

University of Alaska SE FY19 Facilities Benchmarking & Analysis



Comprehensive Facilities Intelligence Solutions





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Annual Stewardship

The annual investment needed to ensure buildings will properly perform and reach their useful life *"Keep-Up Costs"*.

Asset Reinvestment

The accumulation of repair and modernization needs and the definition of resource capacity to correct them *"Catch-Up Costs"*

Operational Effectiveness

The effectiveness of the facilities operating budget, staffing, supervision, and energy management.

Service

The measure of service process, the maintenance quality of space and systems, and the customers opinion of service delivery.

Asset Value Change

Operations Success



University of Alaska – Southeast Peer Institutions



Return on Physical Assets (ROPA+) includes all space at UAS totaling 564,796 GSF

| Facilities Peer Institutions | Location |
|---------------------------------------|--------------------|
| University of Maine at Fort Kent | Fort Kent, ME |
| University of Maine at Farmington | Farmington, ME |
| University of Maine at Machias | Machias, ME |
| University of Maine at Presque Isle | Presque Isle, ME |
| Massachusetts College of Liberal Arts | North Adams, MA |
| Penn State – Wilkes Barre | Dallas, PA |
| Penn State - Hazleton | Hazleton, PA |
| Penn State - Fayette | Lemont Furnace, PA |



Comparative Considerations

Size, technical complexity, region, geographic location, and setting are all factors included in the selection of peer institutions





Space Profile



UAS's Technical Complexity is On-Par With Peers





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Institutions arranged by Technical Complexity

UAS' Campus has Grown Similar to Peers in GSF



However on-campus enrollment has decreased nearly double compared to peers



Change in campus GSF & Enrollment (indexed to 2006)



UAS has a Lower Density Campus than Peers

Density factor measures the busyness of campus



*Density is calculated using On-Campus Student FTEs, Faculty FTE, and Staff FTE



Institutions arranged by Density Factor



Building and Grounds Intensity

UAS has smaller buildings and also has more buildings per acre than peers





UAS Carries a Significantly Younger Campus Age



UAS has started renovating buildings which offsets aging

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Construction vs. Renovation Age



Ketchikan & Sitka are Younger through Renovations



These two campuses have firmly reduced their age through renovations

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UAS Has More Low Risk Space Than Peers

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Lower risk affords the opportunity to plan ahead for future needs

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Understanding Campus Age

Renovations at Ketchikan and Sitka make systems younger



Campus Age by Category





Understanding the Impact of Age on Future Need



Different construction waves will have competing life cycle needs in the future



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Capital Profile





| | Total Operations and Asset Funding | | | | | | |
|---------------------------|------------------------------------|----------------------|-----------------------------|------------------------------|--------------------------|--|--|
| Alaska Terminology | Utilities & & Cus | & Grounds stodial | Maintenance & Repair – M&R | | Repair & Renew - R&R | | |
| | Fund 1 | | | d 1 | Fund 2-9 | | |
| | Operations & Maintenanc | | Operations & Maintenance | | Projects | | |
| Sightlines Terminology | People | Expenses | Utilities | Recurring Project Dollars | One-Time Project Dollars | | |
| | Daily Serv | vice & PM | Utilities | Annual Stewardship | Asset Reinvestment | | |



Sightlines Package Breakouts



Projects are classified by the category of need they are addressing on campus



Existing Space



Increased Focus on Existing Space in Recent Years



Existing Space investment decreased in FY19, but has been high in recent years



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Defining an Annual Investment Target



Annual Funding Target: \$4.8M



FY19 Annual Investment Target

Replacement Value: \$368.7 M



Recurring Capital Spending Falls Short of Target



In FY19 UAS increased its backlog

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Total Capital Investment vs. Funding Target



Fund 1 Projects: Annual Stewardship Funds 2-9 Projects : Asset Reinvestment

Annual Stewardship is Higher at UAS



Asset reinvestment, or one-time, sources of funding close the gap to reach capital targets

Total Capital Investment as a Percent of Funding Target





Fund 1 Projects: Annual Stewardship Funds 2-9 Projects : Asset Reinvestment

Total Need is Greater than Peers



Total need based on updated FY19 Facilities Assessment = \$136.75M

Total Asset Reinvestment Need \$/GSF

COLI Adjusted





Operations Success





| | Total Operations and Asset Funding | | | | | | | |
|---------------------------|------------------------------------|----------------------|----------------------------|------------------------------|--------------------------|--|--|--|
| Alaska Terminology | Utilities & & Cus | & Grounds stodial | Maintenance & Repair – M&R | | Repair & Renew - R&R | | | |
| | Fund 1 | | | | Fund 2-9 | | | |
| | Operations & Maintenance | | | Projects | | | | |
| Sightlines Terminology | People | Expenses | Utilities | Recurring Project Dollars | One-Time Project Dollars | | | |
| | Daily Service & PM | | Utilities | Annual Stewardship | Asset Reinvestment | | | |



Facilities Operating Expenditures vs. Peers



UAS has reduced its Daily Service expenditures in recent years

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Facilities Operating Actuals

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Budget Cuts Limit Purchasing Power



2019 difference amounts to \$4.65M less buying power than 2010 budget



Facilities Operating Actuals



Facilities Operating Expenditures vs. Peers



UAS has decreased its daily service expenditures since FY13 and increased PM

Facilities Operating Actuals COLI Adjusted



UAS Allocates Resources to PM in Line with Peers

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

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Utility Operating Expenditures Compared to Peers





Total Energy Consumption



UAS is consuming less energy than peer institutions in recent years



Total Energy Consumption vs. Peers

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Energy Expenses are Staying Steady Over Time

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While electric costs increase slightly over time, fossil costs decrease in recent years

Total Energy Cost vs. Peers

COLI Adjusted



Differences in Unit Costs are Growing vs. Peers

Electric unit costs now surpass the peer average

Fossil Fuel Unit Cost COLI Adjusted



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UAS Peer Average

Electric Unit Cost

\$/kWh



Maintenance Staffing Coverage

Coverage ratios have stayed low in recent years



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Maintenance Metrics



UAS has fewer maintenance supervisors, but more staff and materials



Custodial Staffing Coverage

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Custodial staff has had to cover more in recent years





Custodial Metrics

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UAS has more custodial supervisors, but less custodial staff and materials





Custodial Materials



Peer Average





Institutions arranged by Density Rating

Grounds Staffing Coverage

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Coverage has stayed mostly steady in recent years, with a notable increase in FY19



Grounds Metrics

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Similar staffing coverage to the peer average, but far more materials





Grounds Materials



Peer Average

Grounds Inspection Score



Institutions arranged by Grounds Intensity

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Questions & Discussion