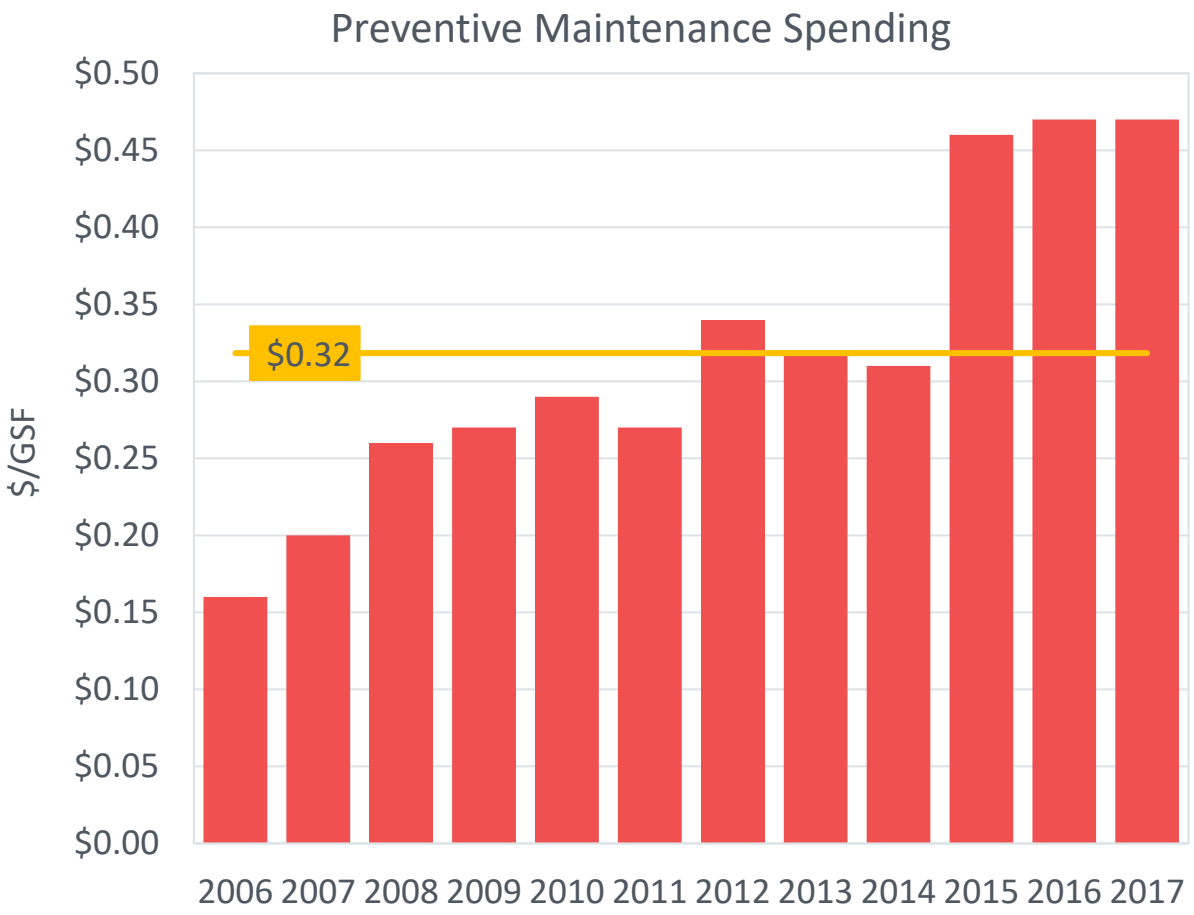
Electric unit cost has nearly doubled since FY06

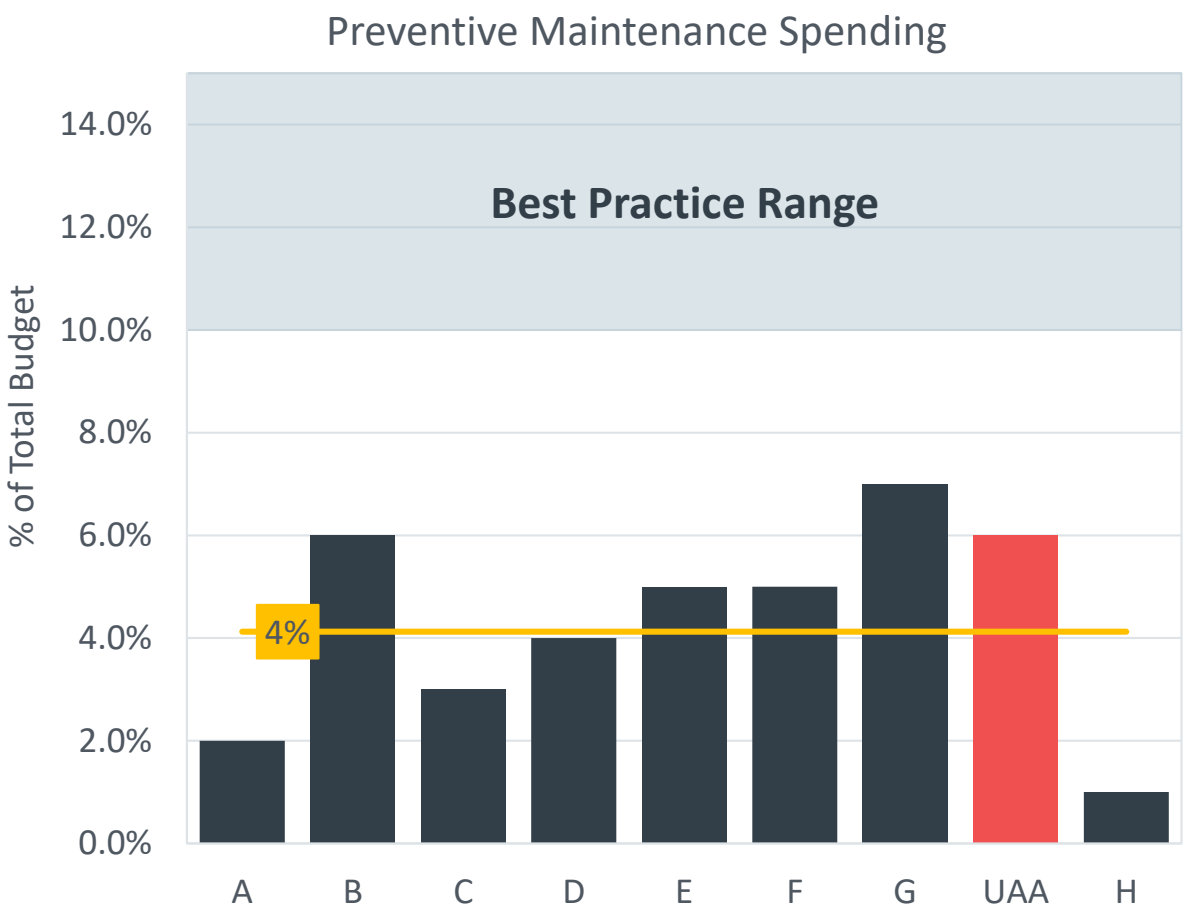




UAA Allocates More Resources to PM than Peers

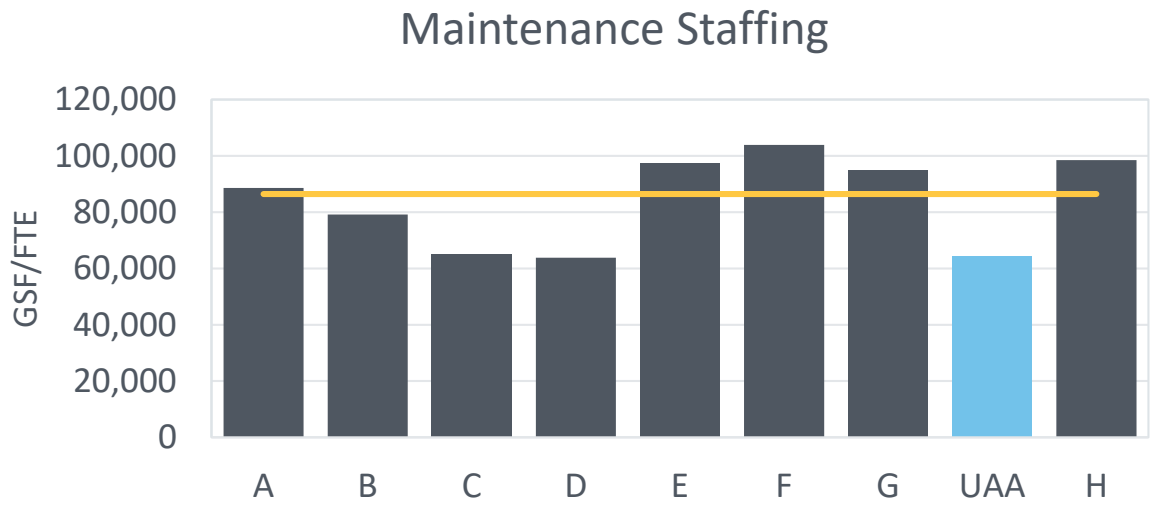
Increases in PM program yield savings down the road by protecting assets

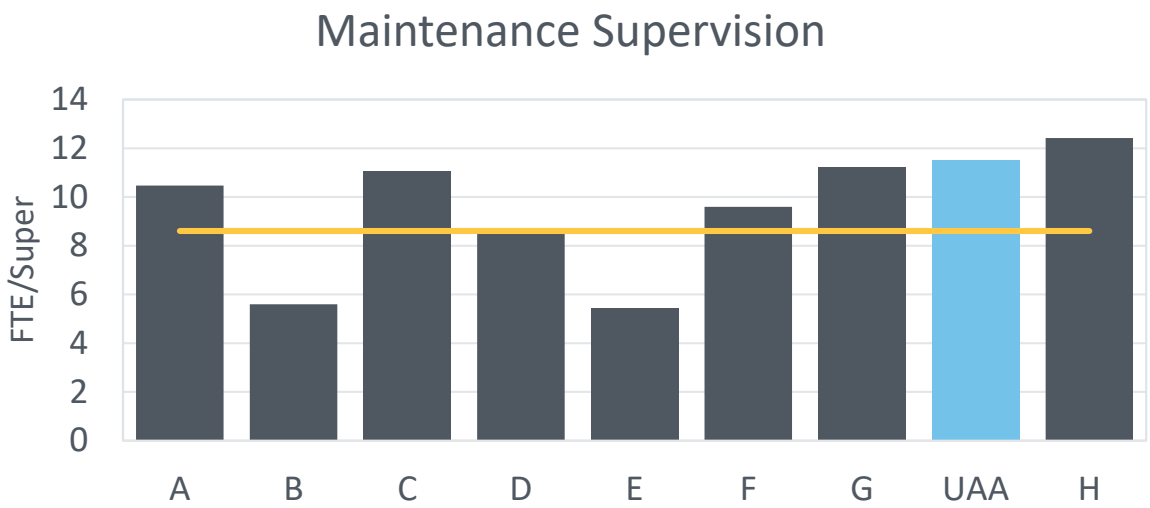


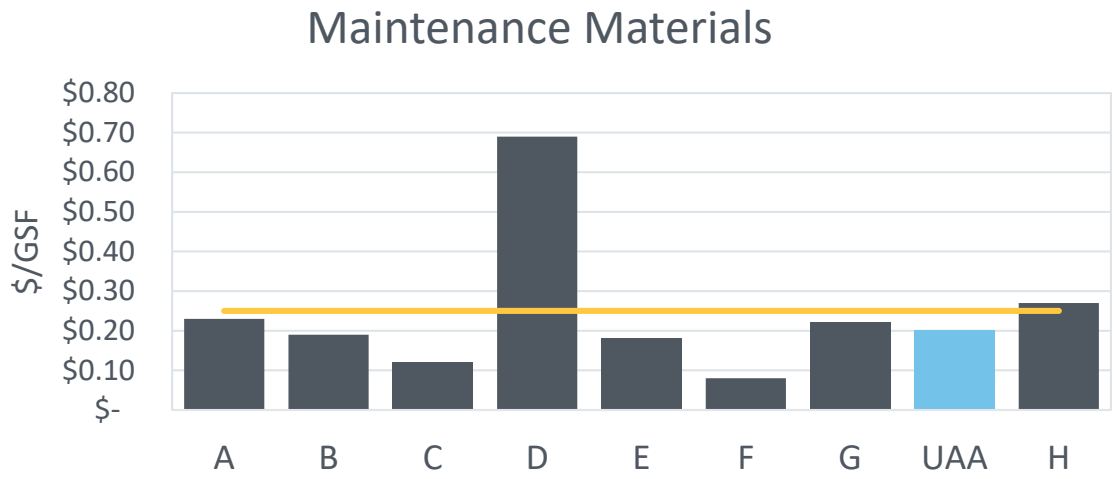


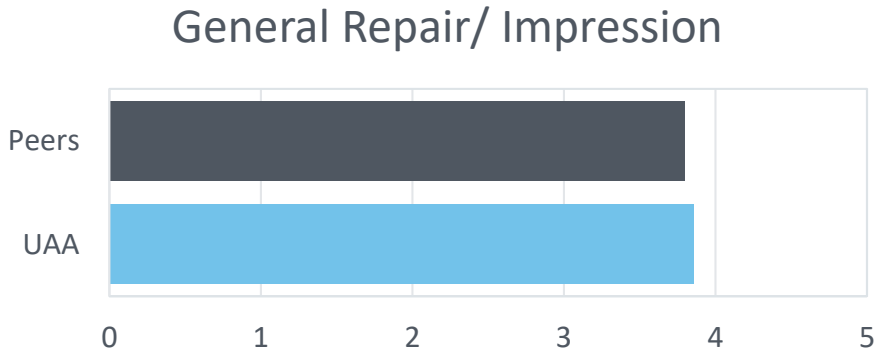
Maintenance Staffing Coverage

Maintenance Metrics



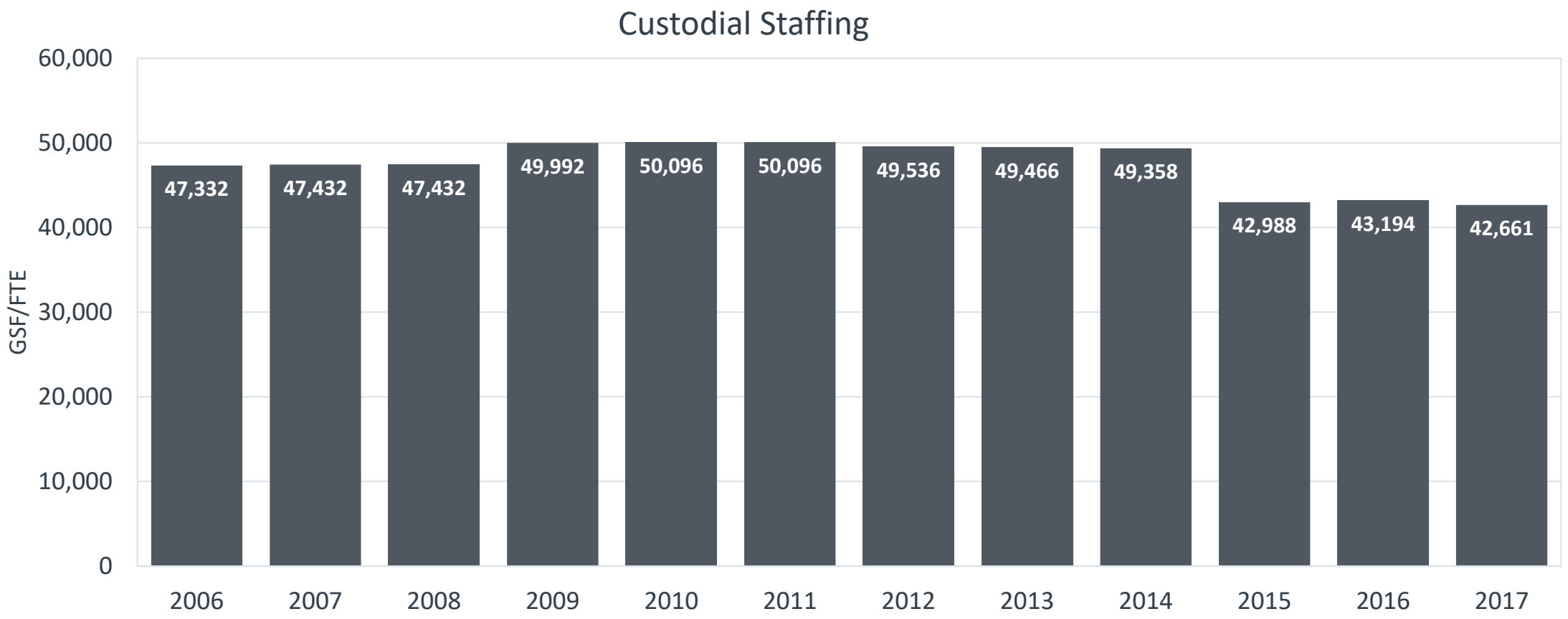




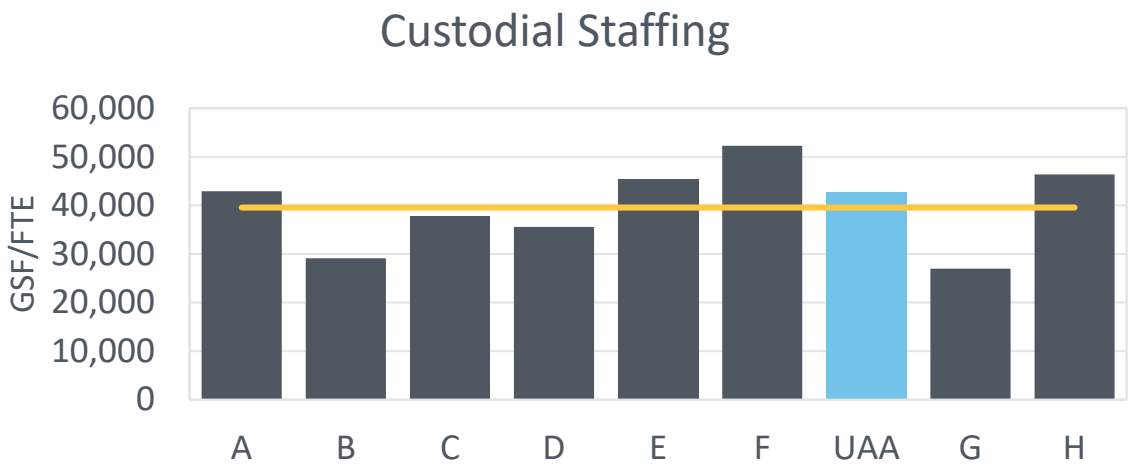


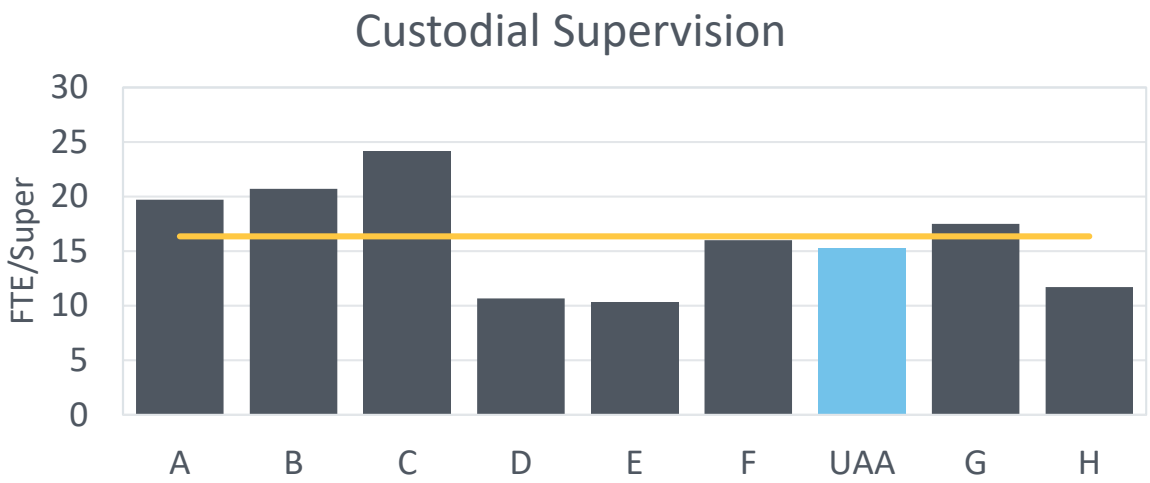
Custodial Staffing Coverage

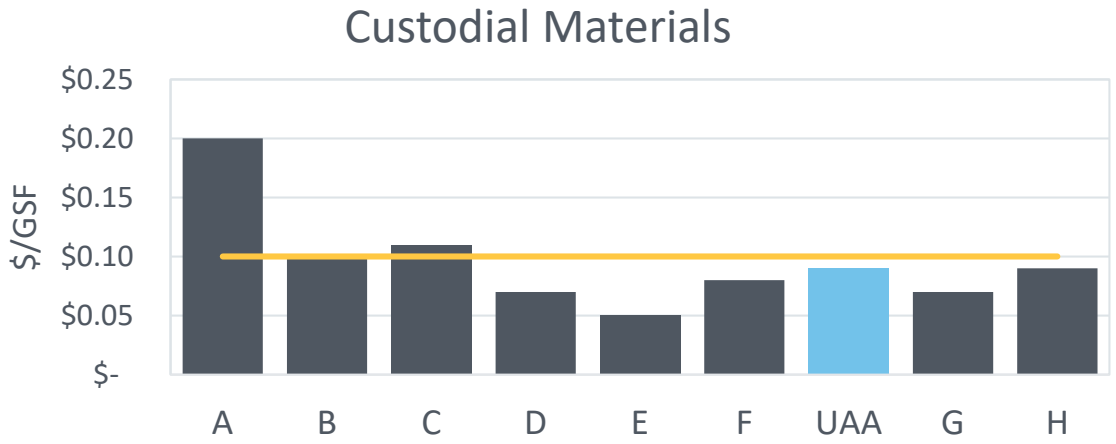
Custodial Staffing Coverage

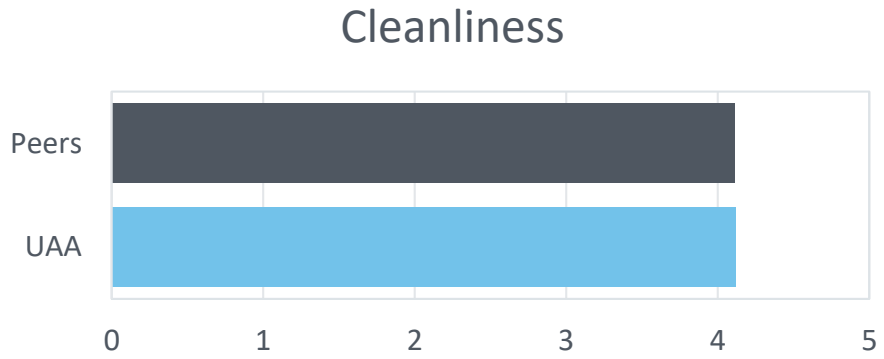


Custodial Metrics



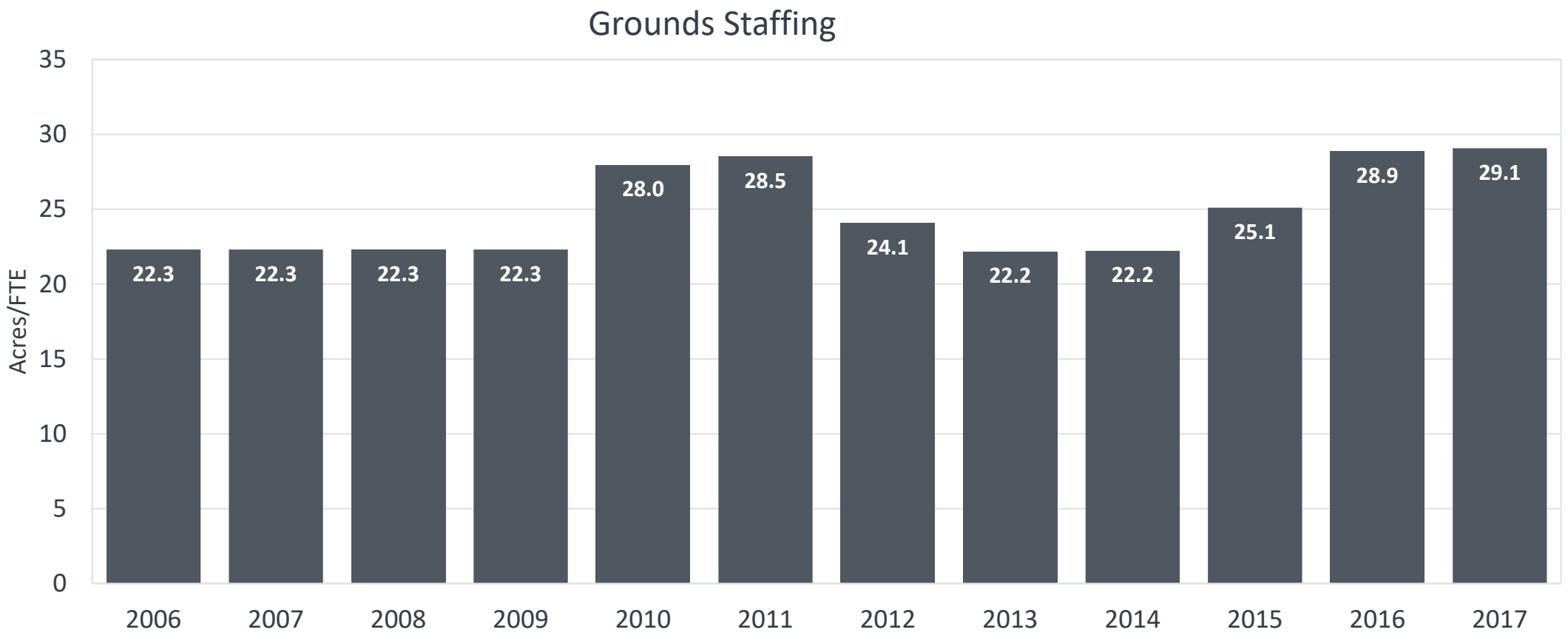




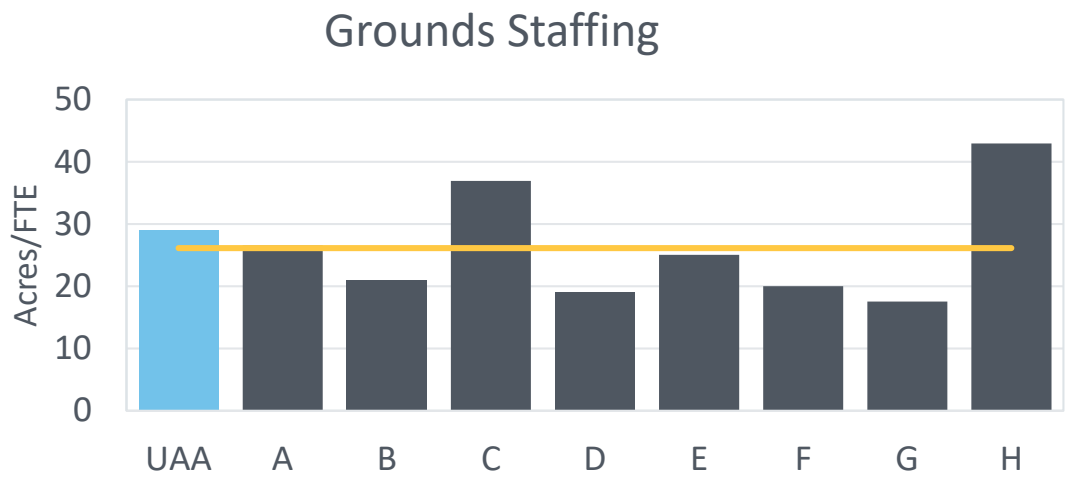


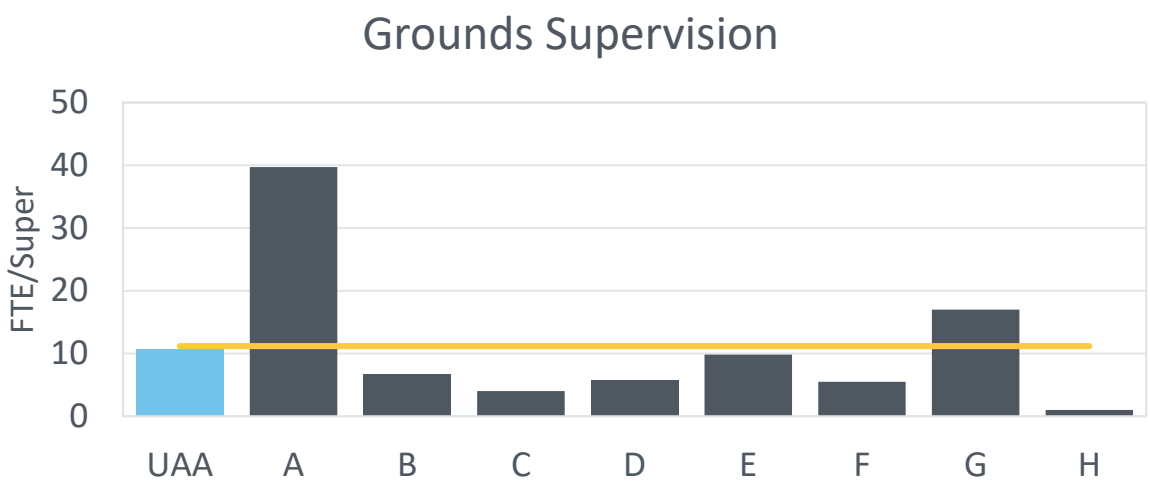
Grounds Staffing Coverage

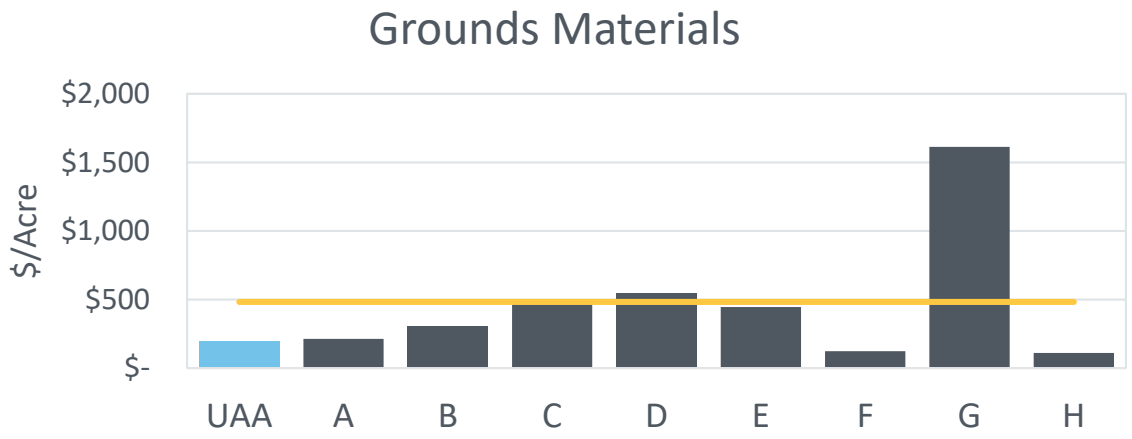
Grounds has been increasing responsibility per staff member since FY13

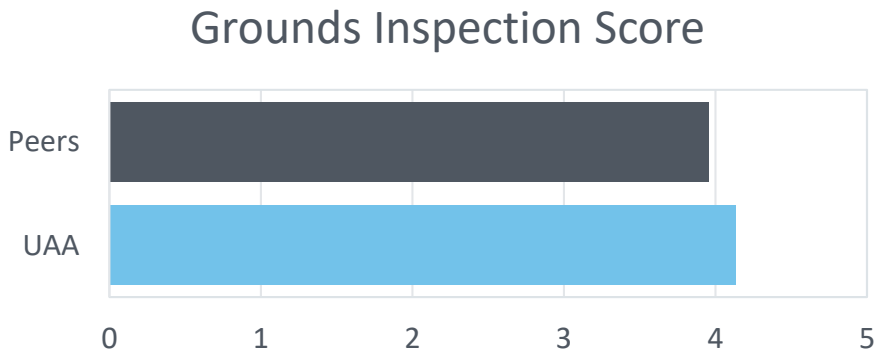


Grounds Metrics









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Questions & Discussion