



# FY22 Facilities Benchmarking & Analysis

University of Alaska Southeast

# Comprehensive Facilities Intelligence Solutions



## FACILITIES BENCHMARKING & ANALYSIS

Take control of your facilities and make the case for change without the guesswork



## FACILITIES ASSESSMENT & PLANNING

Plan and execute capital investment plans that are inclusive, credible, flexible, affordable and sustainable



## SPACE UTILIZATION

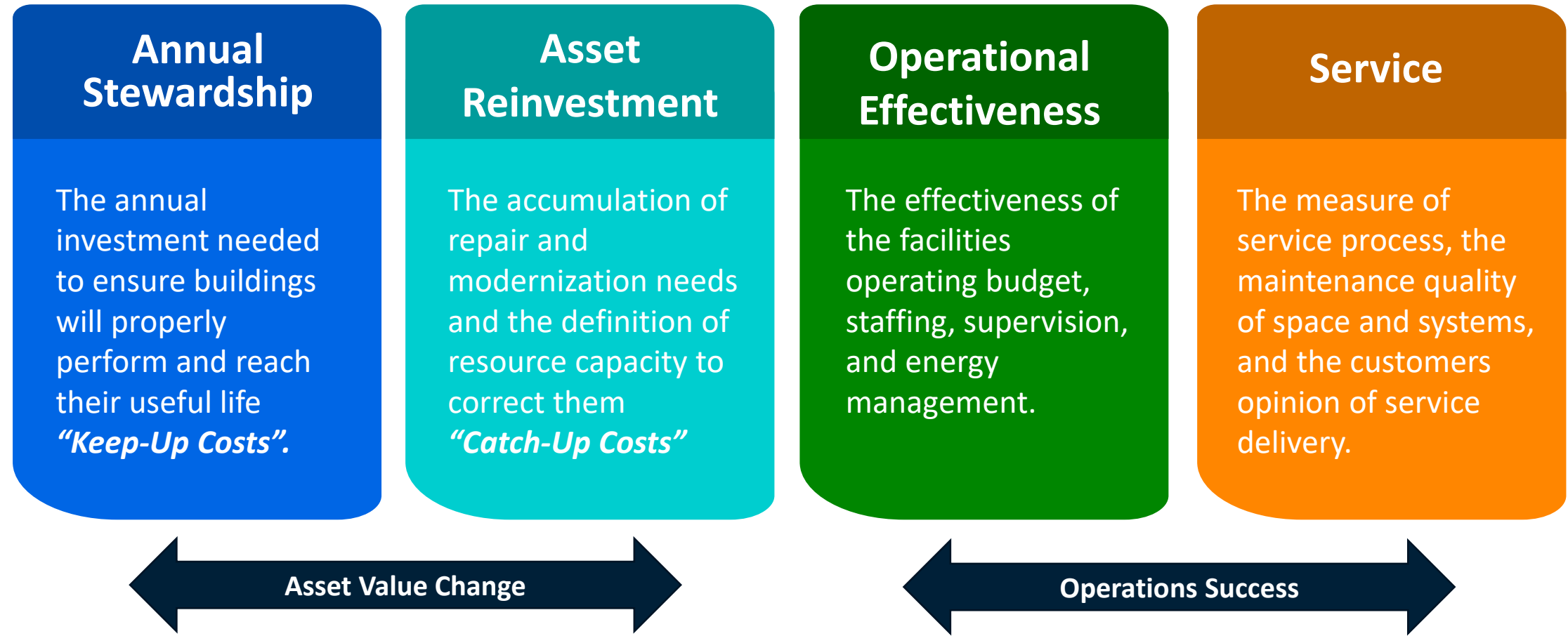
Ensure your space is working up to its full potential



## SUSTAINABILITY SOLUTIONS

Measure and improve environmental stewardship

# Vocabulary for Facilities Benchmarking & Analysis



# University of Alaska – Southeast Peer Institutions

Return on Physical Assets (ROPA+) includes all space at UAS totaling 556,487 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
Slippery Rock University of PA	Slippery Rock, PA
Mansfield University of PA	Mansfield, PA
Lockhaven University of PA	Lock Haven, PA
University of Maine at Augusta	Augusta, ME



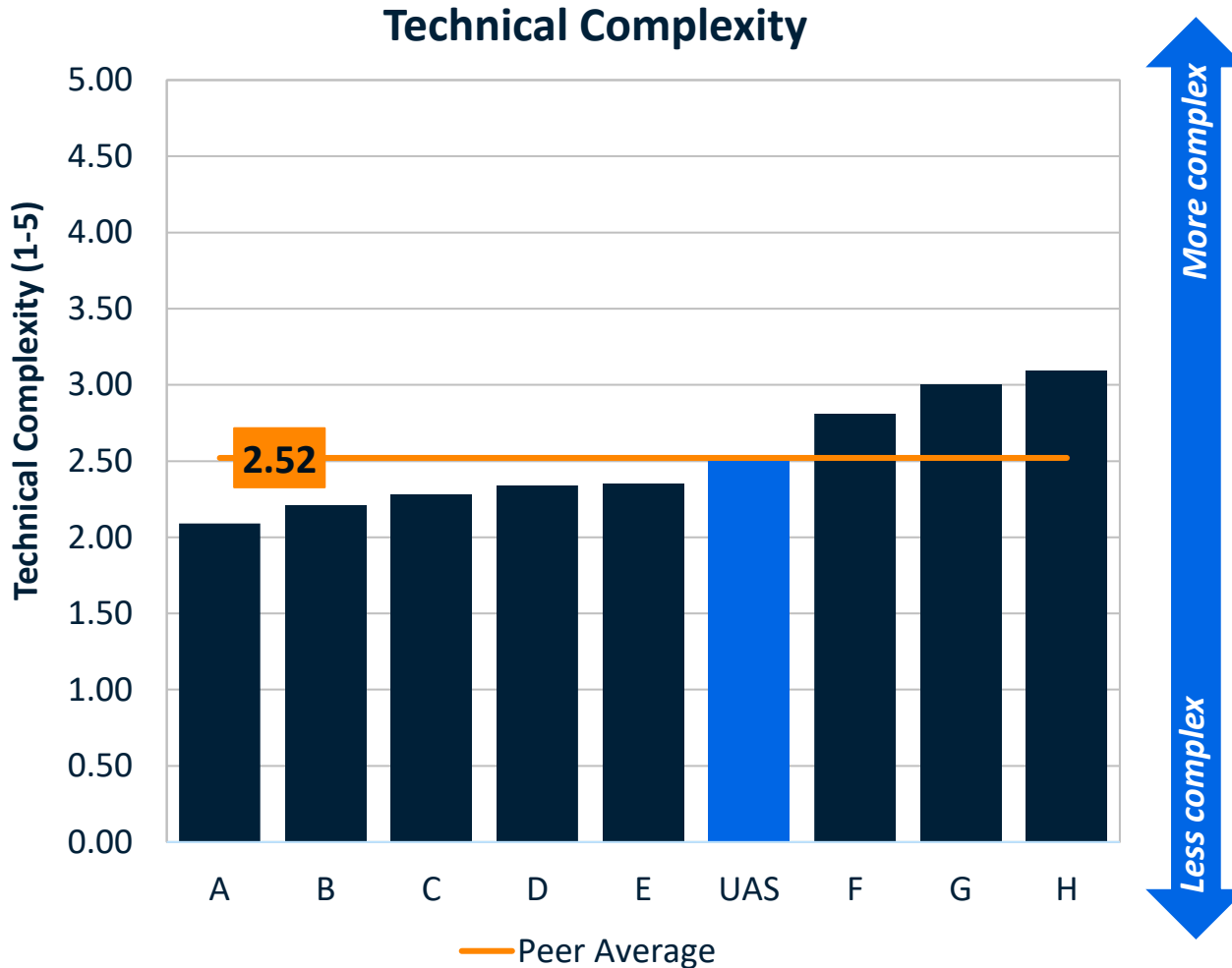
## Comparative Considerations

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

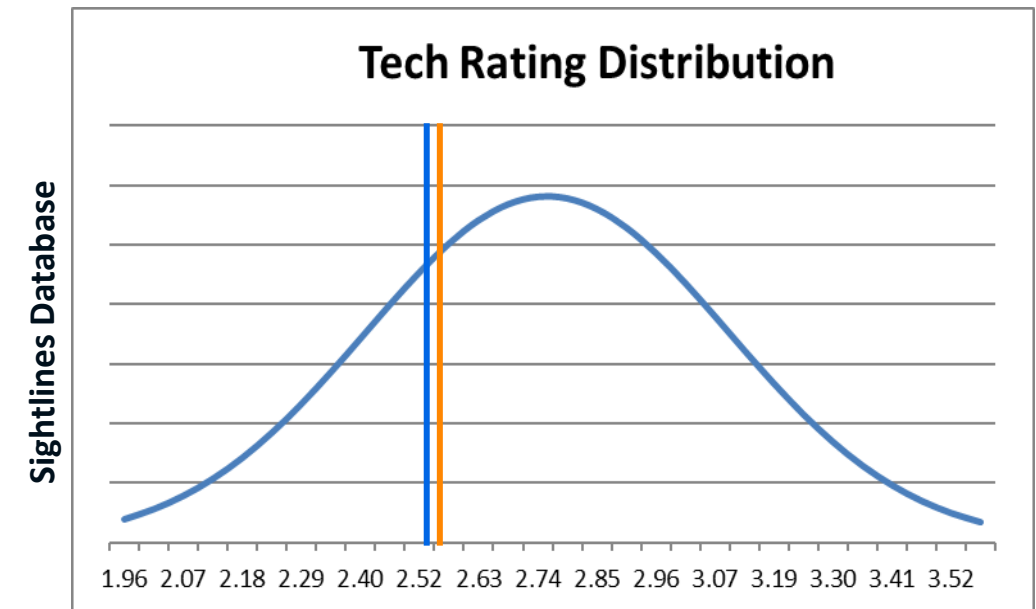


Space Profile

# UAS's Technical Complexity is On-Par With Peers



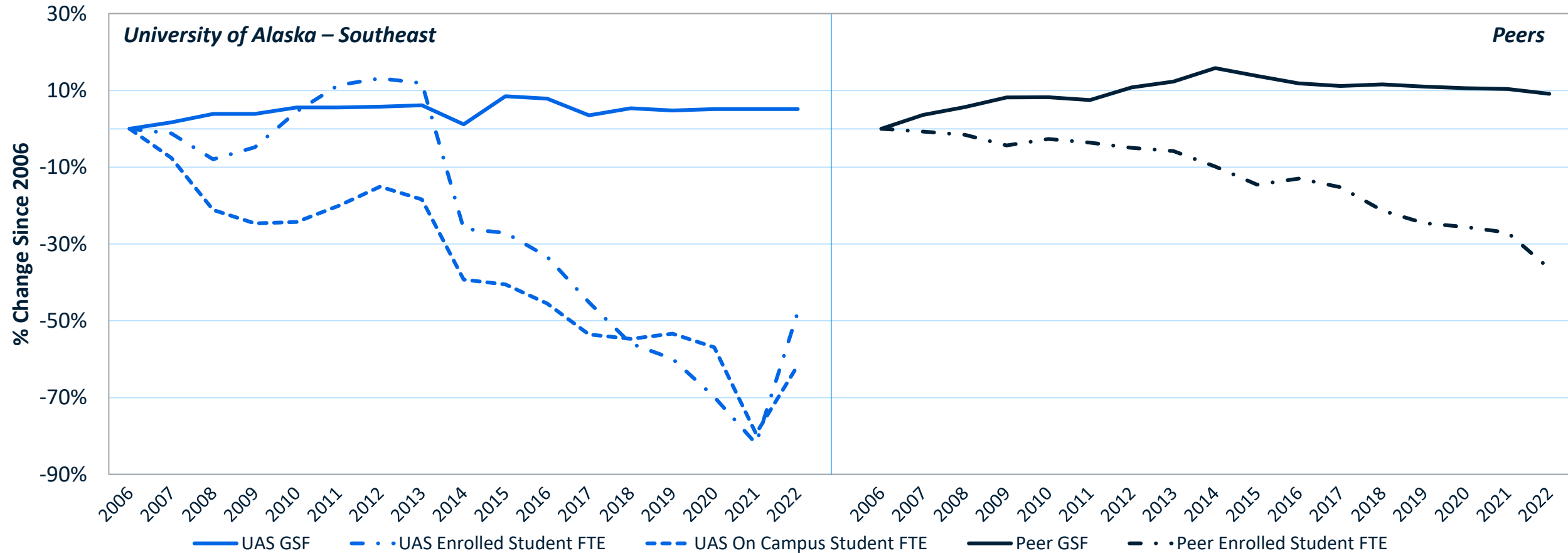
Areas Impacted by Tech Rating				
Energy Consumption	Maintenance Staffing	Replacement Values	Stewardship Targets	Operational Demand



# UAS' Campus has Grown Similar to Peers in GSF

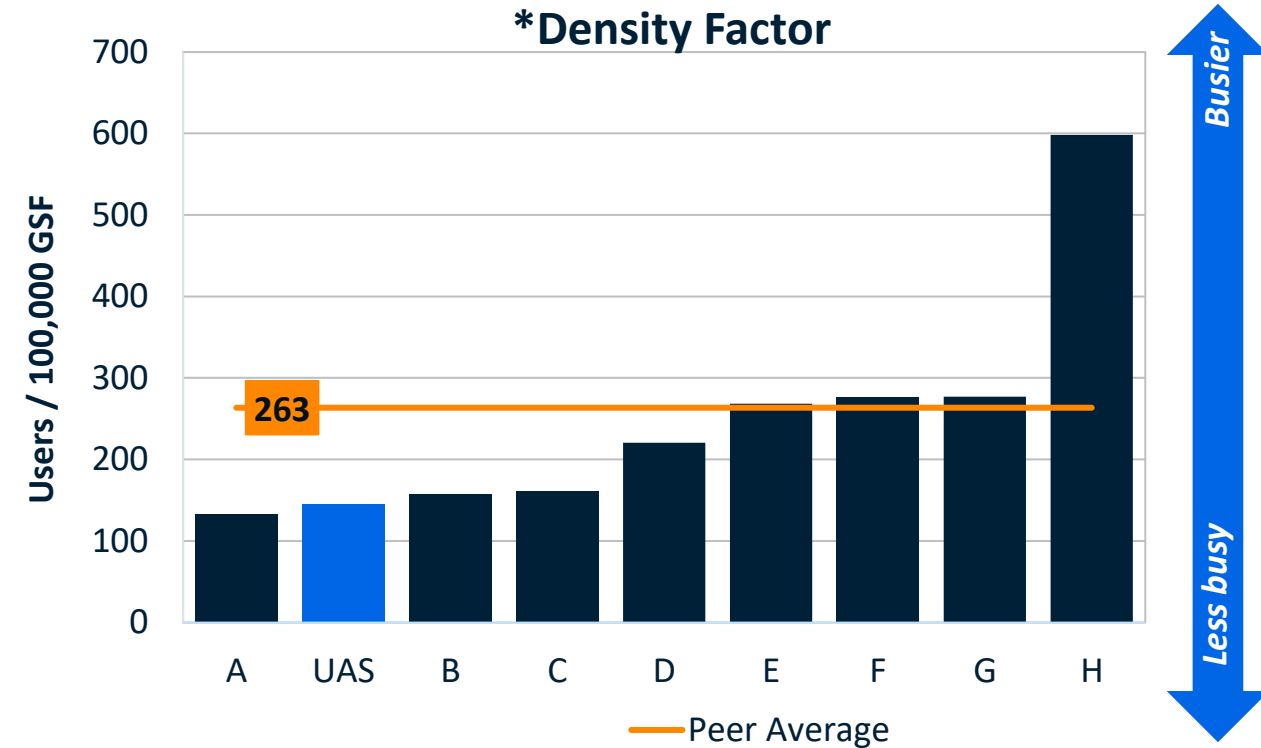
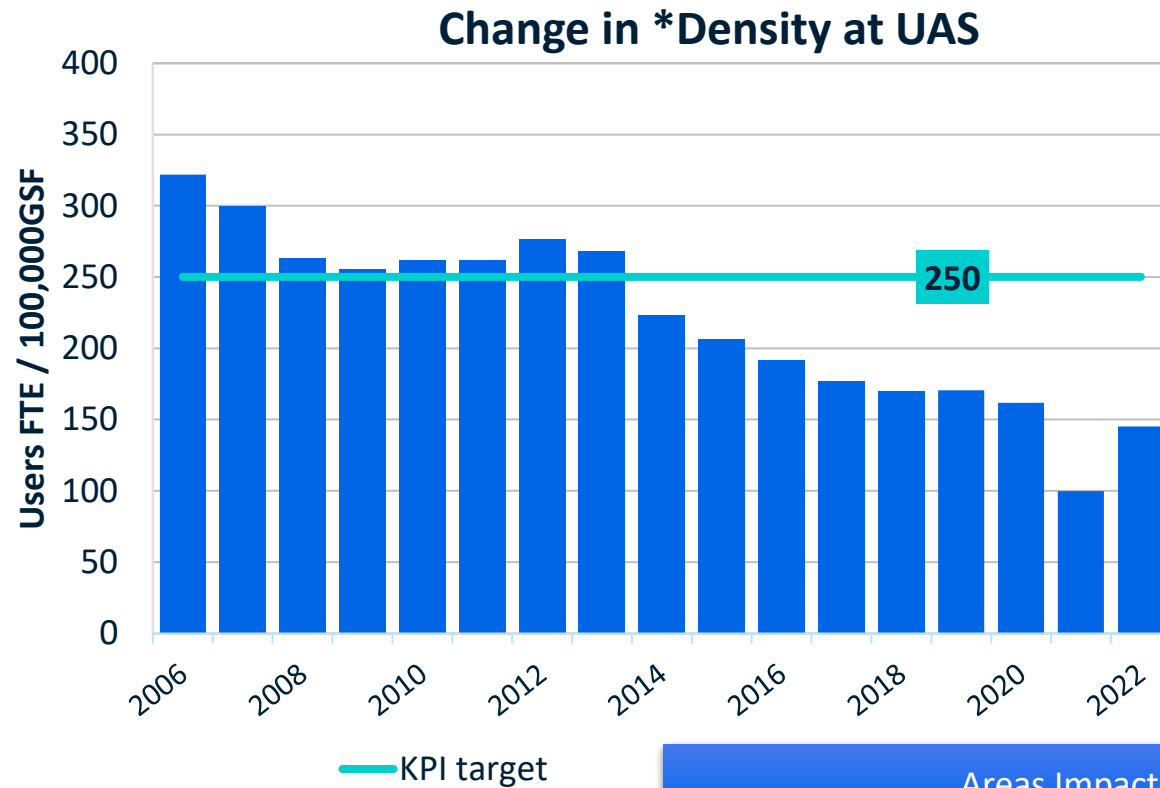
However, total enrollment has decreased by 48%, while peers saw a 36% decrease

Change in campus GSF & Enrollment (indexed to 2006)



# UAS has a Lower Density Campus than Peers

Density factor measures the busyness of campus



Areas Impacted by Density Factor		
Wear and Tear on Space	Custodial Operations	Energy Demand

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

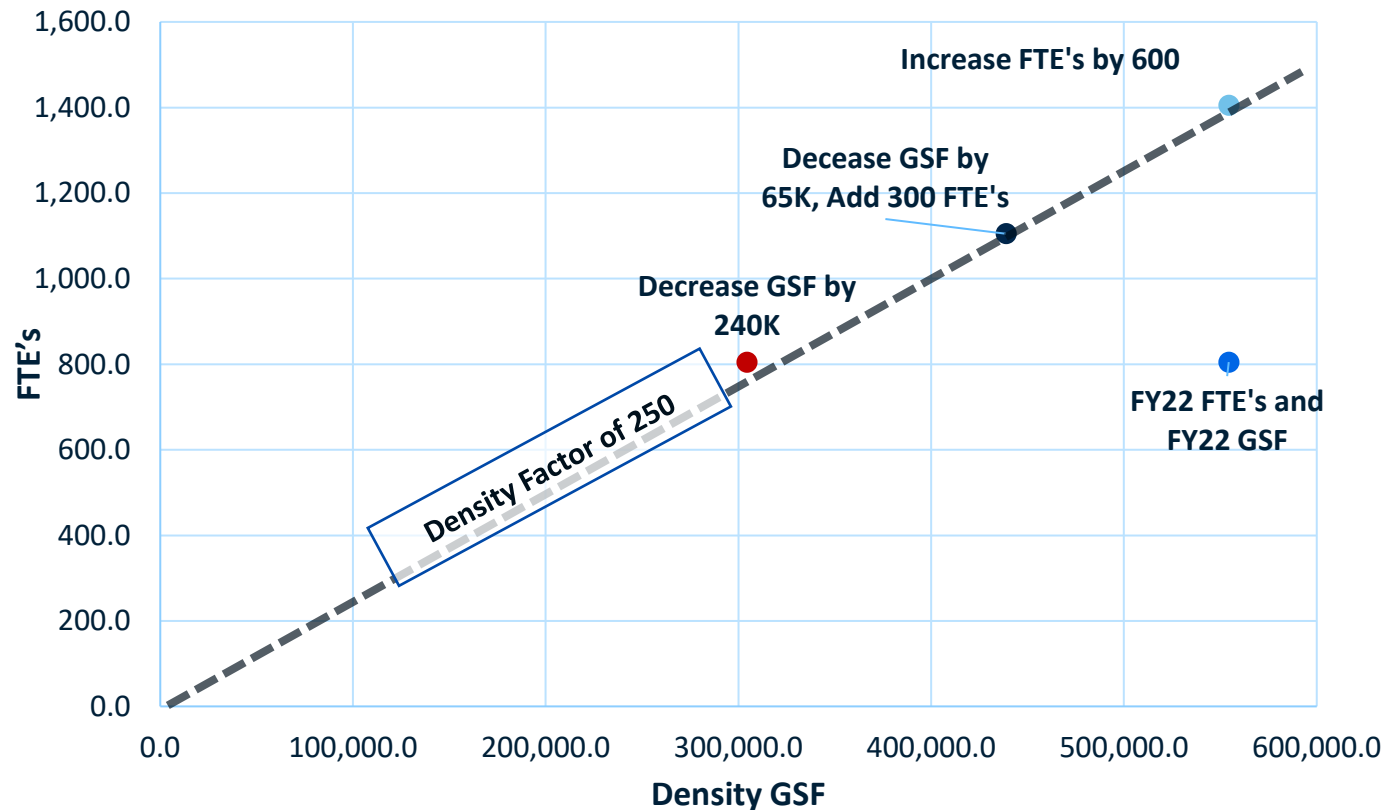
*Institutions arranged by Density Factor*



# UAS Steps to Reach Target

UAS can add FTE's, decrease usable square footage, or both to reach target

Total on Campus FTE's by Density GSF



## Scenarios to Reach 250 KPI Target:

1. Decrease total GSF by 240,000
2. Increase total FTE's by 600 ( no space Changes)
3. Use a targeted approach to decrease GSF, which includes:
  - Demolish the NSRL- 17,591 GSF
  - Demolish Mattocks House- 1,200 GSF
  - Sell and/or recategorize Mathisen House GSF- 1,604.00
    - Should Mathisen be included in Density calculations?
  - Adjust Density GSF at Donald Sperl Joint Use to 28,626 (50%)
    - What portion of building is not-useable by UAS?
  - Demolish an older residence hall building?
    - Banfield Hall, is 17,748 GSF, oldest residence building

Total GSF removed from Density – 65,165

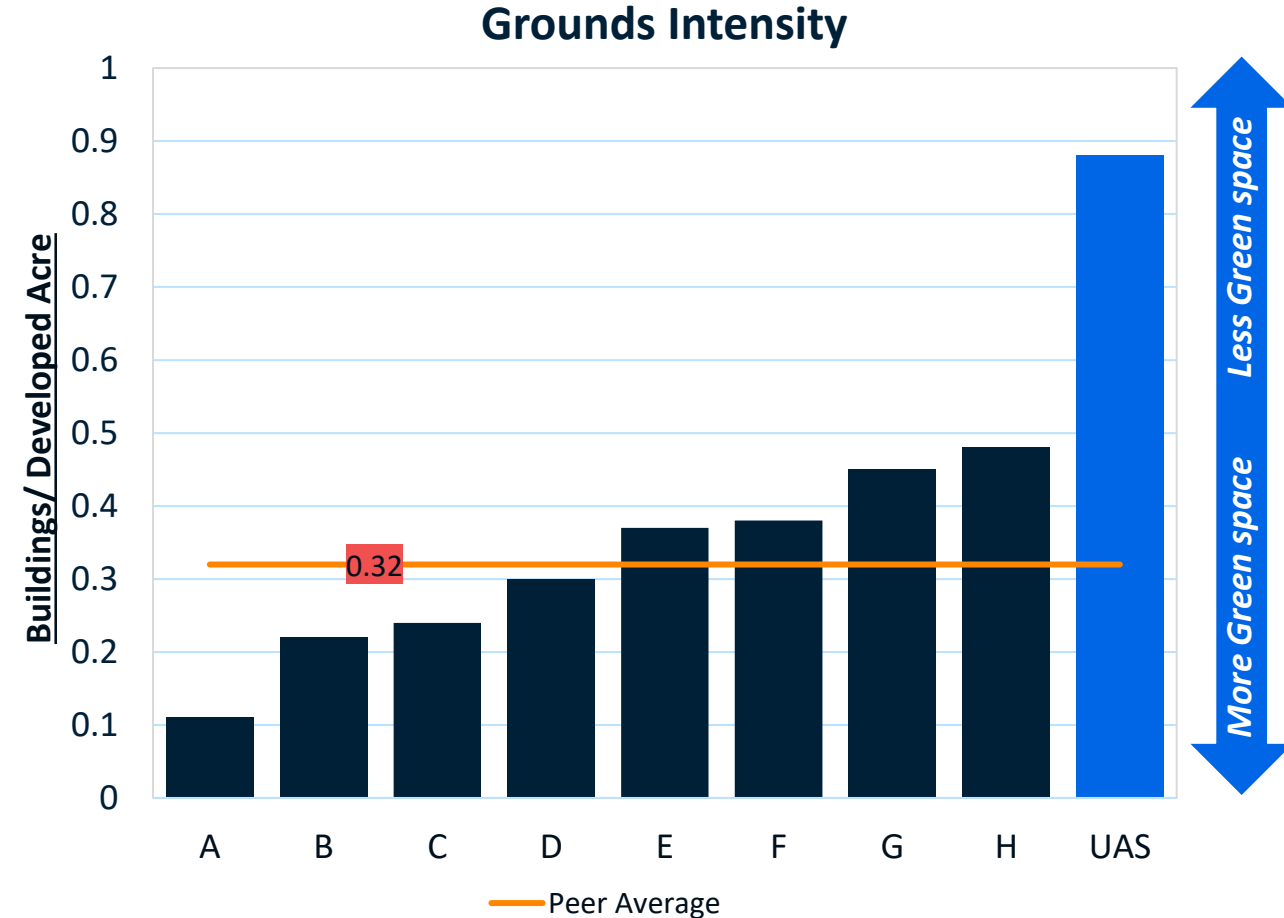
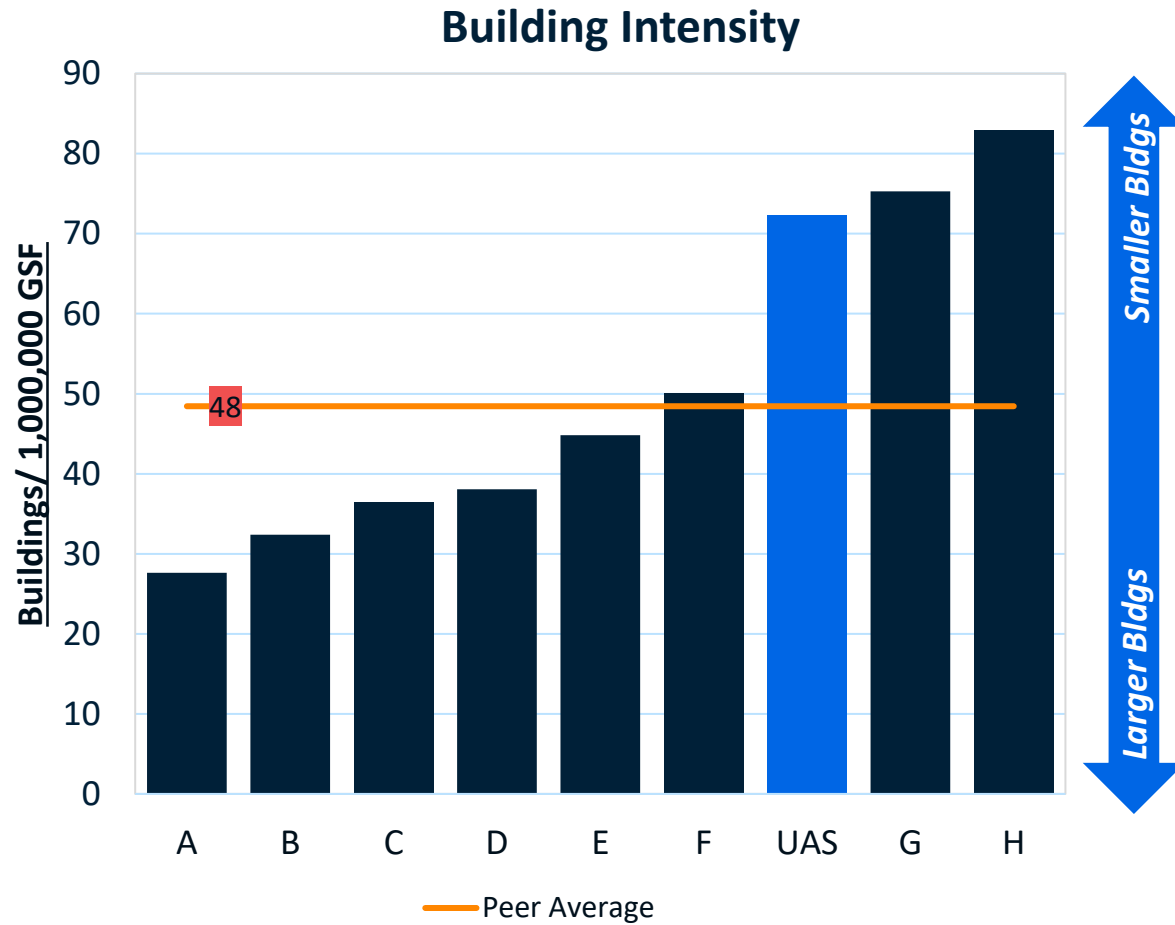
- Still requires adding 300 FTE's

• Are there other buildings that are underutilized, which could have increased utilization allowing for more demolition of space?

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

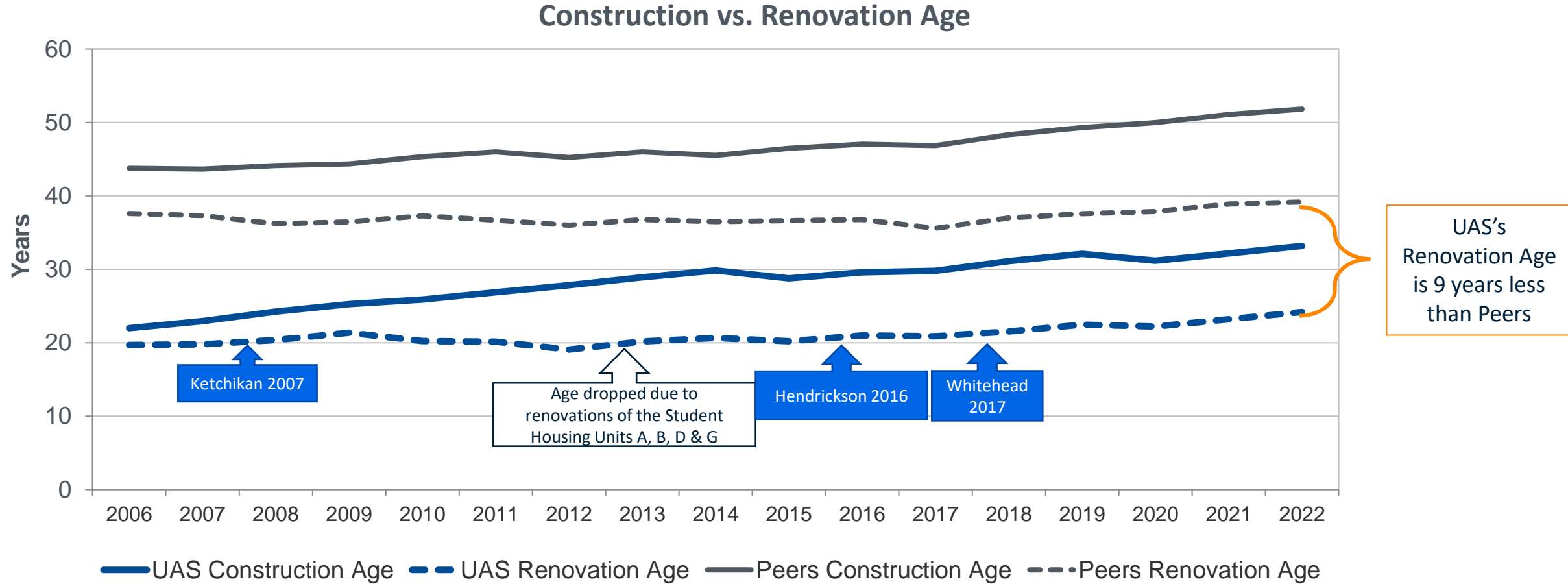
# Building and Grounds Intensity

UAS' smaller buildings and compact grounds space produces challenges in efficiency for staff



# UAS Carries a Significantly Younger Campus Age

UAS has started renovating buildings which offsets aging



# Ketchikan & Juneau are Younger through Renovations

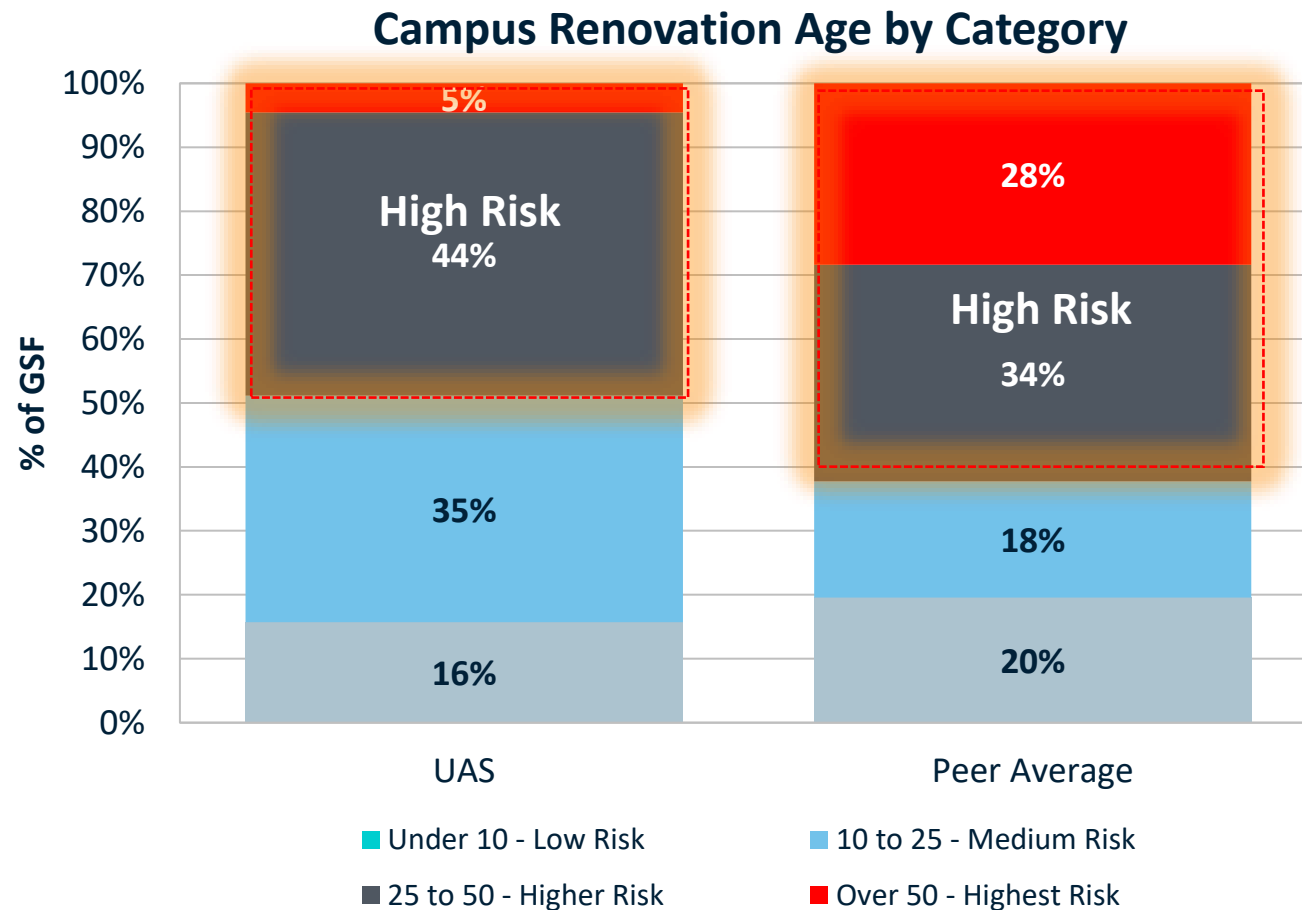
These two campuses have firmly reduced their age through full building renovations

Campus Age by Category



# UAS Has More Low Risk Space Than Peers

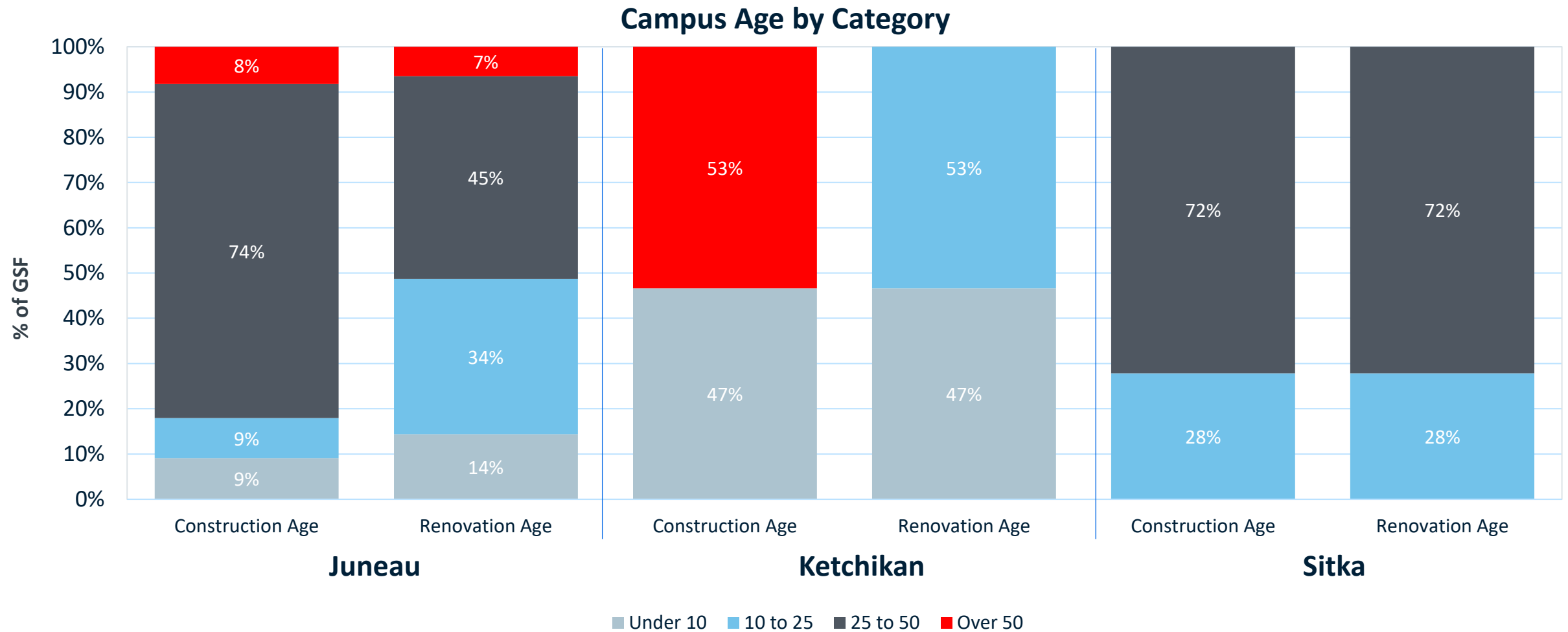
Lower risk affords the opportunity to plan ahead for future needs



	Operational Demands:	Capital Risk:
Over 50	<b>React as Needed:</b> Issues in components past the end of their lifecycles will demand reactive maintenance.	<b>Highest Risk:</b> Life cycles of major components past due – end of building life cycle approaching.
25-50	<b>Balance PM and Reactive Maintenance:</b> Younger components still require PM. Aging components require reactive maintenance.	<b>Higher Risk:</b> Life Cycles coming due in core building components.
10-25		<b>Medium Risk:</b> Lower cost space renewal updates needed.
Under 10	<b>Focus on PM:</b> Significant need for PM in young systems.	<b>Low Risk:</b> “Honeymoon” period – little need for capital reinvestment.

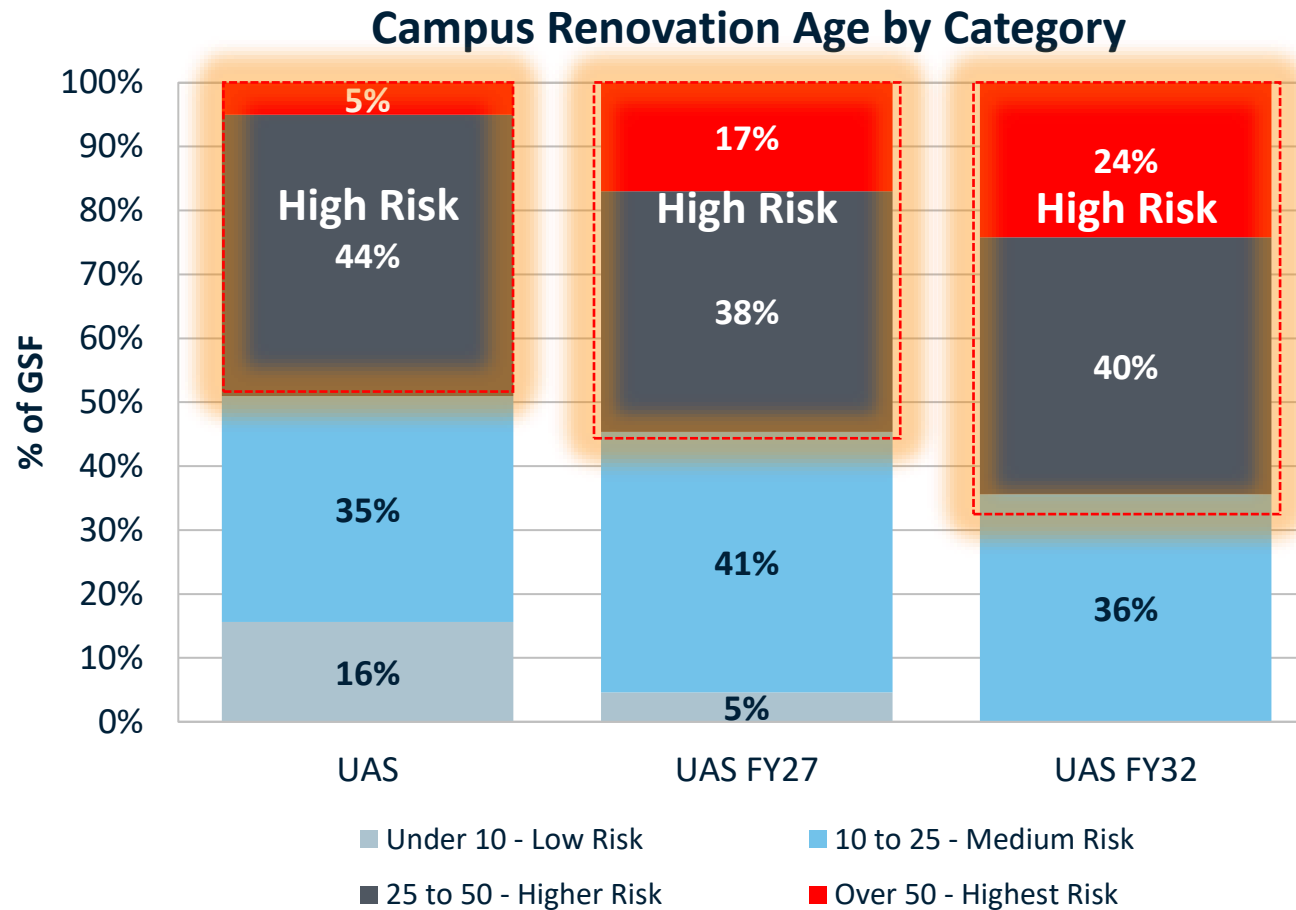
# Understanding Campus Age

Renovations at Ketchikan make systems younger



# UAS Has Flexibility of Managing a Young Campus

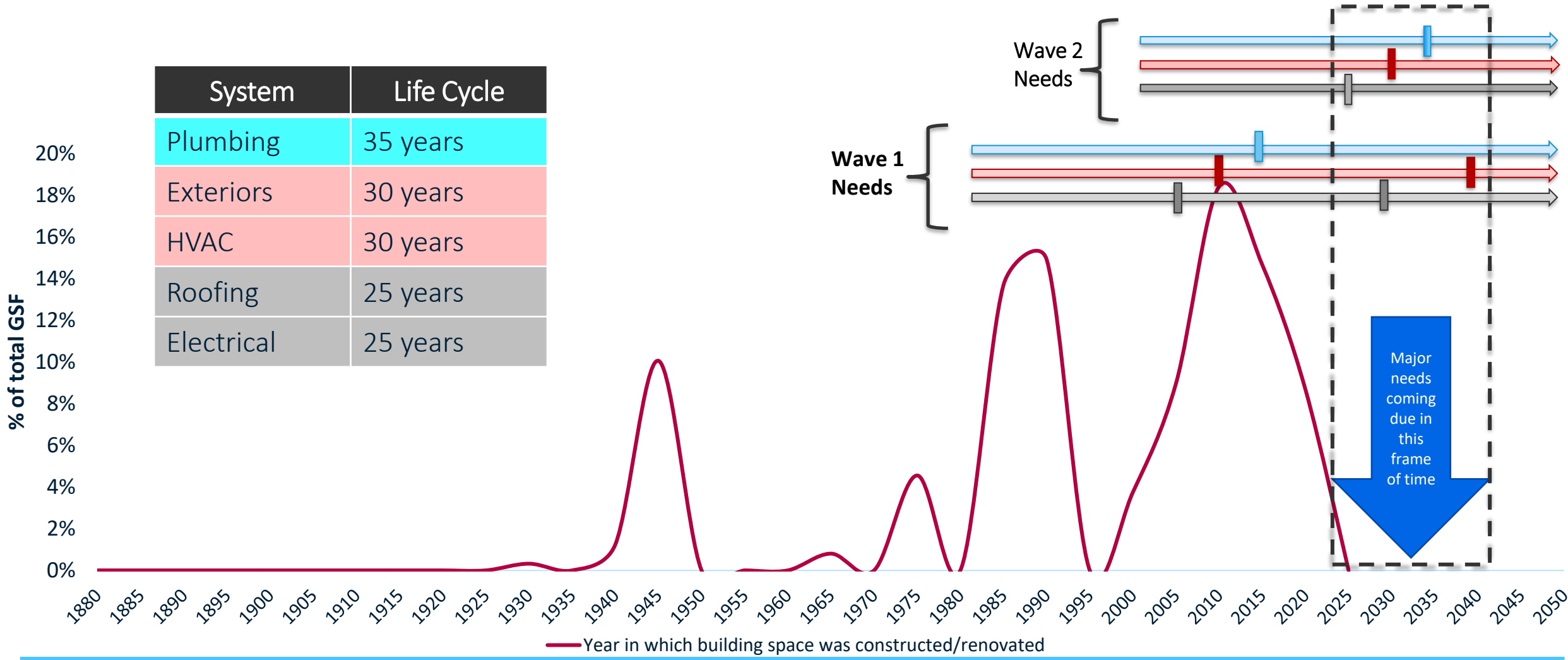
Unless UAS begins to fully renovate space in 5 years 56% of space will be “High Risk”



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# Understanding the Impact of Age on Future Need

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

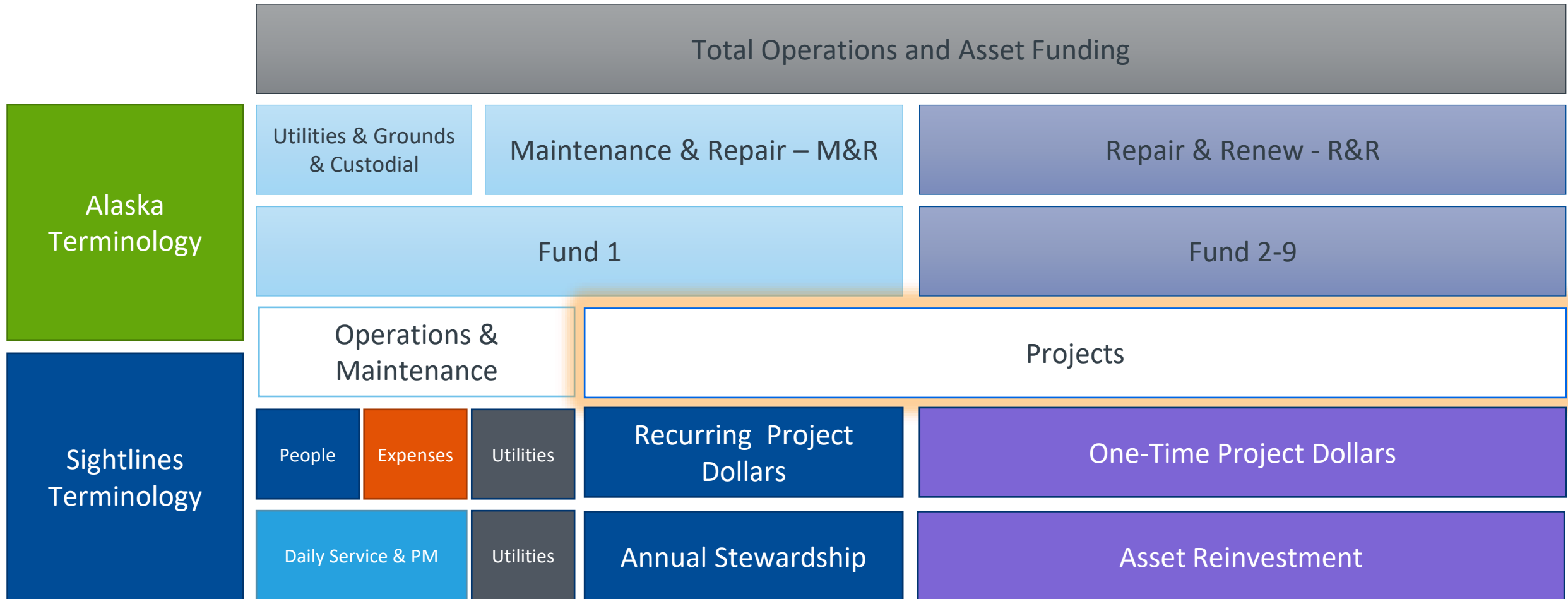






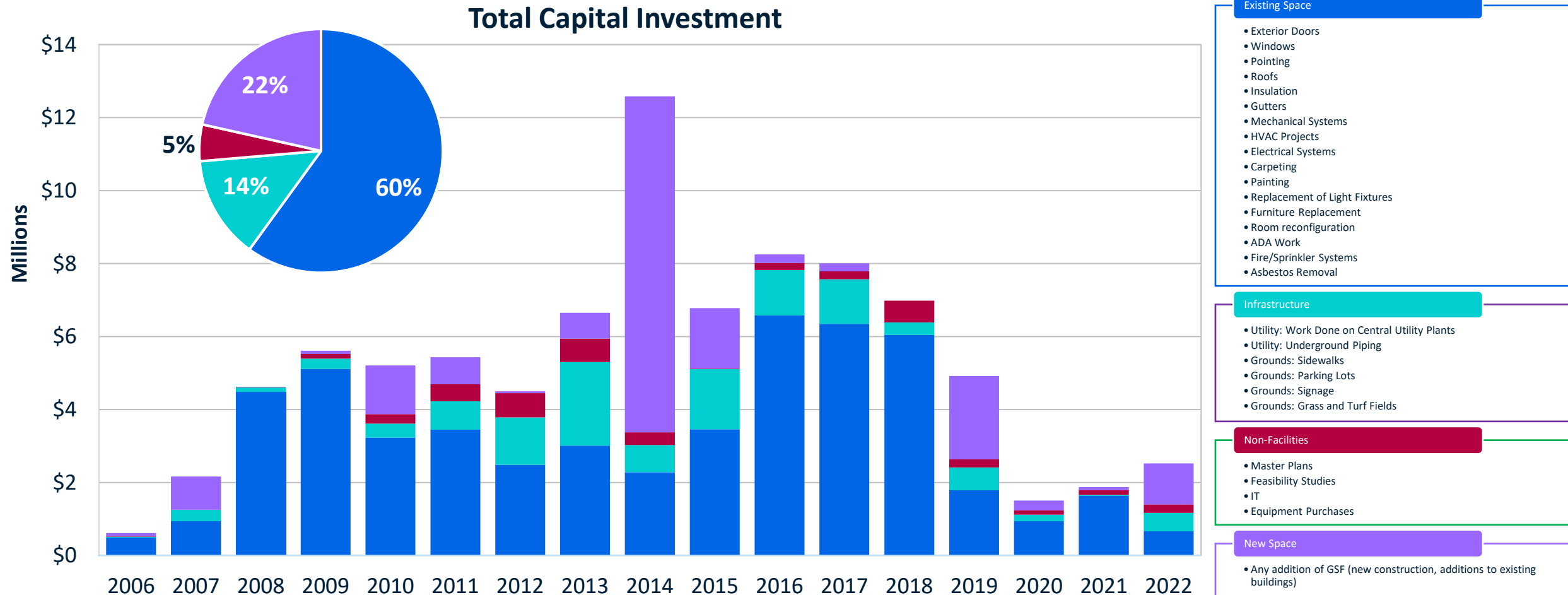
## Capital Profile

# Capital Funding Sources



# Increased Focus on Existing Space in Recent Years

Existing Space investment decreased in recent years, but has seen high investment

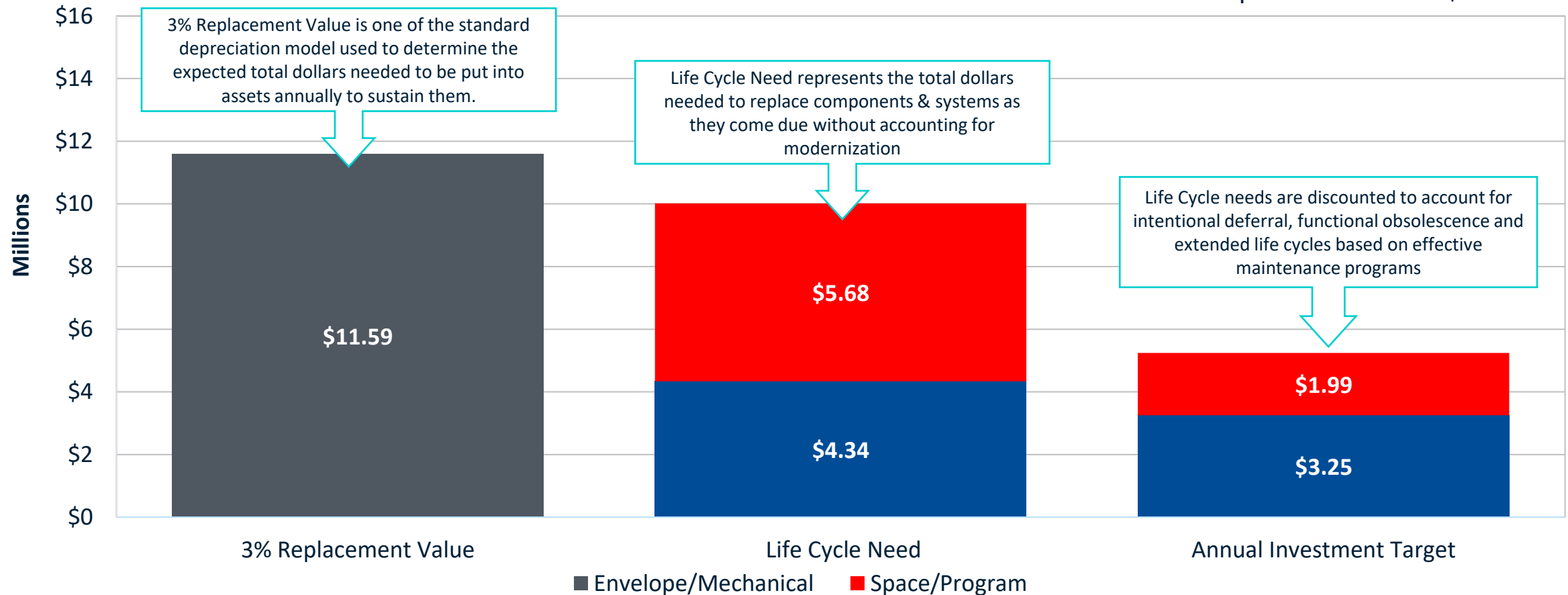


# Defining an Annual Investment Target

Annual Funding Target: \$5.2M

## FY22 Annual Investment Target

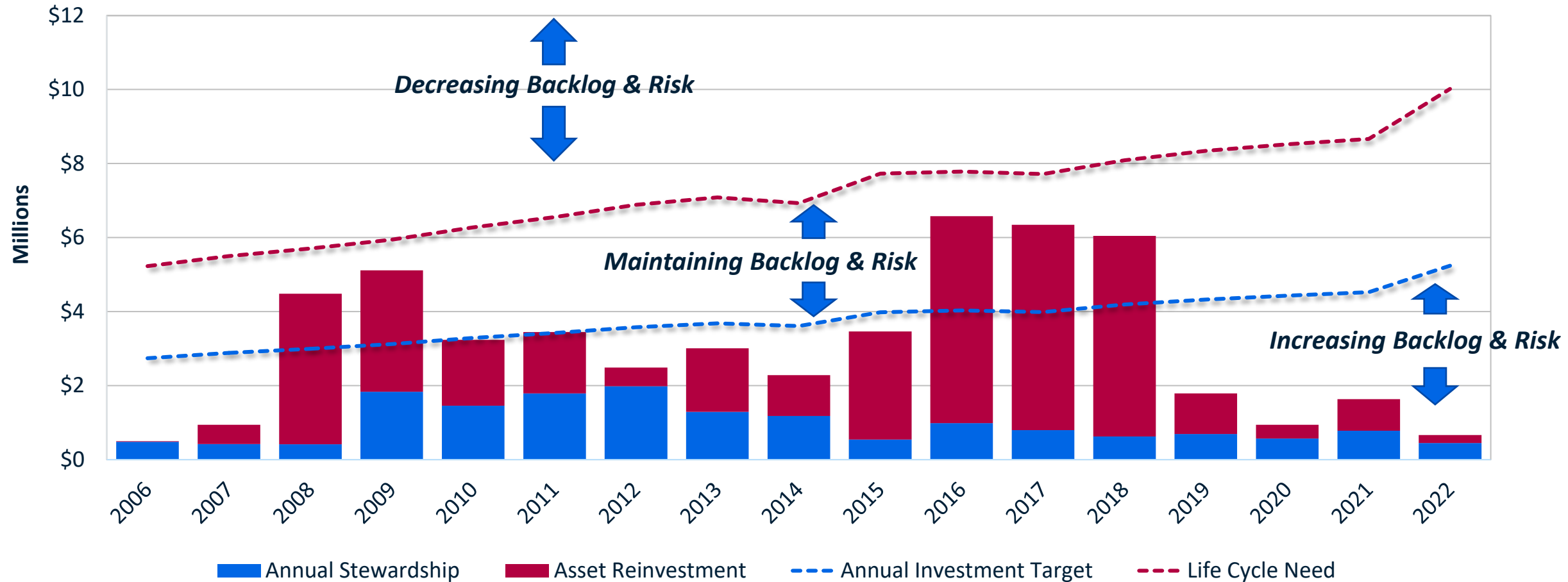
Replacement Value: \$386.3 M



# Recurring Capital Spending Falls Short of Target

Since FY18 UAS has increased its backlog, caused by a decrease of investment

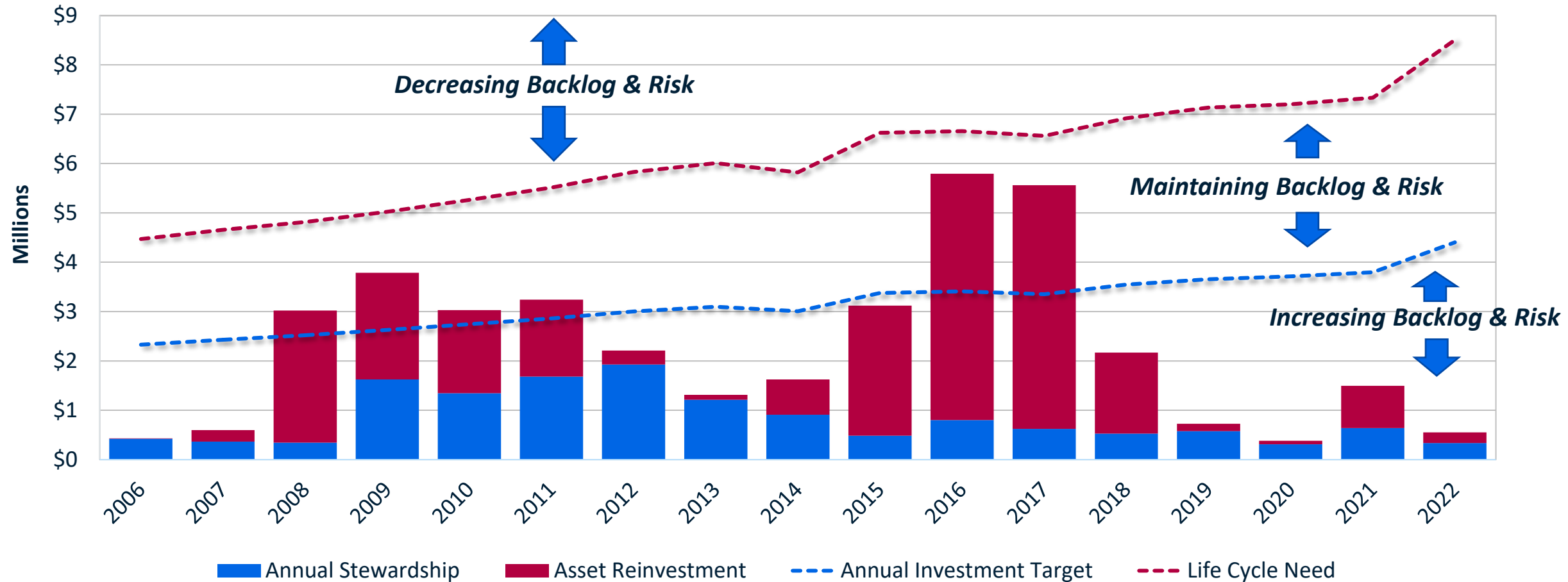
Total Capital Investment vs. Funding Target



# Juneau Capital Spending Sets the Trend

Unlike the combined spending trend, Juneau's trend begins to decrease after FY17

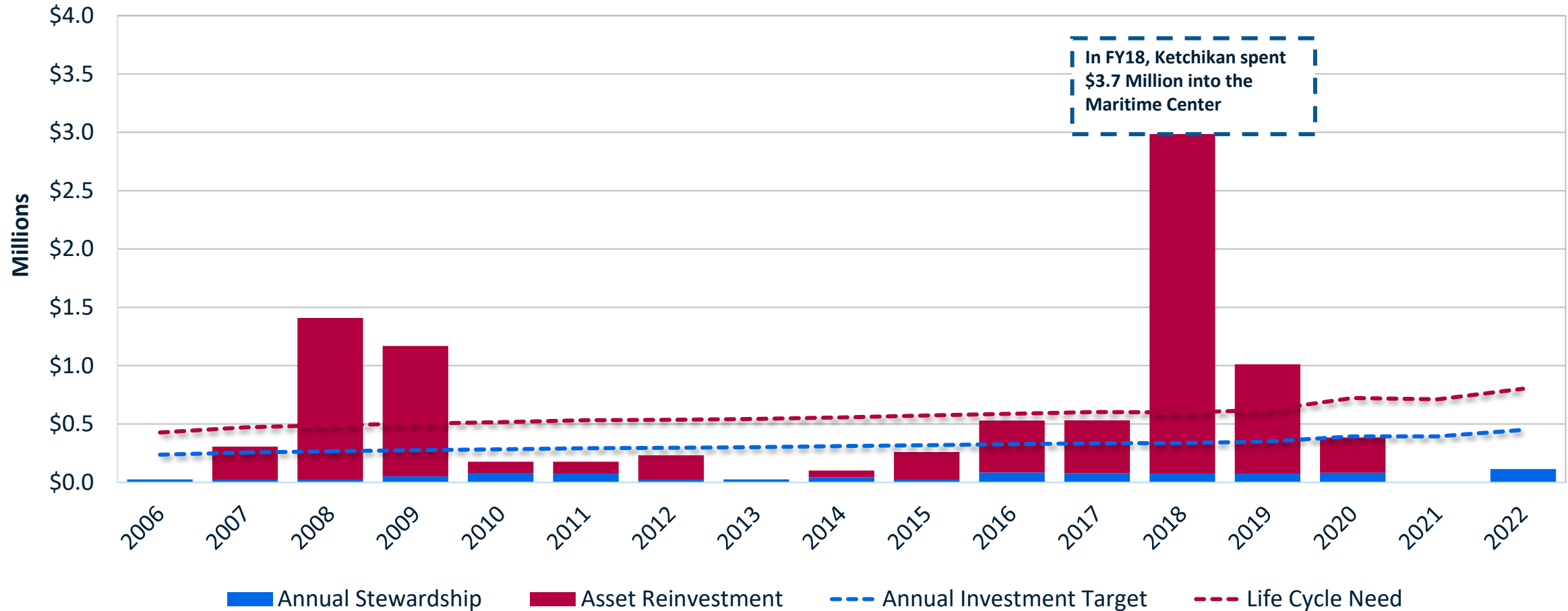
Juneau Campus' Total Capital Investment vs. Juneau Funding Target



# Ketchikan Capital Spending Frequently Meets Target

After FY20 spending has decreased and missed capital targets

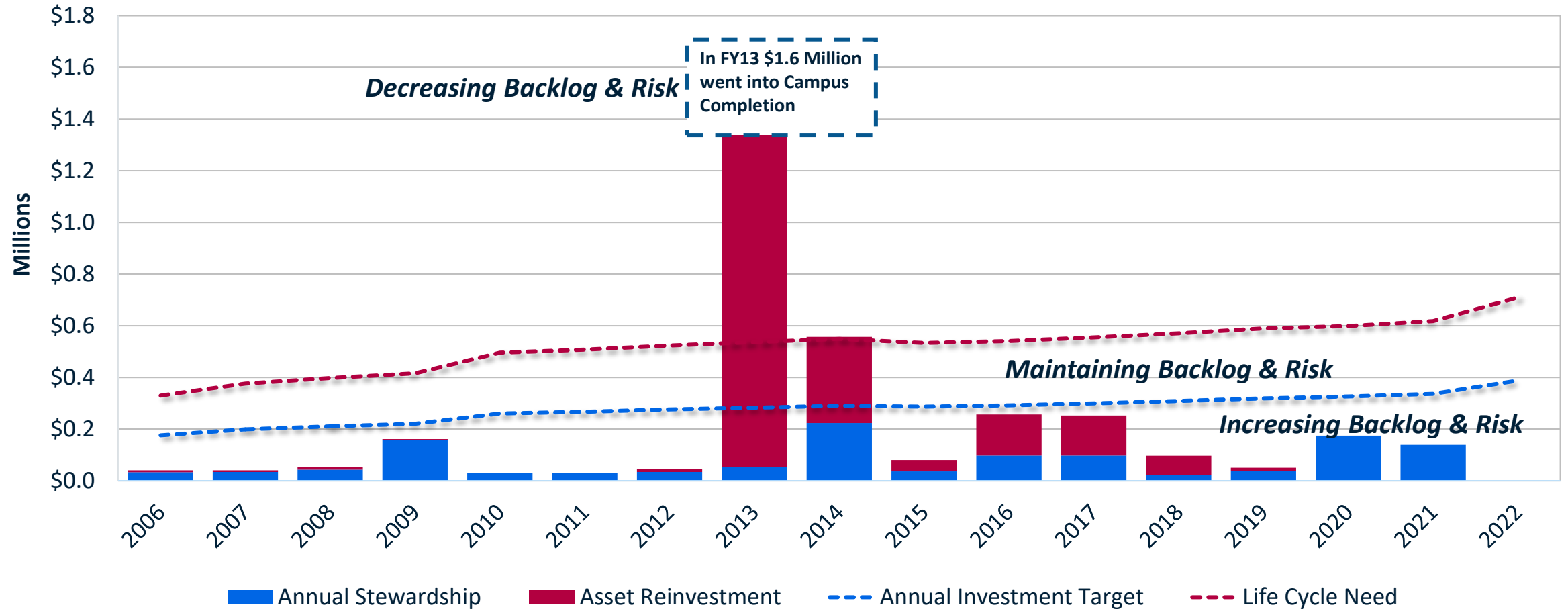
Ketchikan Campus' Total Capital Investment vs. Ketchikan Funding Target



# Sitka's Lower Capital Spending Increases Backlog and Risk

Backlog continues to increase with missed capital targets, zero investment in FY22

Sitka Campus' Total Capital Investment vs. Sitka Funding Target

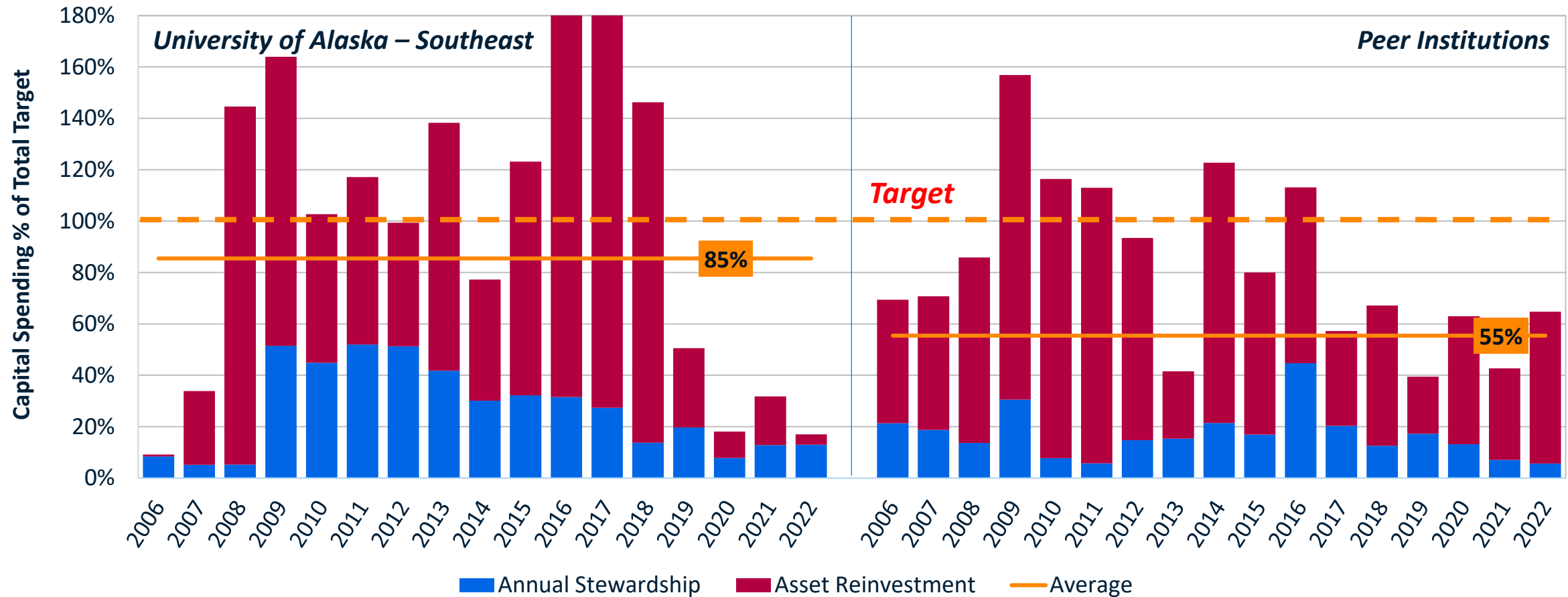




# UAS Spends Higher to Target than Peers

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

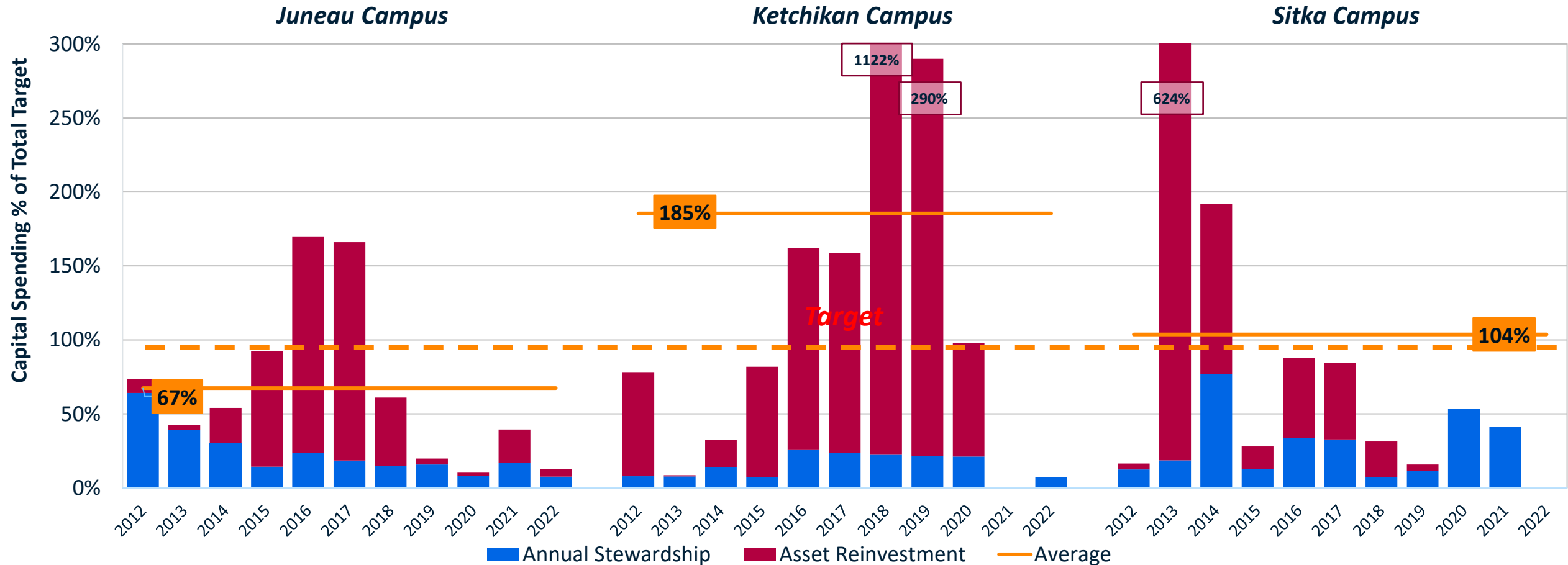
Total Capital Investment as a Percent of Funding Target



# Disparity In Reaching Targets Across Campuses

Large infusions of capital inflate average spend to target

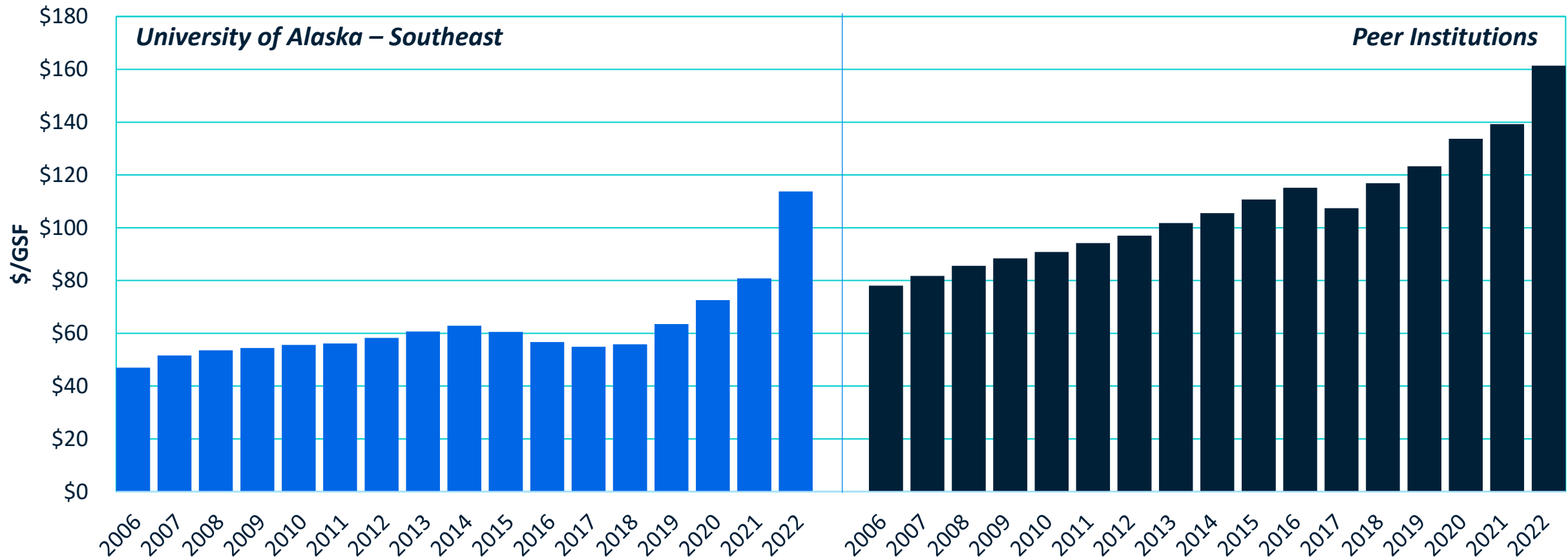
Total Capital Investment as a Percent of Funding Target



# Total Need is Greater than Peers

Total need based on FY22 Facilities Condition Assessment

**Total Asset Reinvestment Need \$/GSF**  
*Regionally Adjusted*



# Facilities Condition Index

## Condition based investment strategy

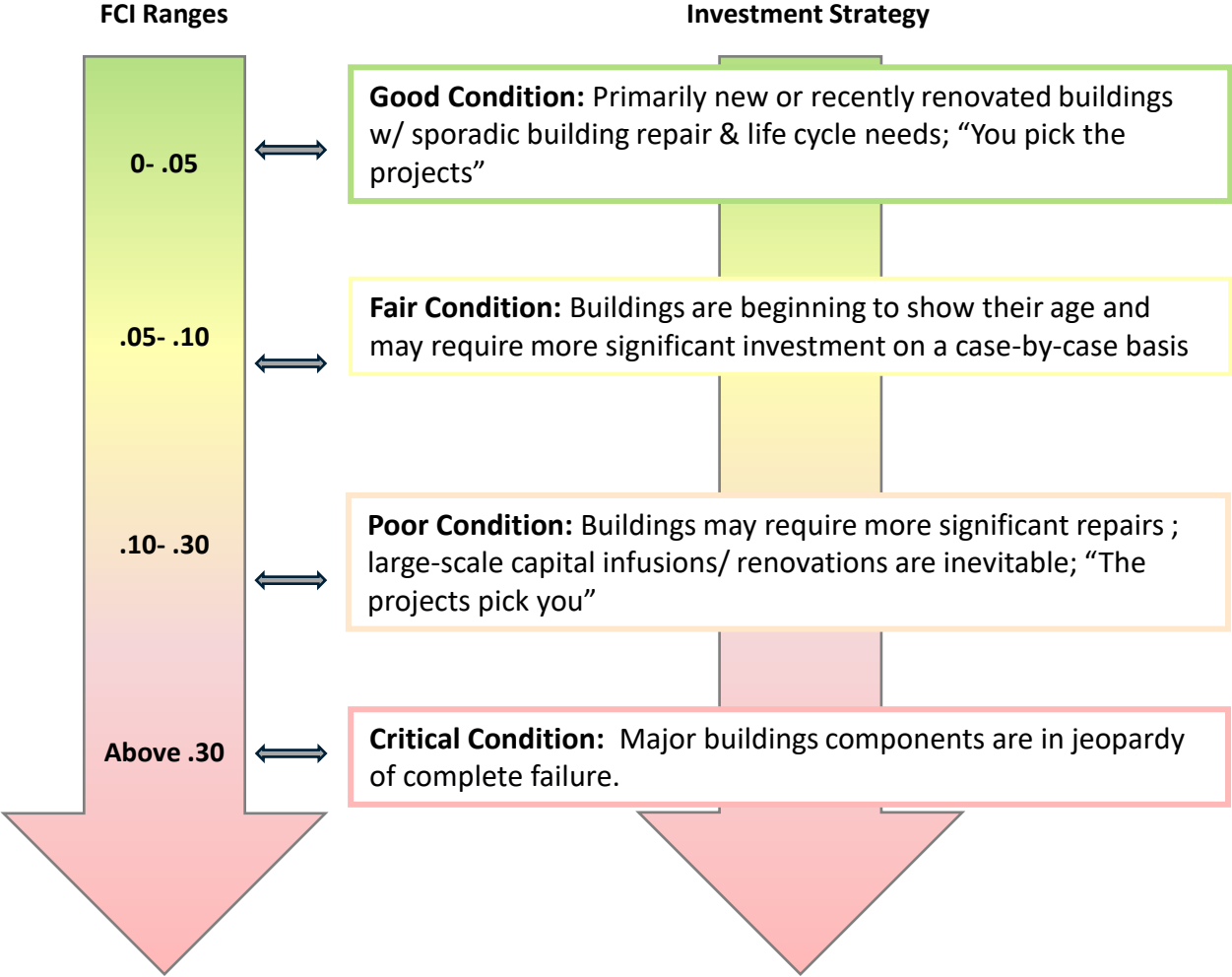
FCI

=

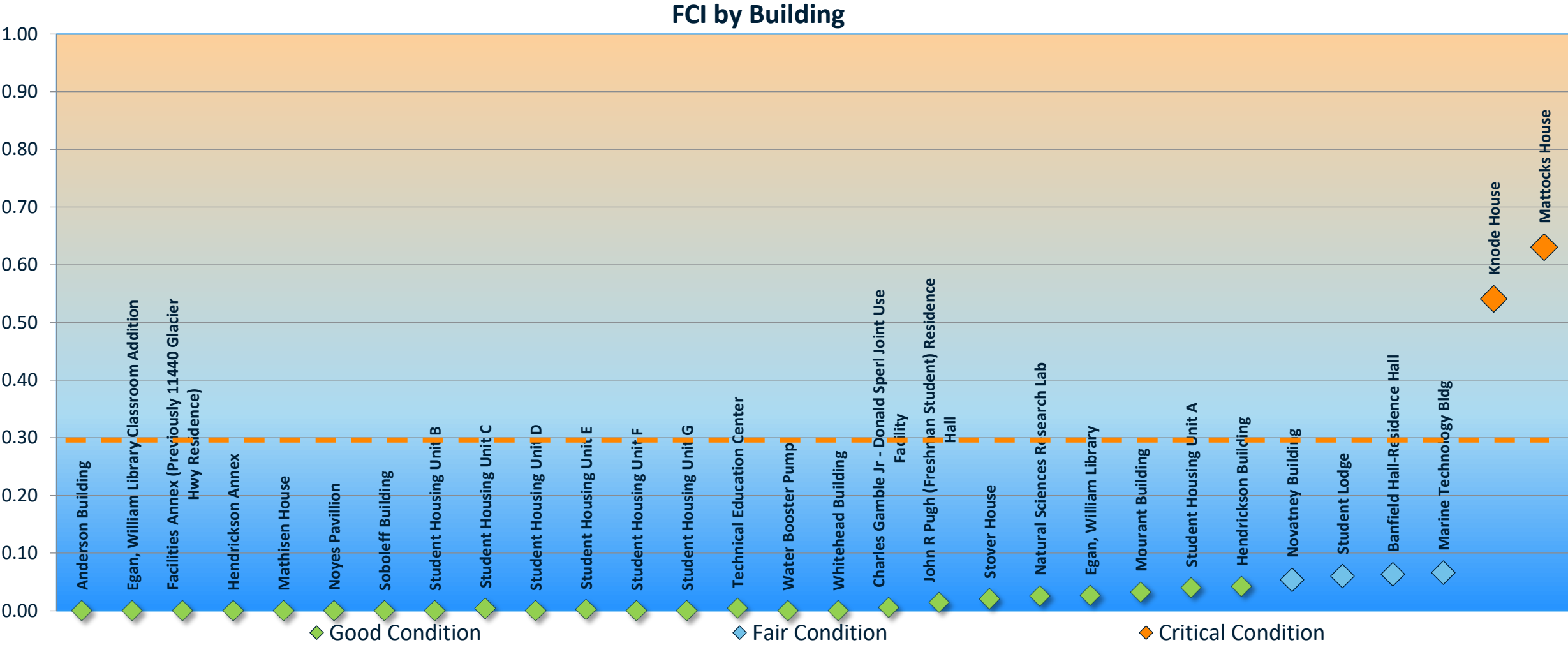
Backlog

Replacement Value

Campus leadership can use FCI categories for different buildings and portfolios, helping to balance capital investments across campus and prioritize project selection

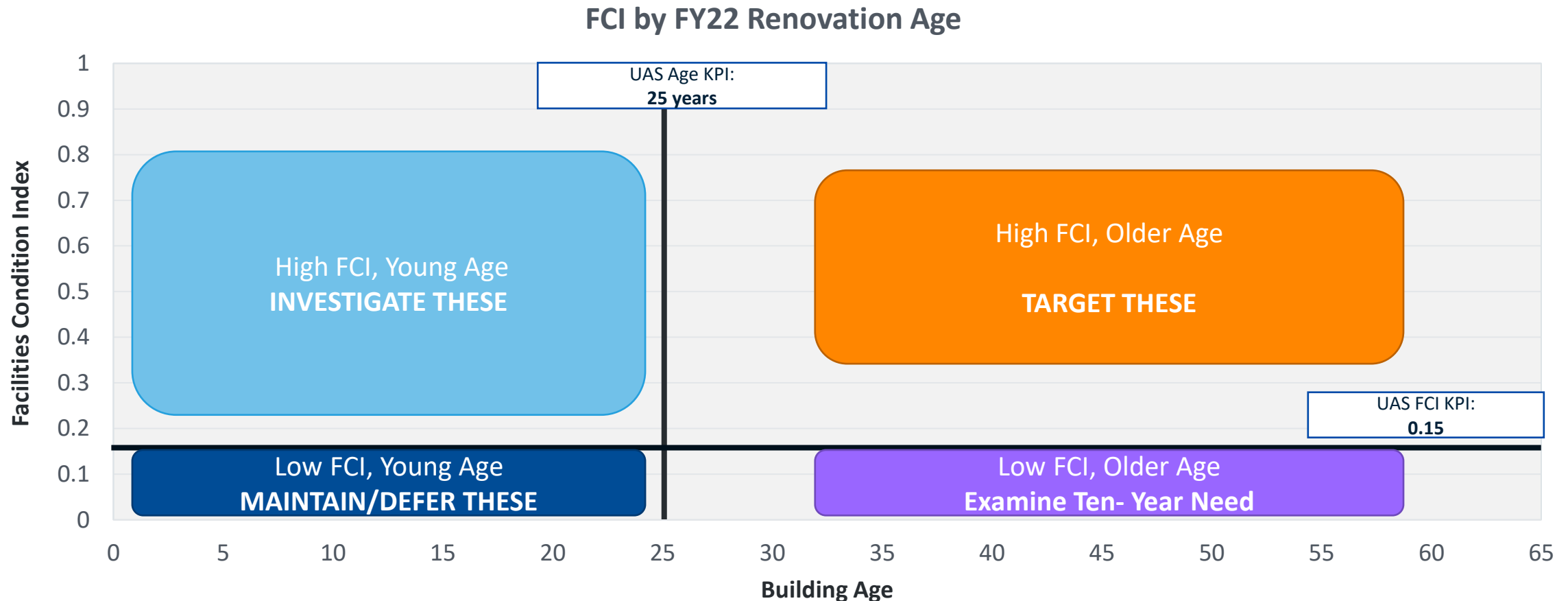


# Facilities Condition Index



# KPI Impact- Analyzing Age and Building Condition

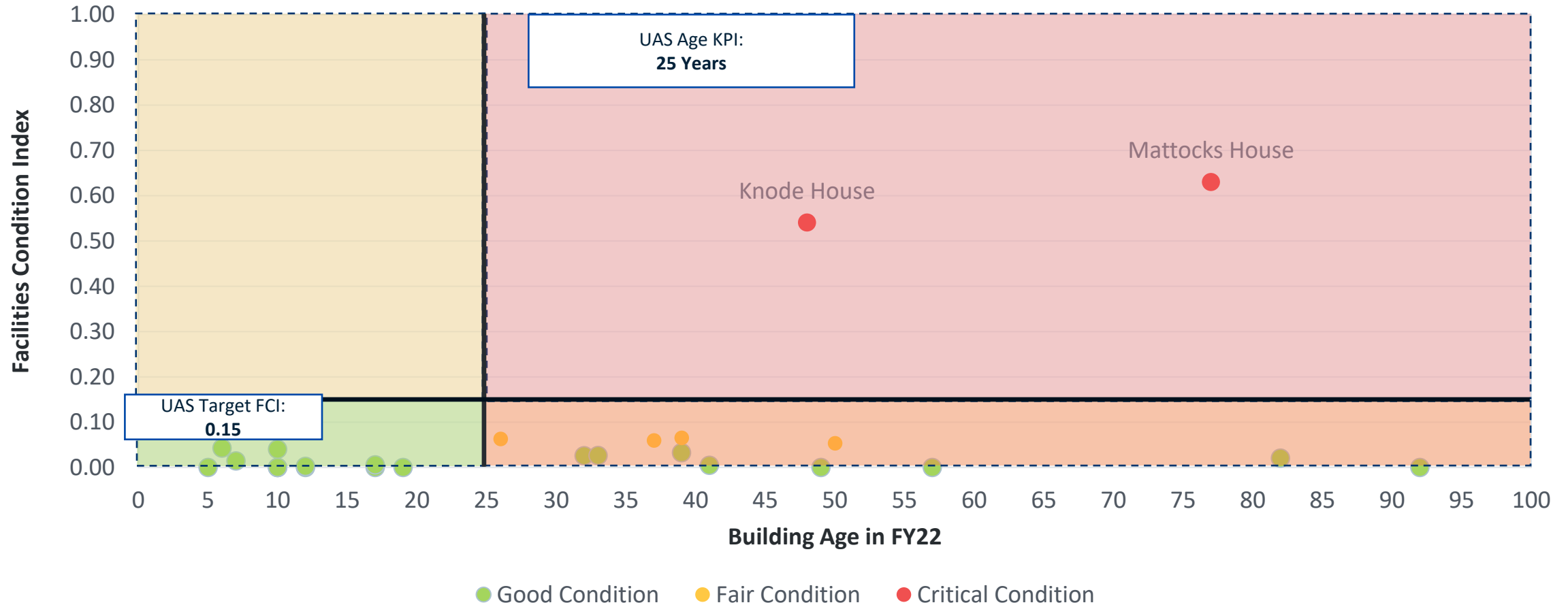
Identifying costly buildings can help focus future capital investment



# KPI Impact- Analyzing Age and Building Condition

Identifying older, high need buildings, can help shape investment strategy

FCI by FY22 Renovation Age

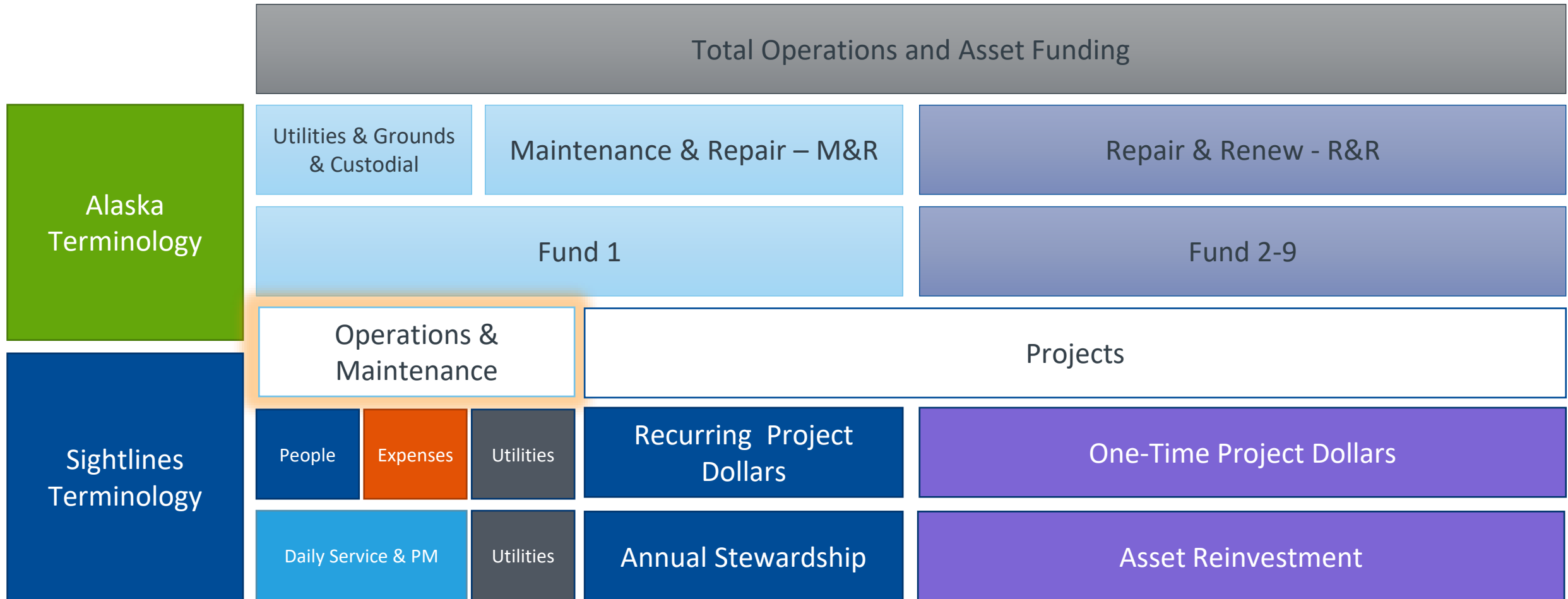




Operations Success

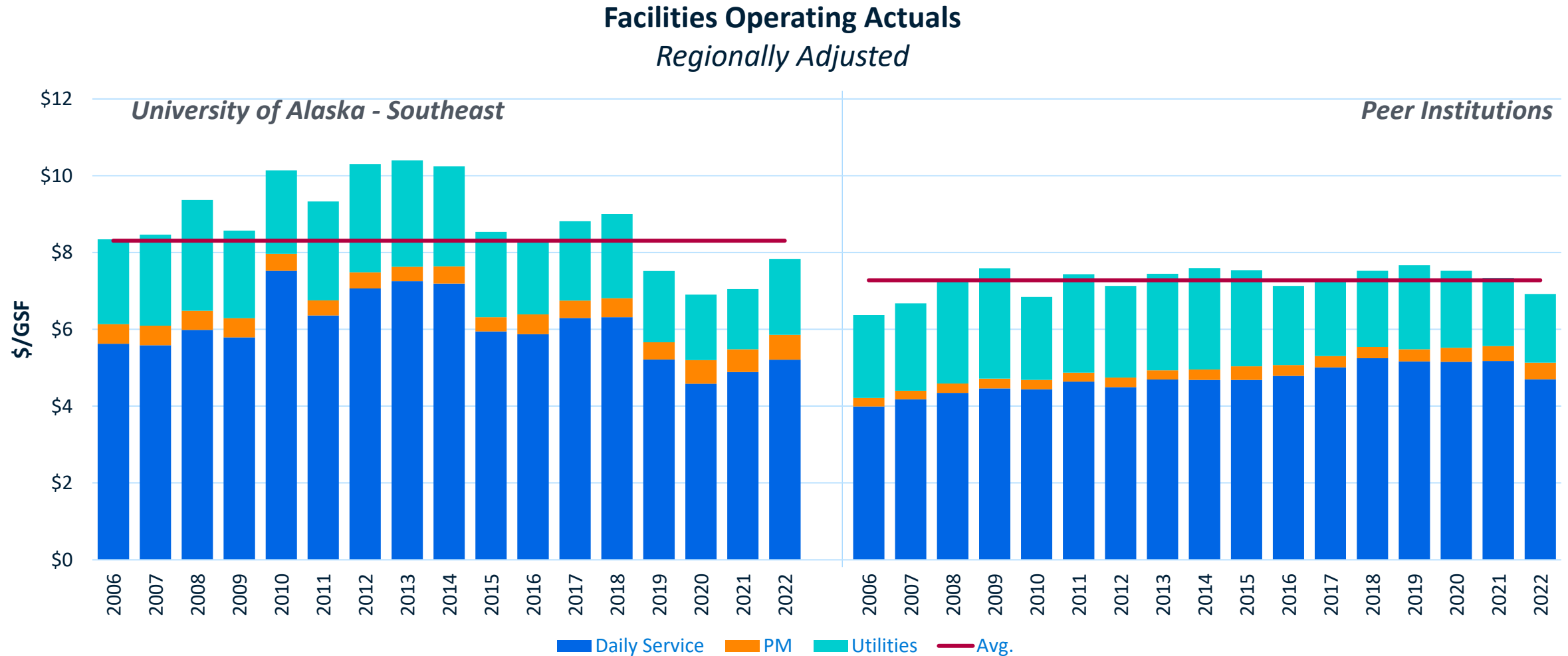


# Capital Funding Sources



# Facilities Operating Expenditures vs. Peers

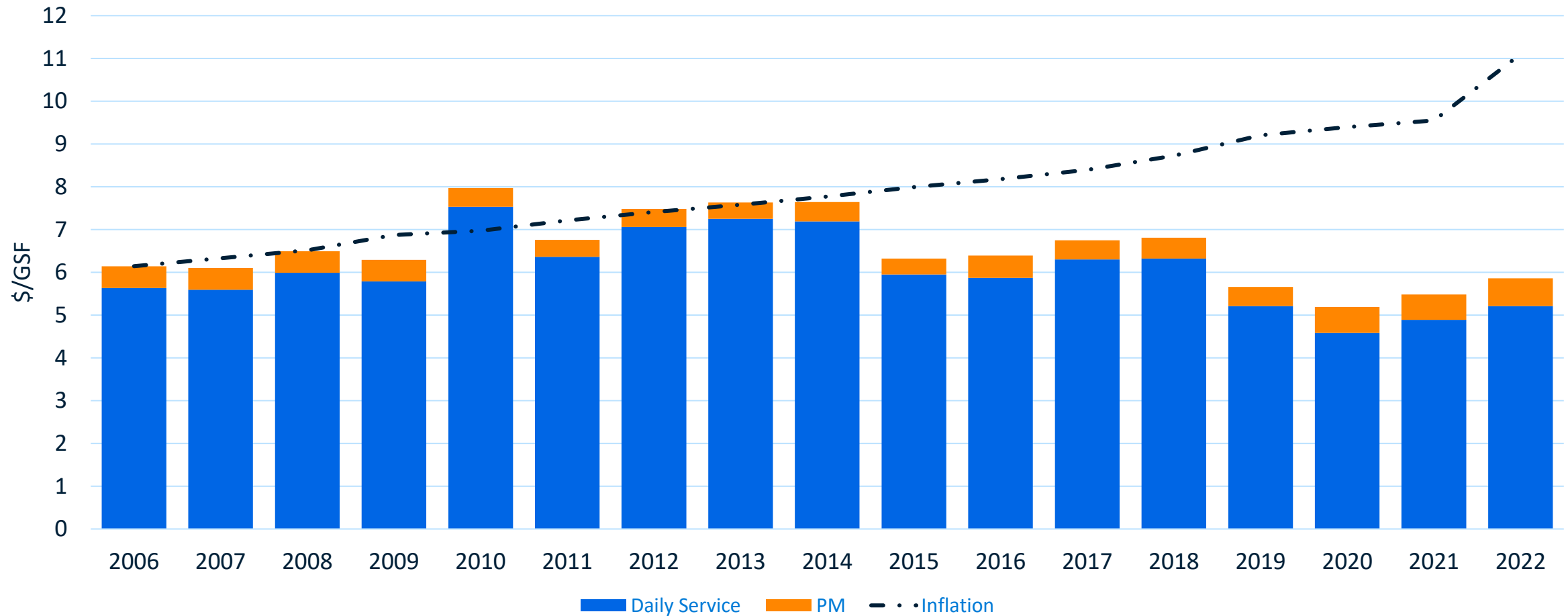
UAS has reduced its Daily Service expenditures in recent years below peer average



# Budget Cuts Limit Purchasing Power

2022 difference amounts to \$2.7M less buying power than 2006 budget

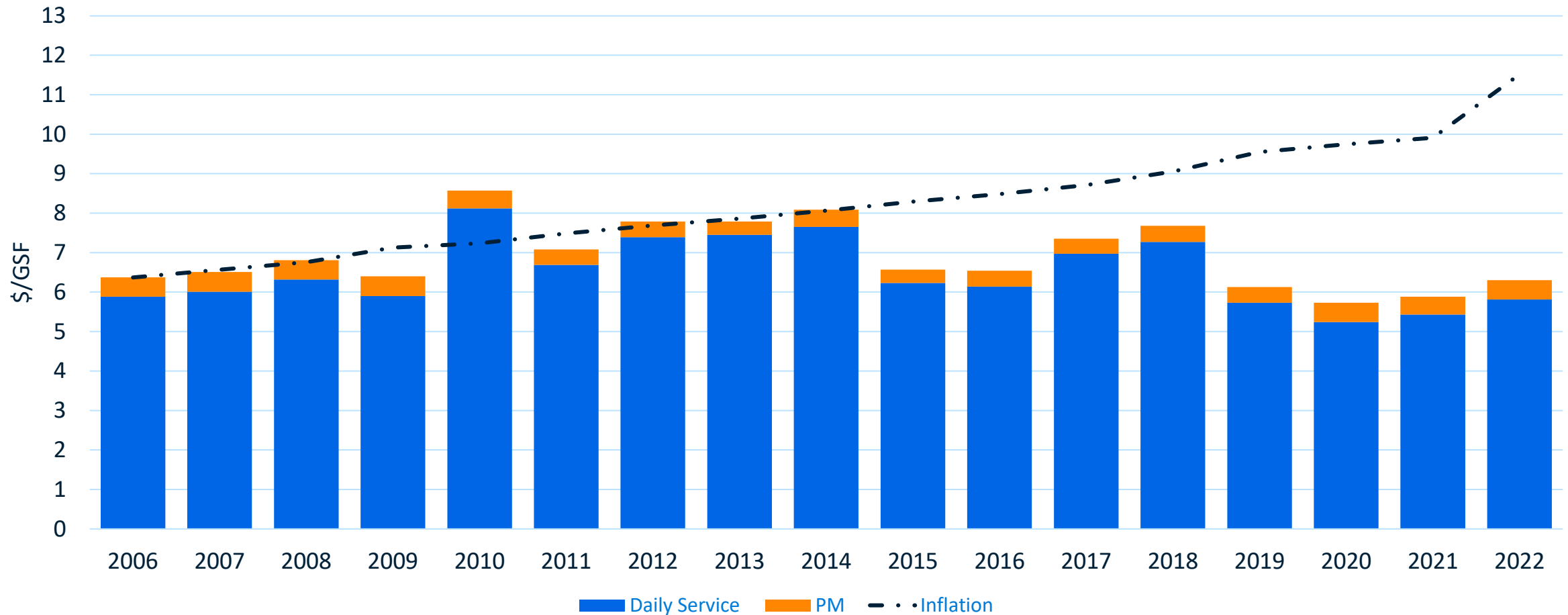
Facilities Operating Actuals



# Juneau's Decreasing Budget Follows University Trend

2022 difference amounts to \$2M less buying power than 2006 budget

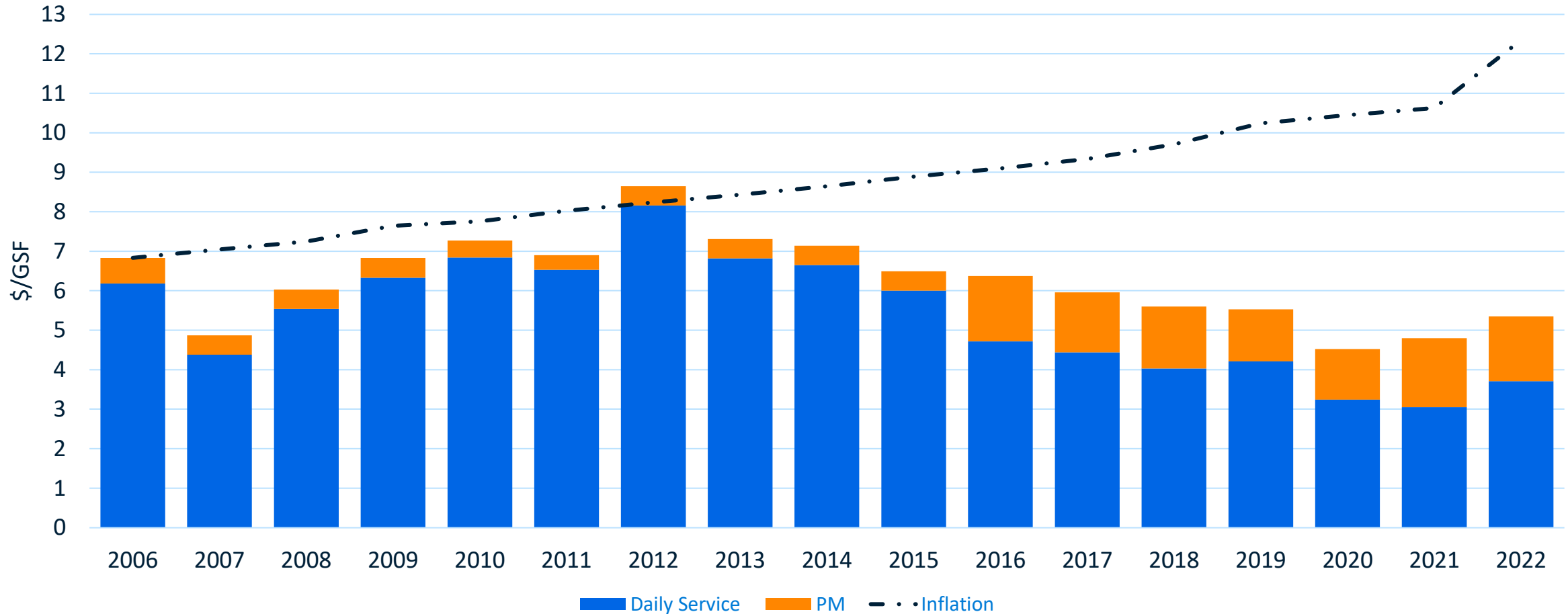
Facilities Operating Actuals



# Ketchikan Budget Emphasizes PM in Recent Years

Investments into PM will extend building lifecycles and decrease capital need

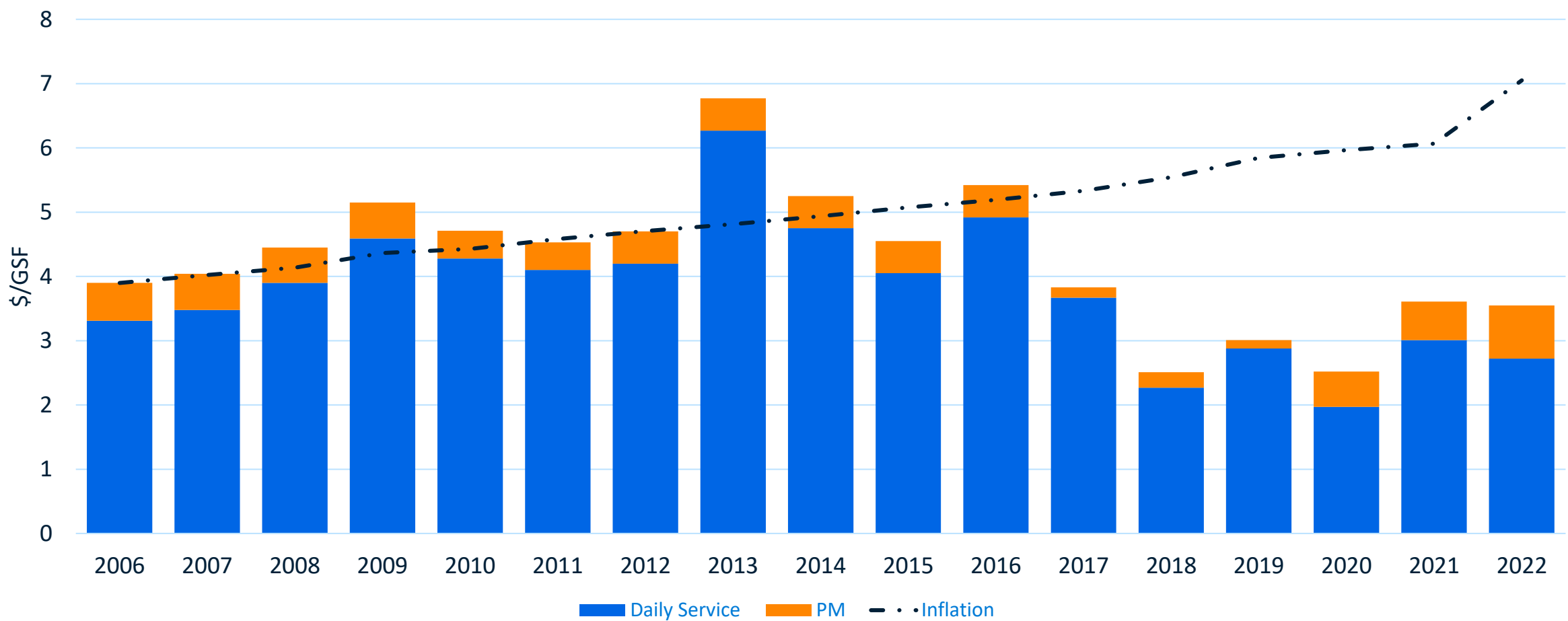
Facilities Operating Actuals



# Sitka’s Recent Budget Lacks Purchasing Power of Past Years

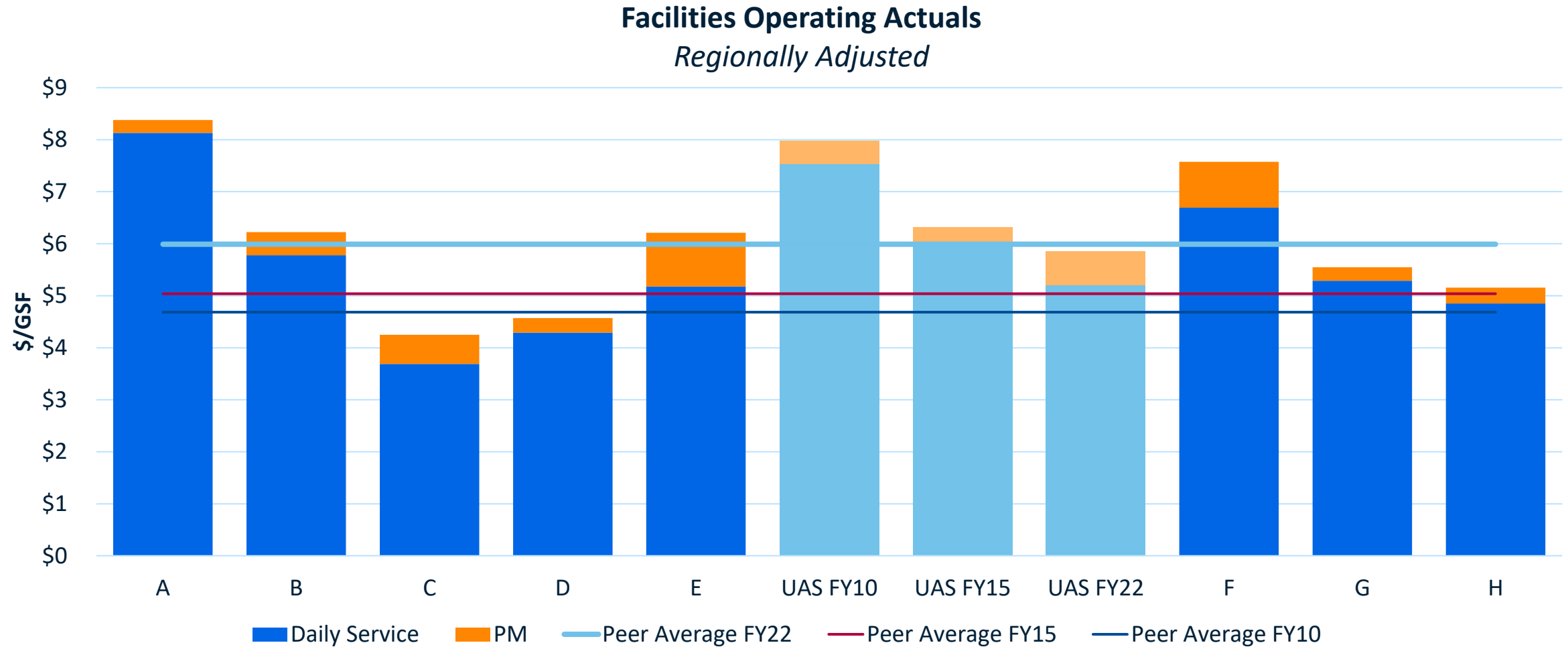
Sitka’s operational spending is 50% less than 2006 actuals when accounting for inflation

Facilities Operating Actuals



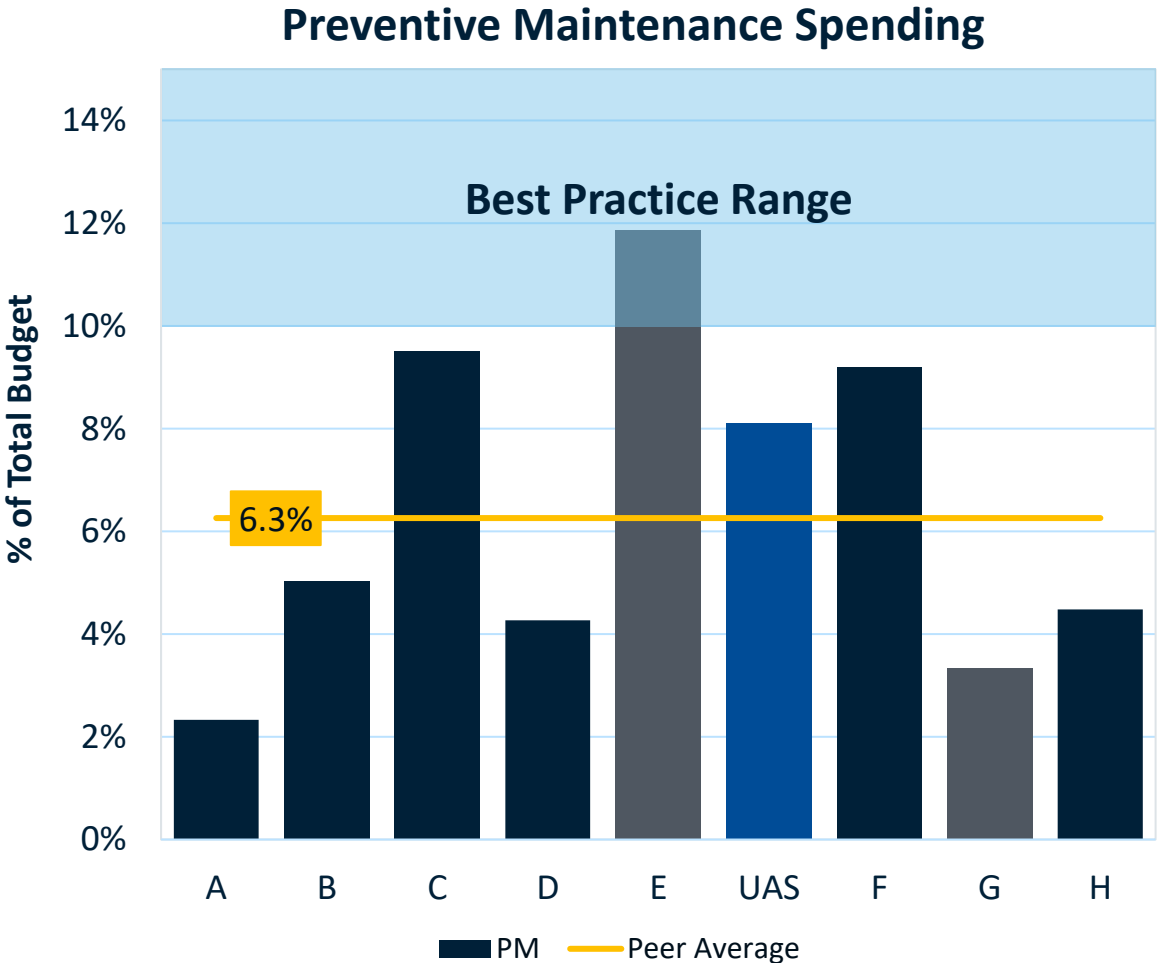
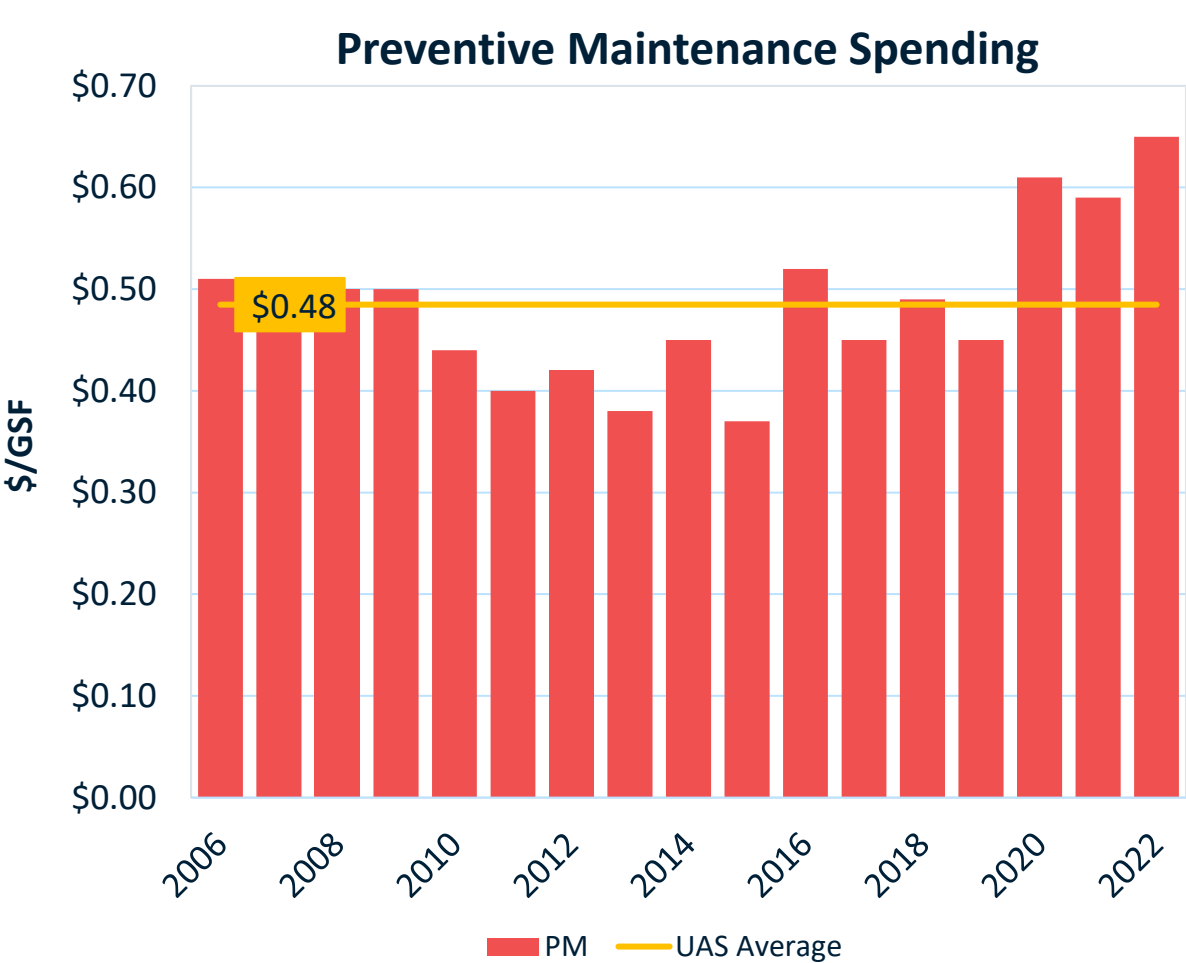
# Facilities Operating Expenditures vs. Peers

UAS has decreased its daily service expenditures, while Peer spending has increased



# UAS Allocates More Resources to PM than Peers

Recent increases in PM spending result in UAS approaching “Best Practice Range”



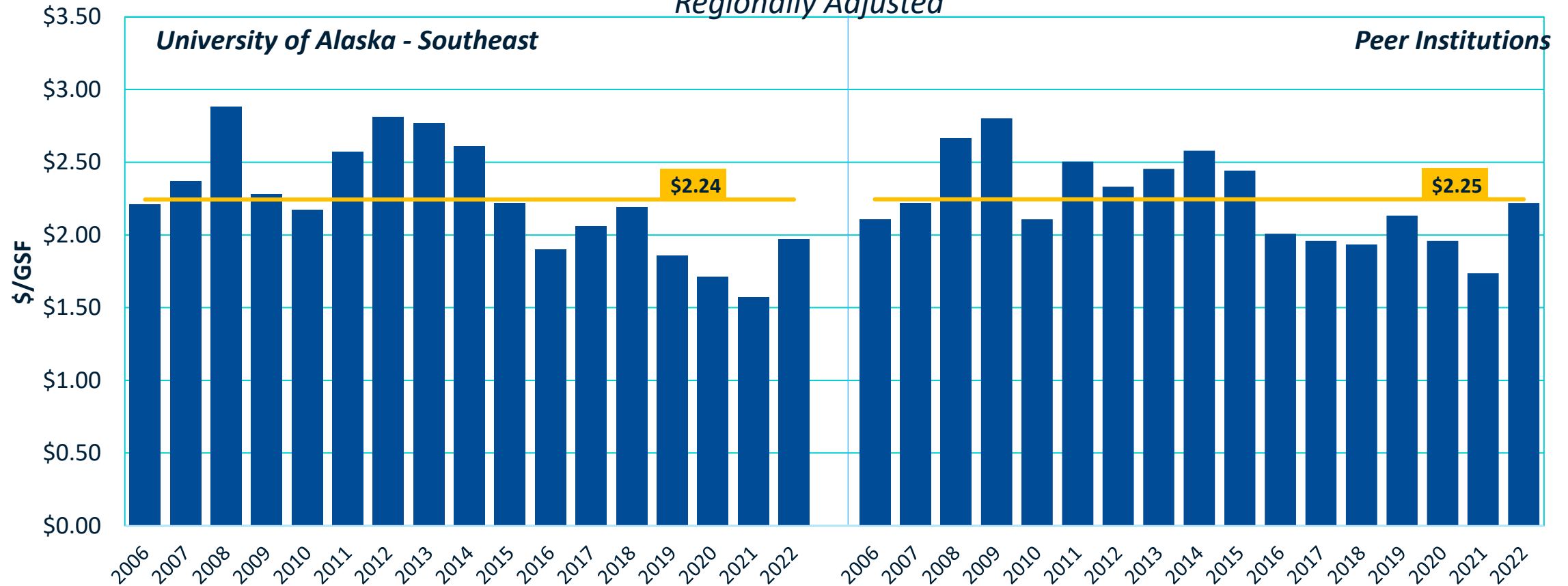


# Utility Operating Expenditures Compared to Peers

UAS utility expenditures remain aligned with peers

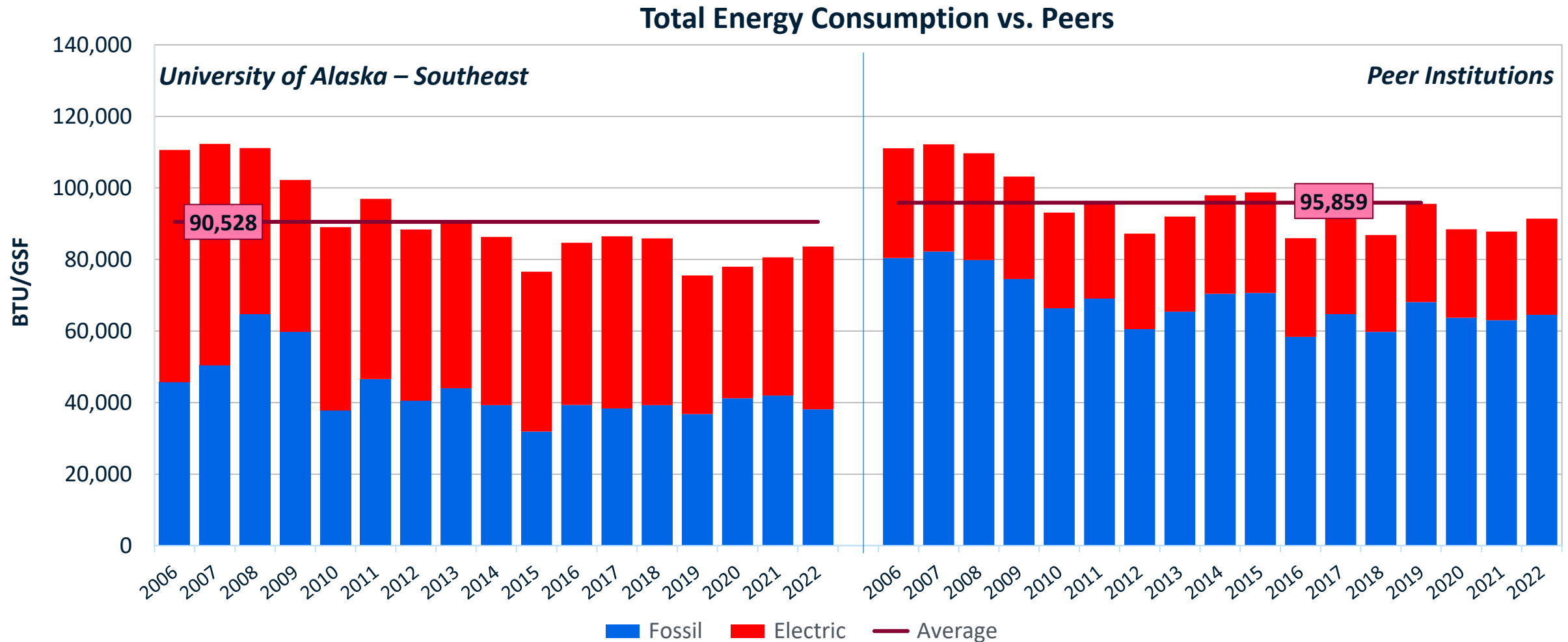
## UAS versus Peer Utility \$ per GSF

*Regionally Adjusted*



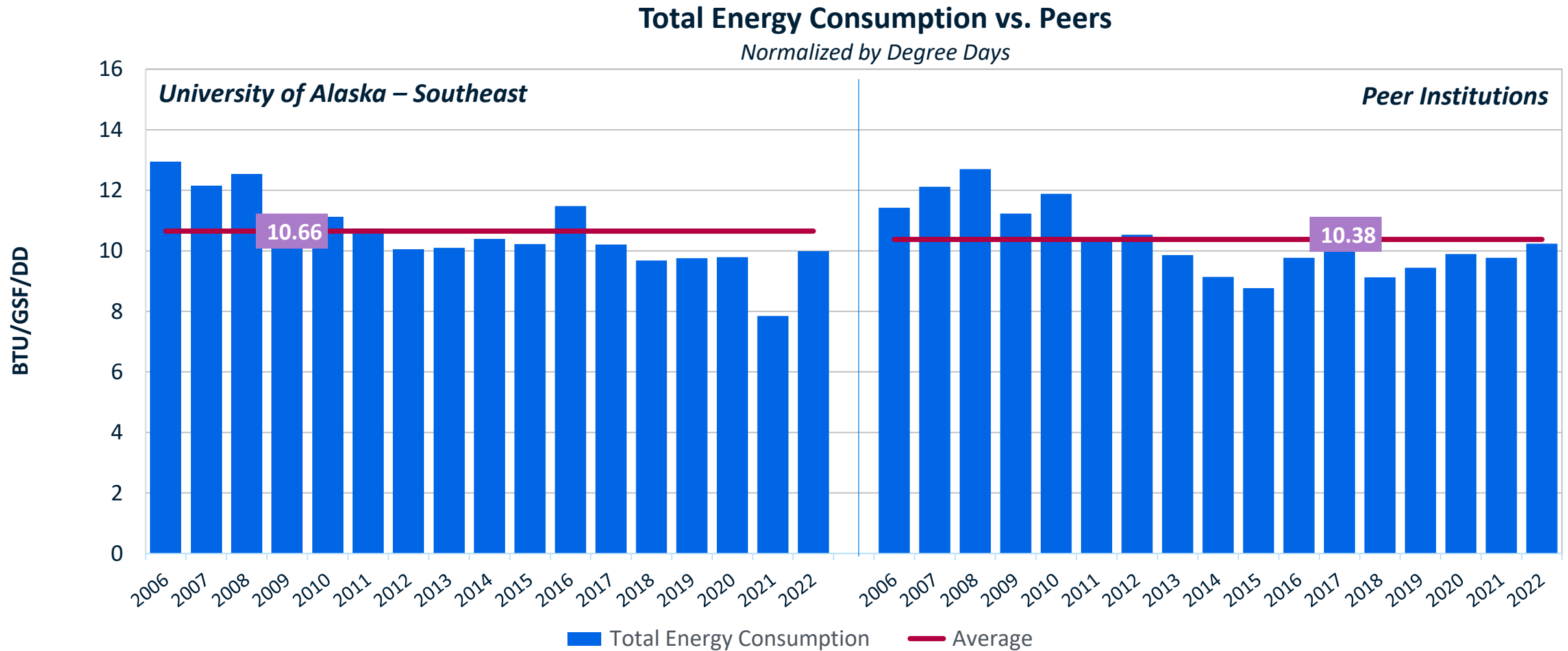
# Total Energy Consumption

UAS has seen consumption increase since FY19, but it is still well below peers



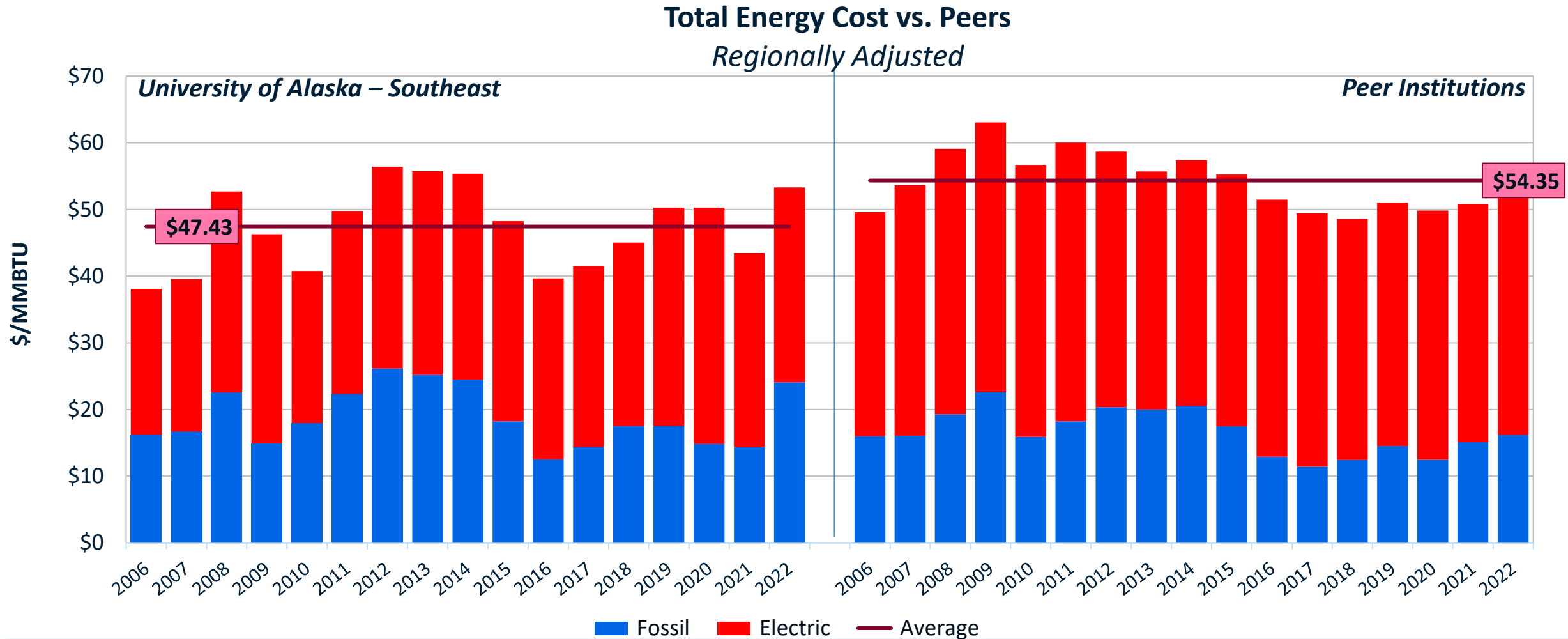
# Total Energy Consumption

When normalizing by degree day, UAS' energy consumption is like peers



# Energy Expenses Fluctuate in Consistent Manner

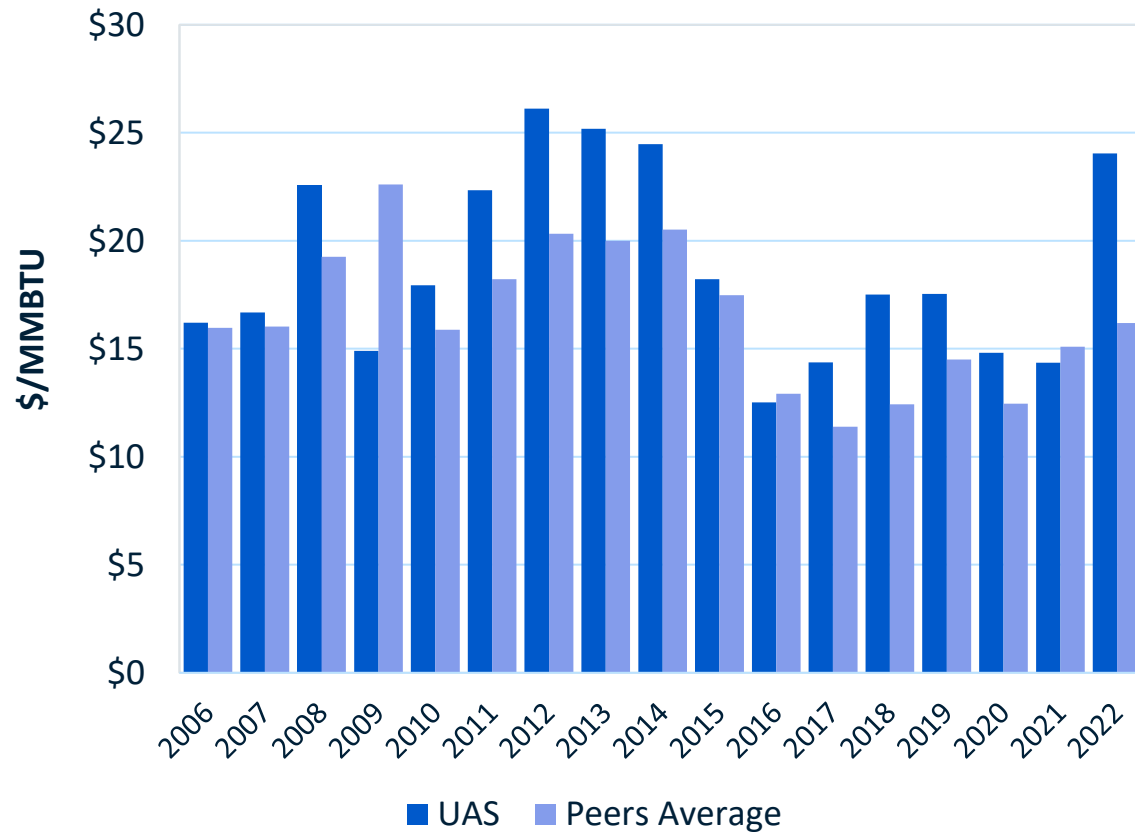
UAS' total energy costs continues to be below peer average



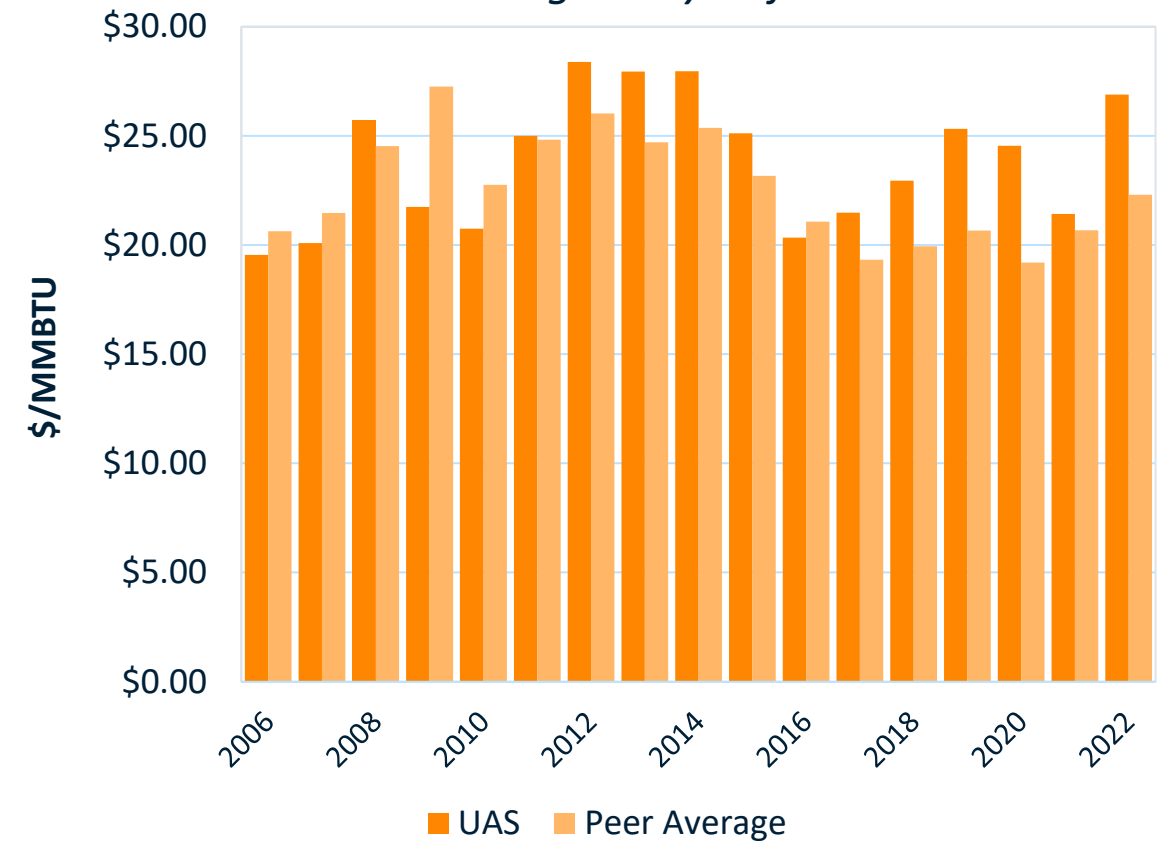
# Differences in Unit Costs are Growing vs. Peers

Unit costs increased, driving total energy costs higher

**Fossil Fuel Unit Cost**  
*Regionally Adjusted*

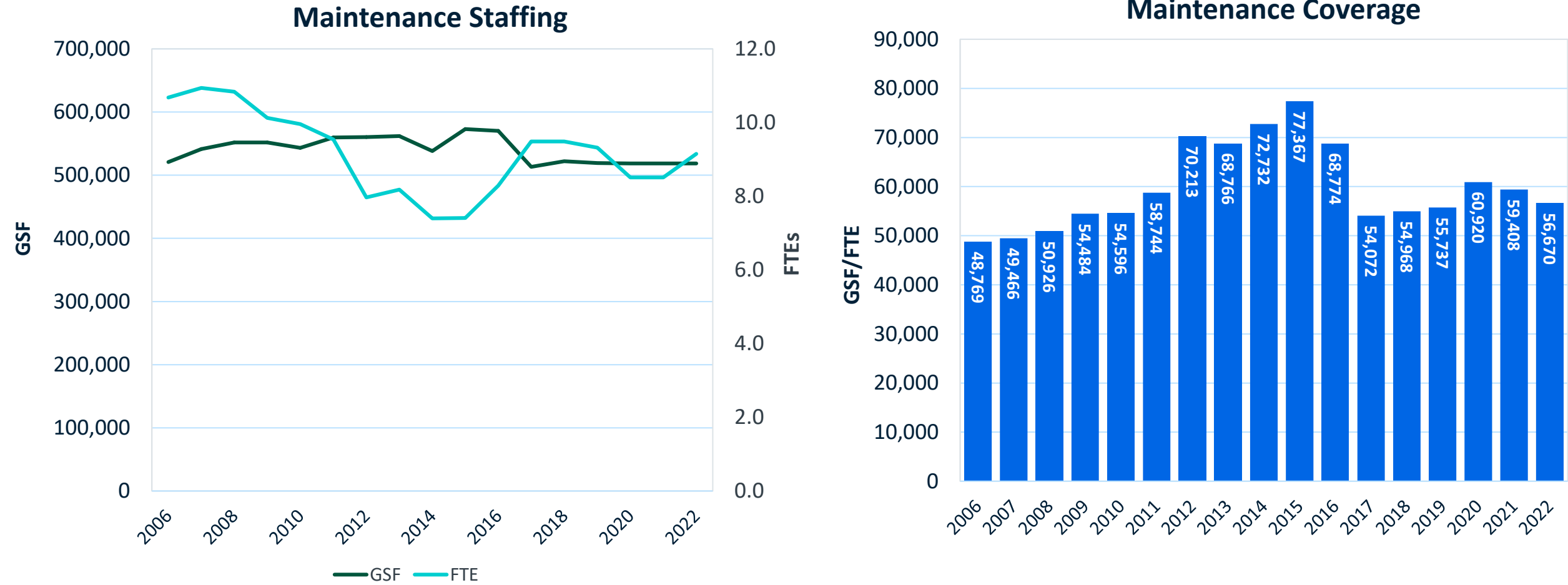


**Electric Unit Cost**  
*Regionally Adjusted*



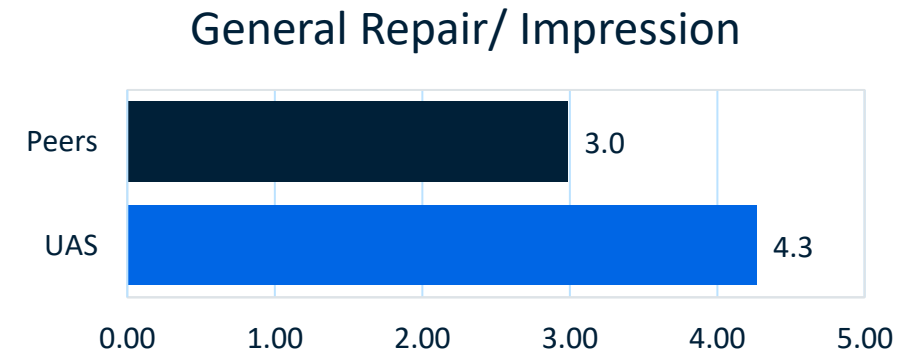
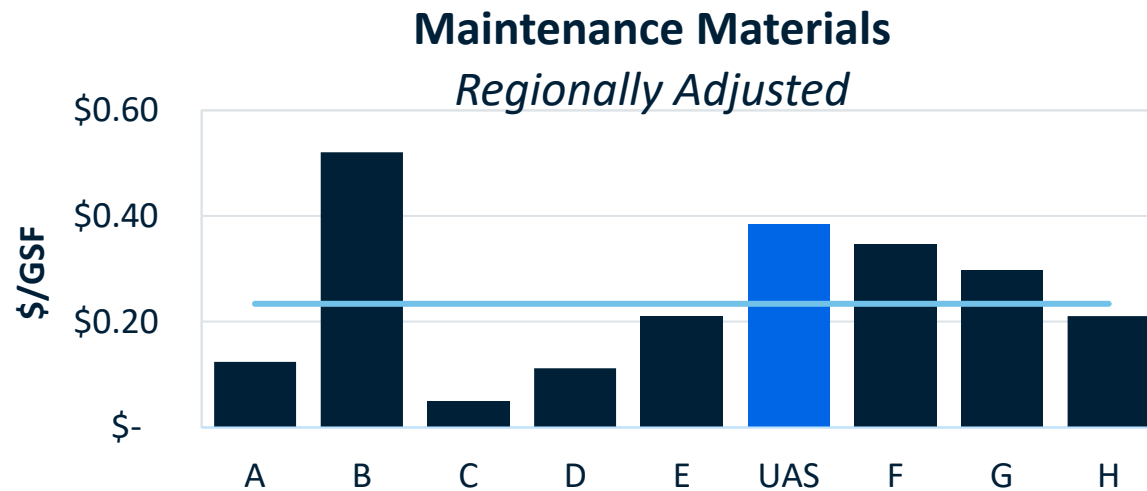
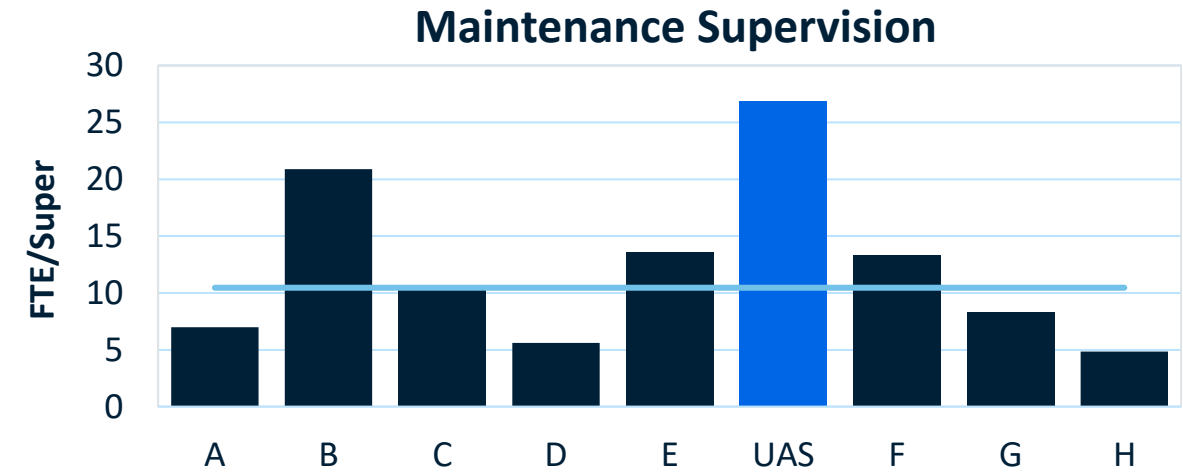
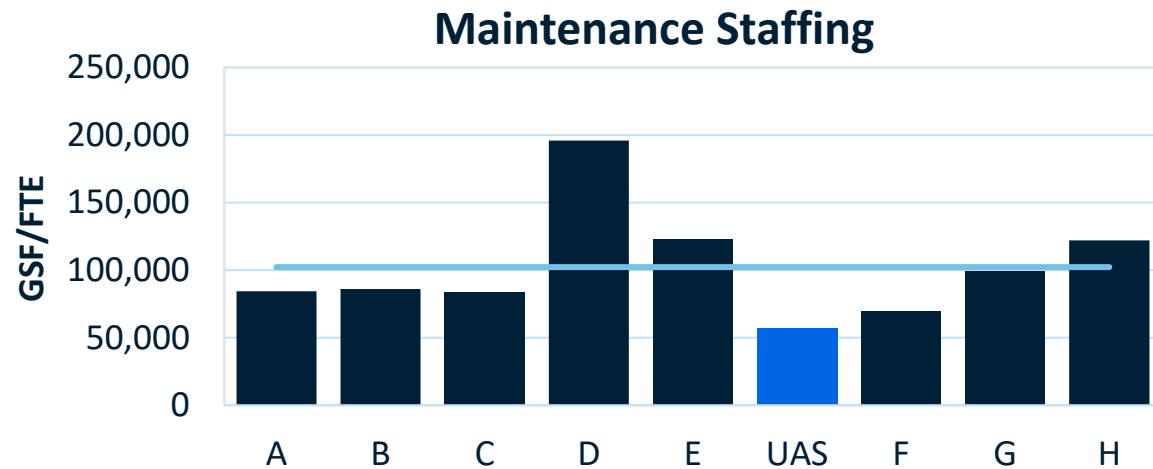
# Maintenance Staffing Coverage

Coverage ratios decreased from FY21, due slight increases in FTE's



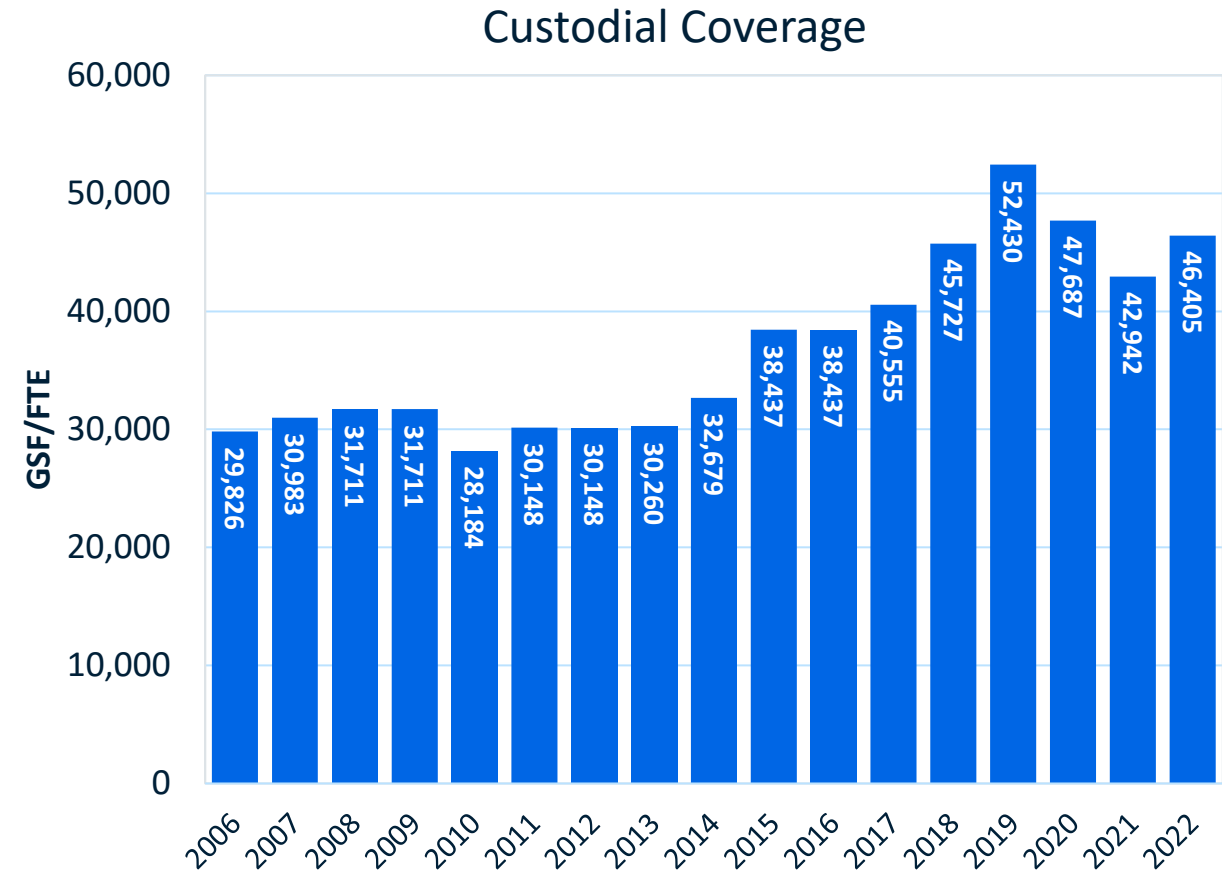
# Maintenance Metrics

UAS has fewer maintenance supervisors, but more staff and material spend



# Custodial Staffing Coverage

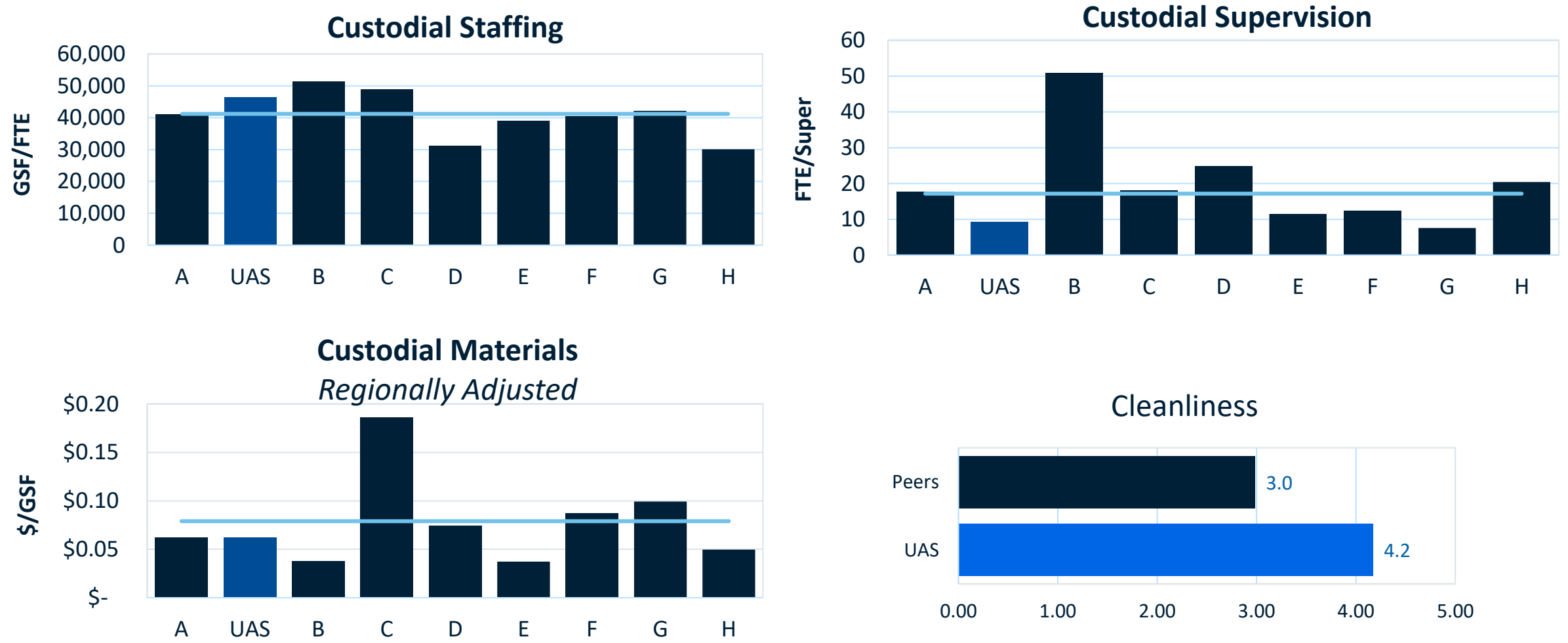
Custodial staff coverage has returned to FY18 levels





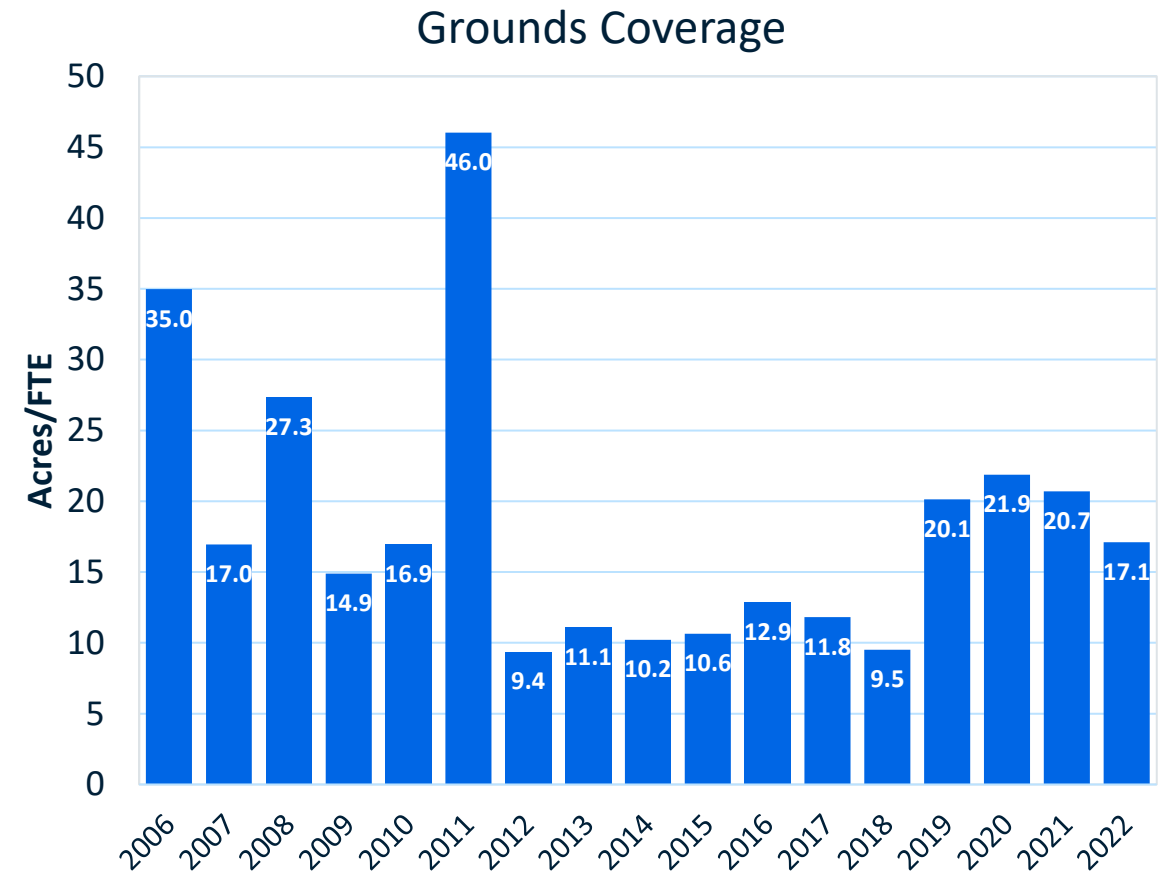
# Custodial Metrics

UAS has more custodial supervisors, but less custodial staff, less material spend



# Grounds Staffing Coverage

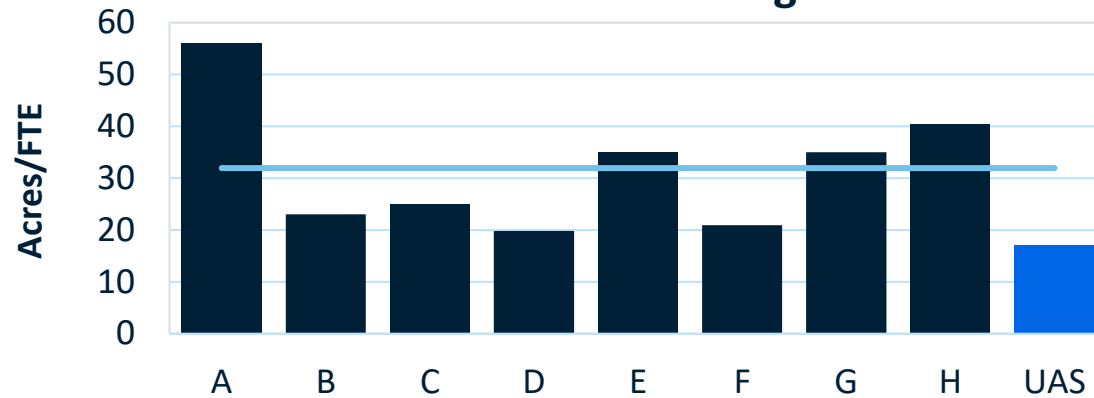
Grounds staffing fluctuates with loss or gain of temporary employees



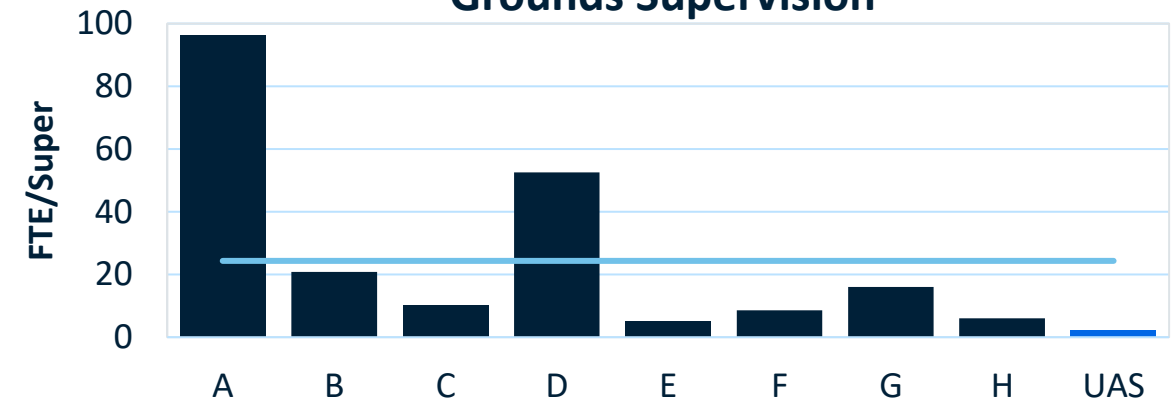
# Grounds Metrics

UAS has the highest grounds intensity, which correlates with lower rates of coverage

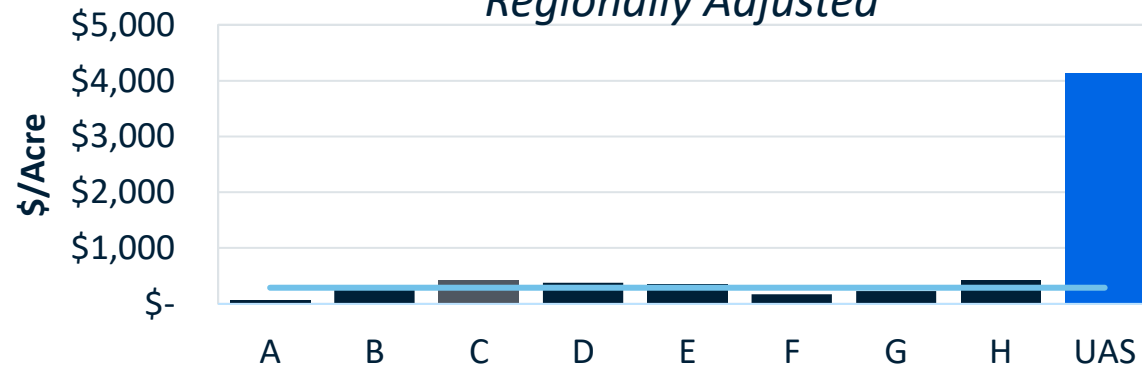
Grounds Staffing



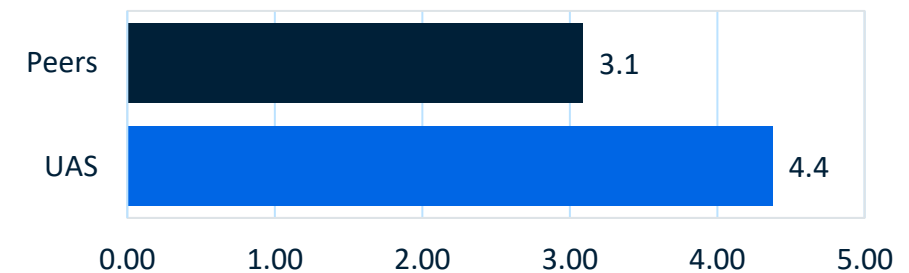
Grounds Supervision



Grounds Materials  
Regionally Adjusted



Grounds Inspection Score



# Questions & Discussion