



University of Alaska Southeast

Facilities Condition Assessment – Strategic Capital
Planning

July 2026

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Agenda

- Scope of Analysis
- Campus Characteristics
 - Renovation Age
- 10 Year Identified Needs
 - Total Needs by System
 - Need by Building
- Strategy
- Discussions & Next Steps



Comprehensive Capital Planning Solutions

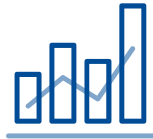
This presentation is focused on Asset Capital Planning



Return on Physical Assets

Benchmark key facilities metrics against peers and Gordian's database to improve efficiency and effectiveness of space, operation & investment

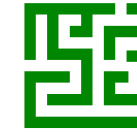
ROPA+



Asset Capital Planning

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

ACP



Space Utilization

Utilization analysis for teaching spaces to identify opportunities to match campus space with programmatic needs

Space Utilization

FCA Findings

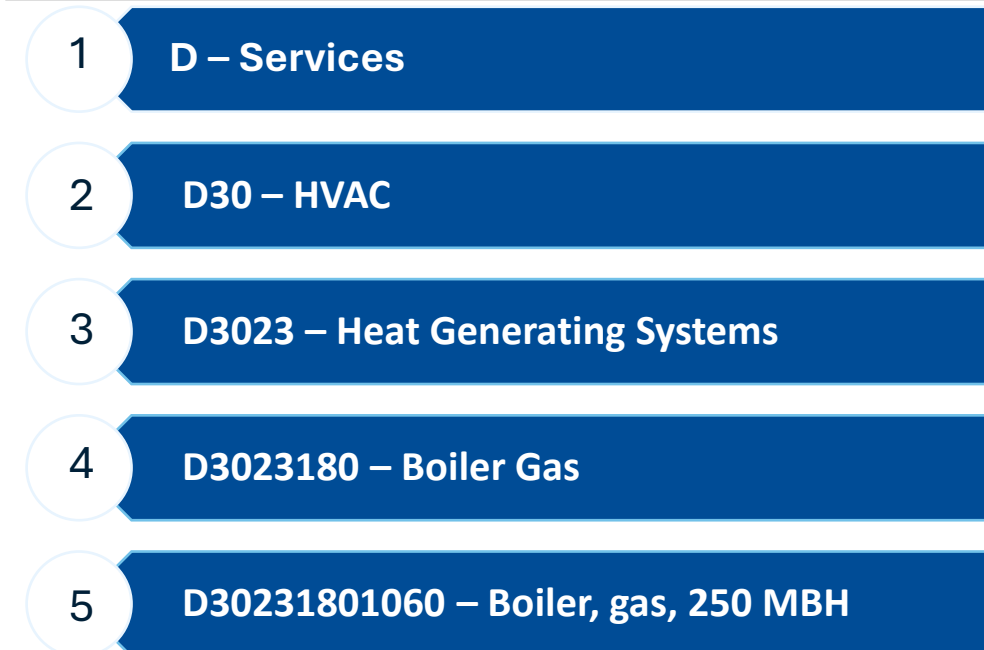


Assessment Vocabulary



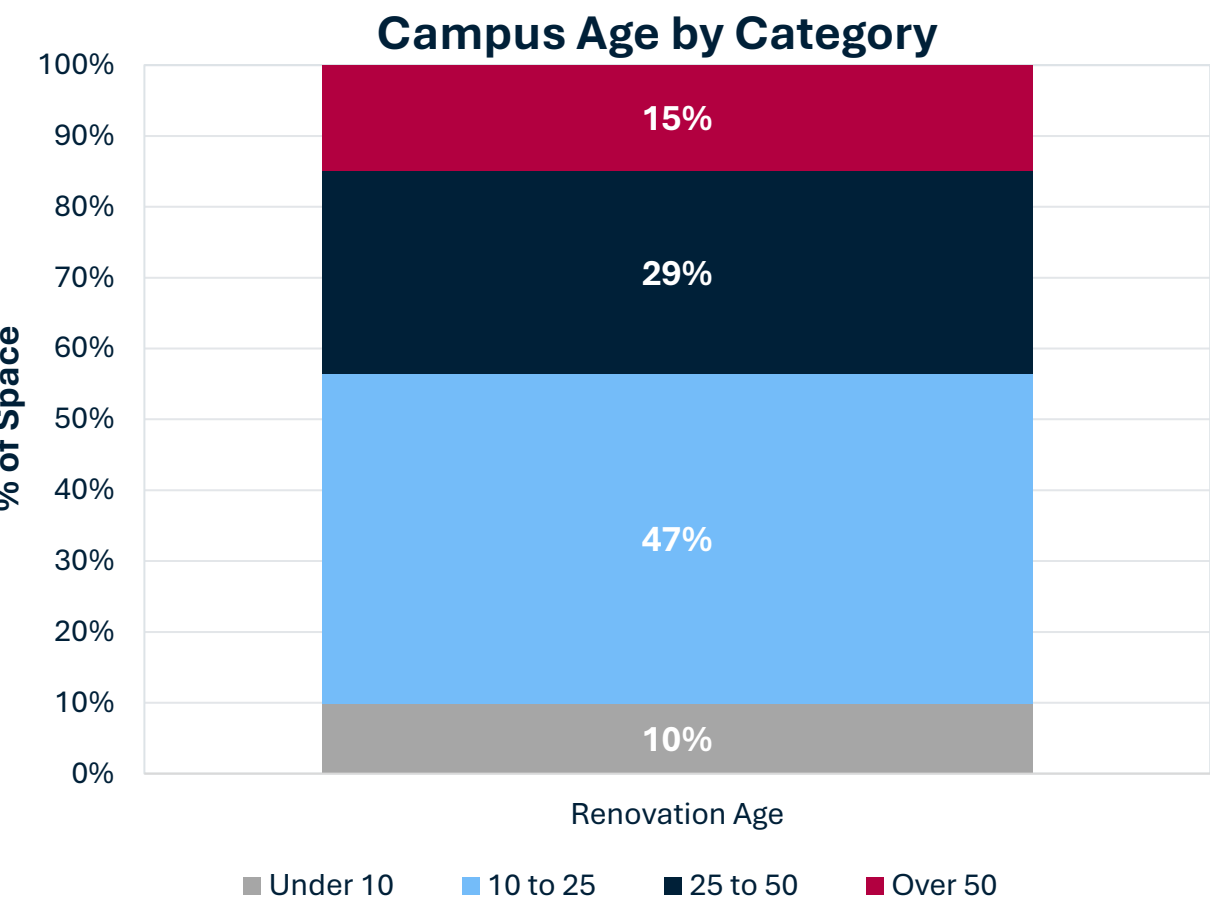
Uniformalt Structure

- *Standard Classification for Building Elements and Related Sitework - UNIFORMAT II* provides a common structure linking the building program, specifications, and estimates.



Campus Age Profile

UAS renovation age shows 57% of space under 25 years of 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

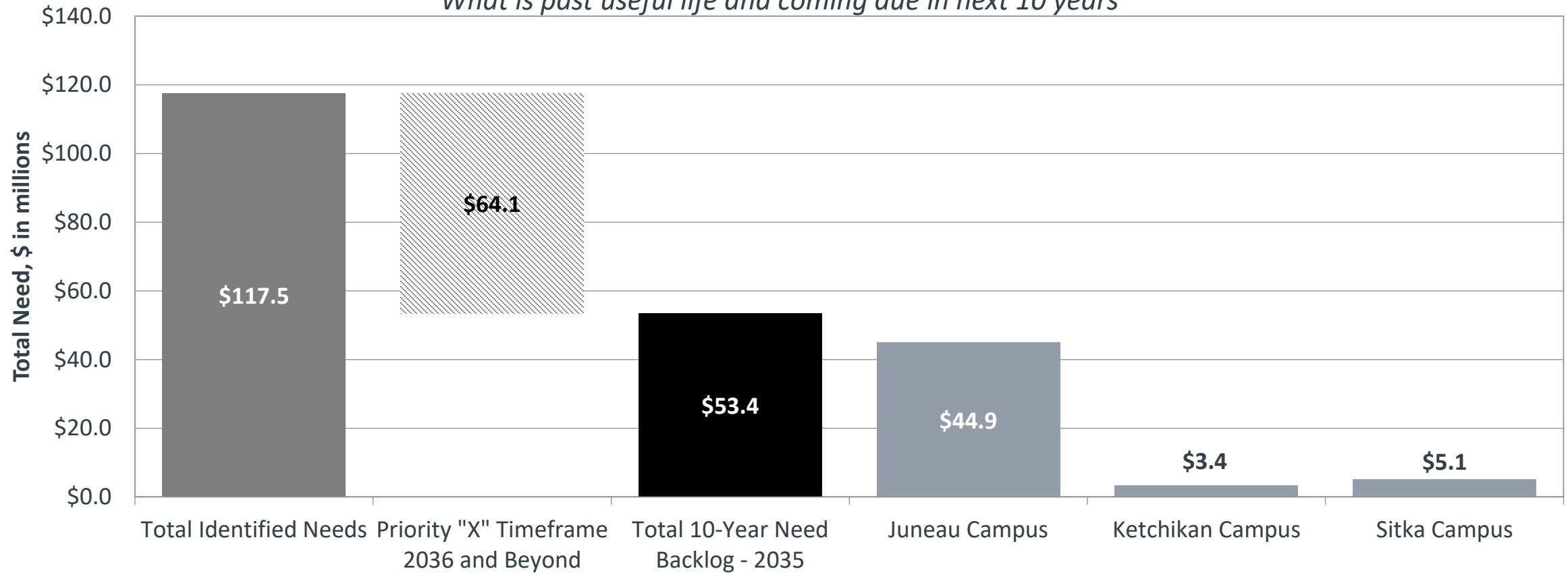
Little work. “Honeymoon” period.

Low Risk

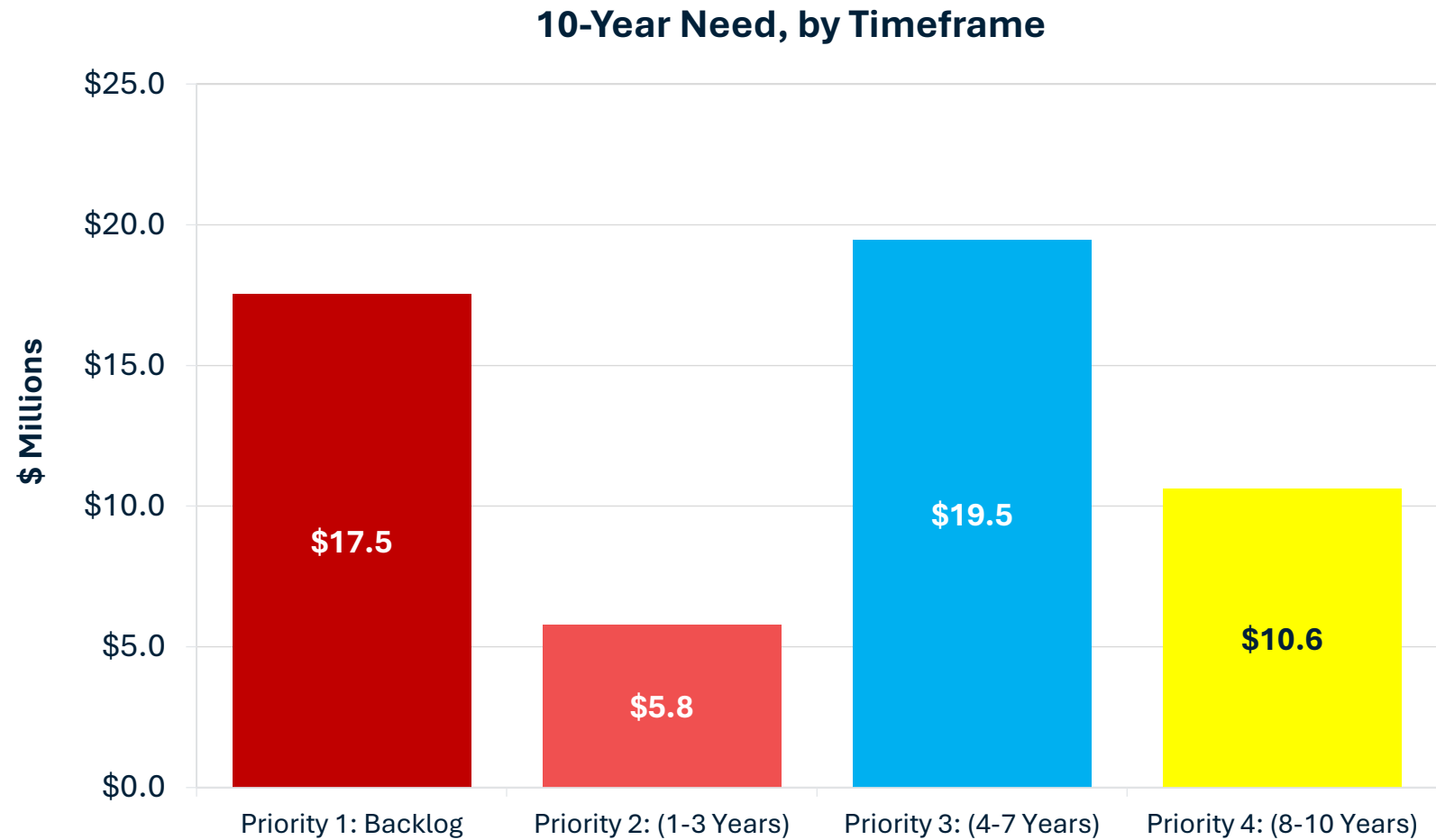
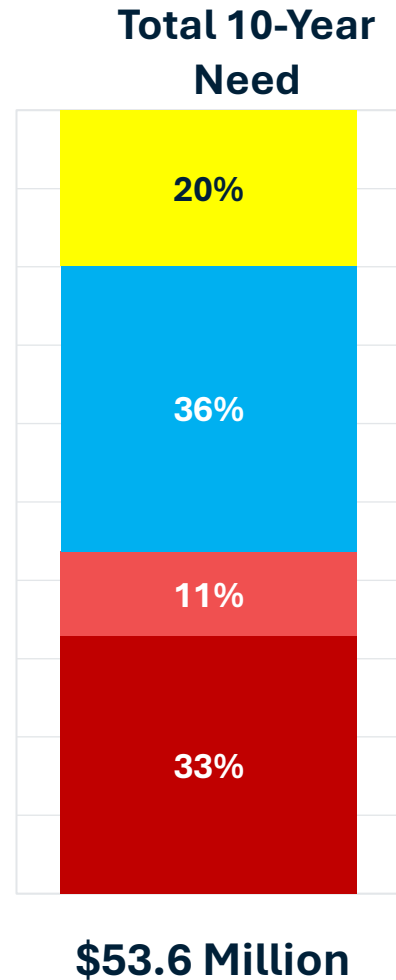
Identified Needs

Total Identified Needs

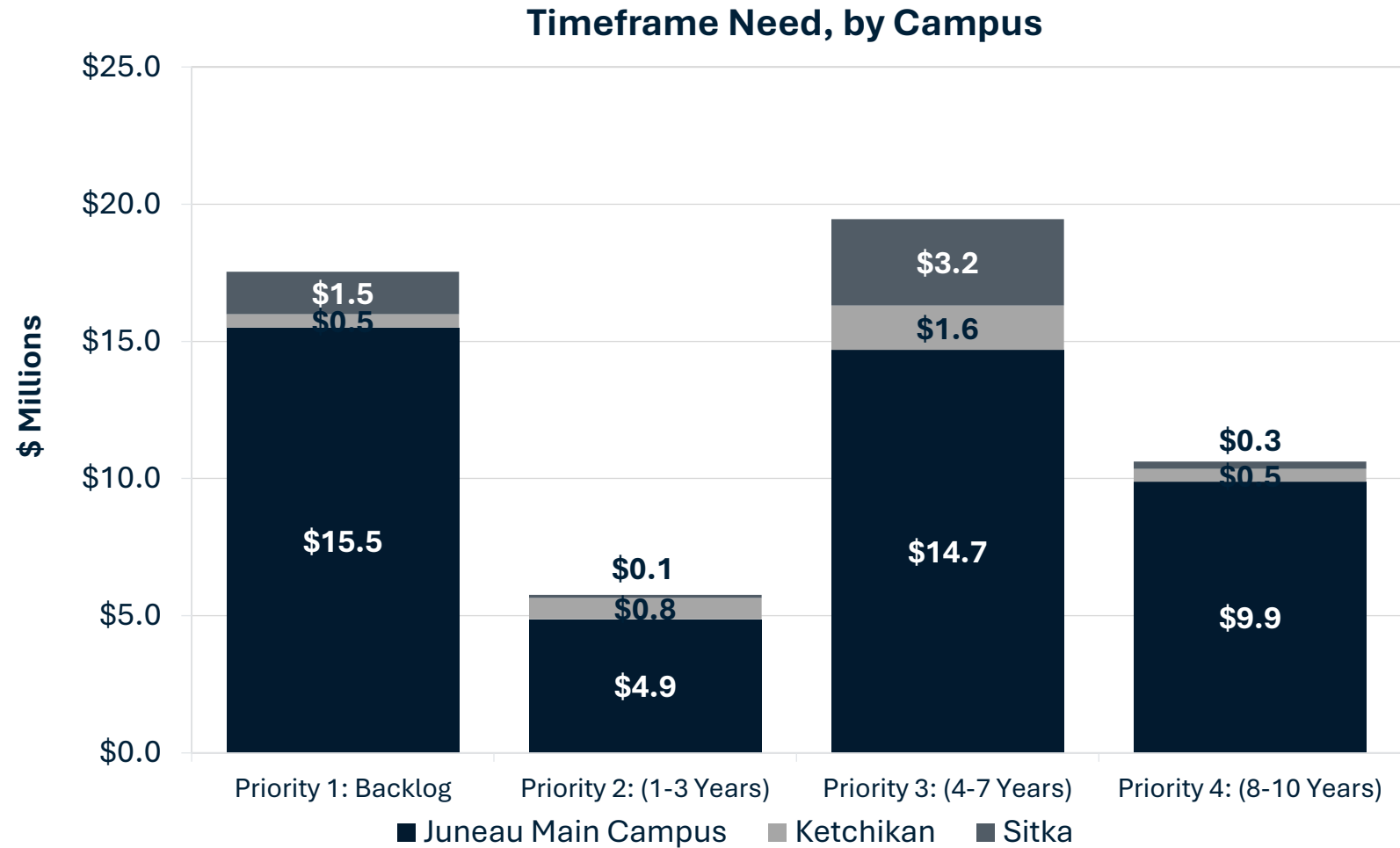
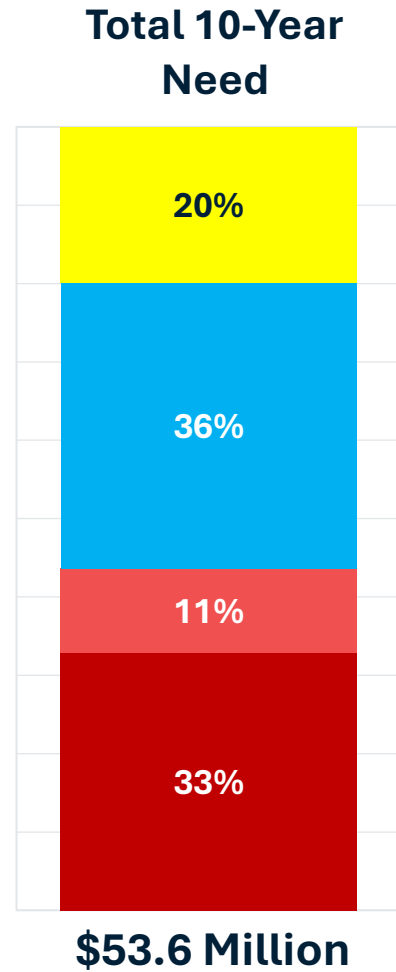
What is past useful life and coming due in next 10 years



Total Identified Needs by Timeframe

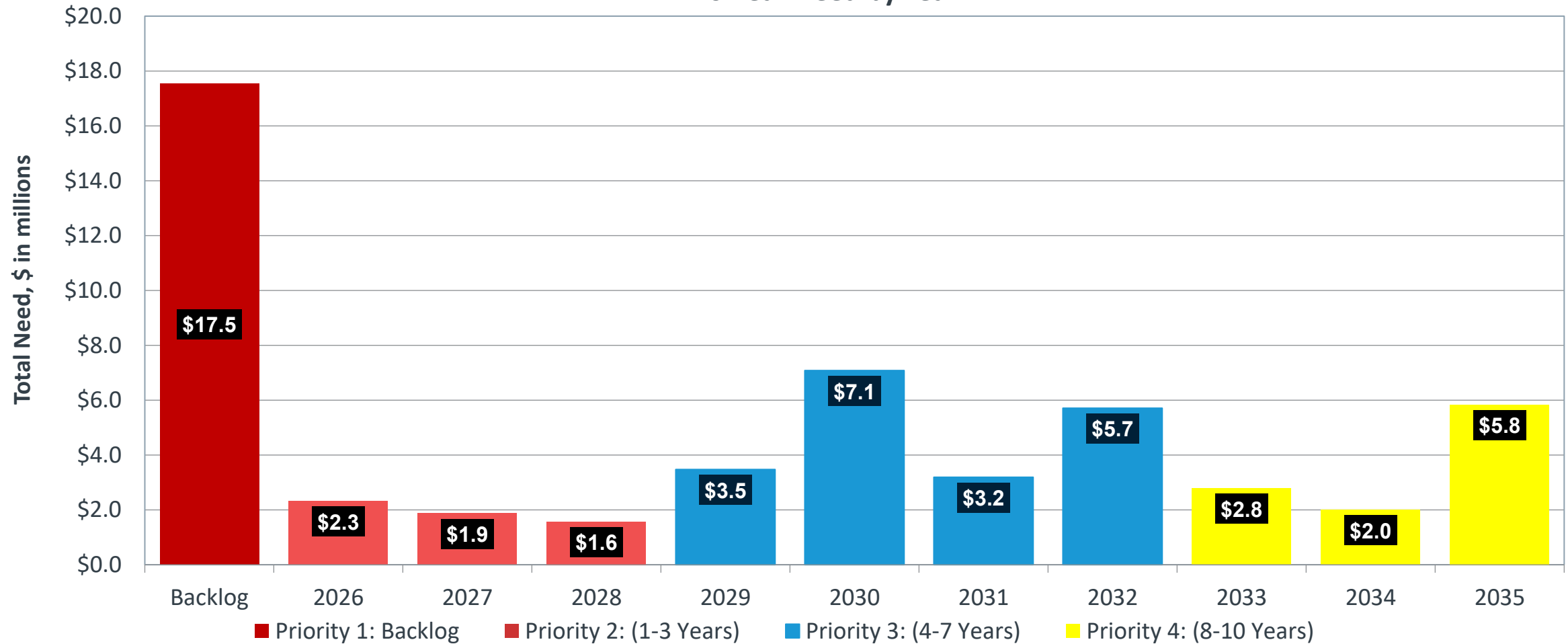


Identified Needs by Campus



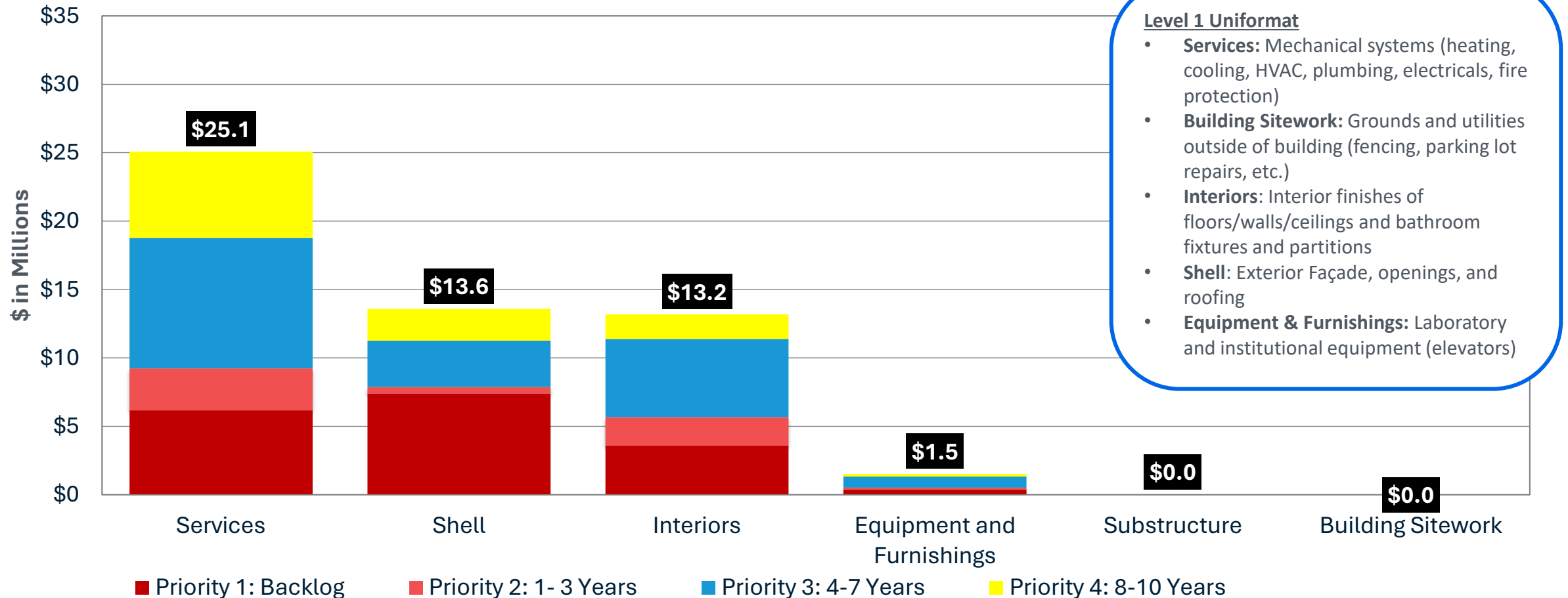
Total 10-Year Need by Year

10-Year Need by Year



Identified Needs by Uniformat Level 1 – All Campuses

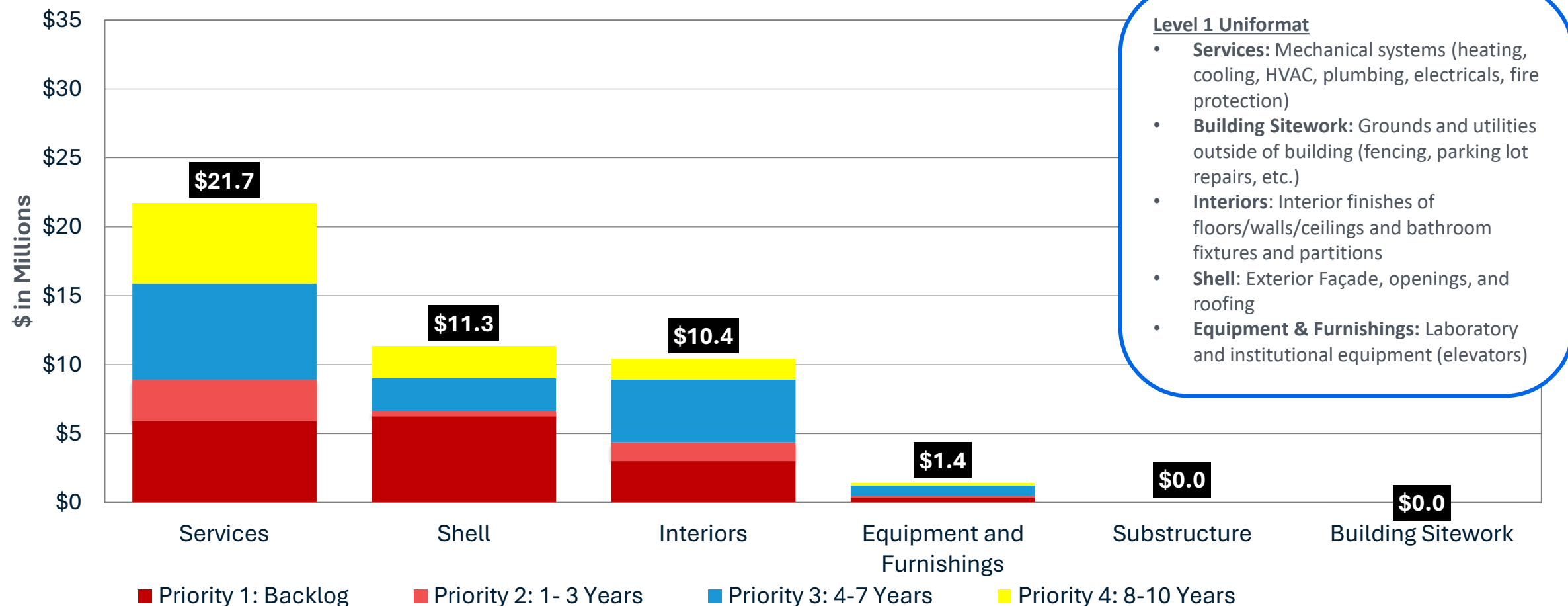
Identified Needs by Uniformat Level 1





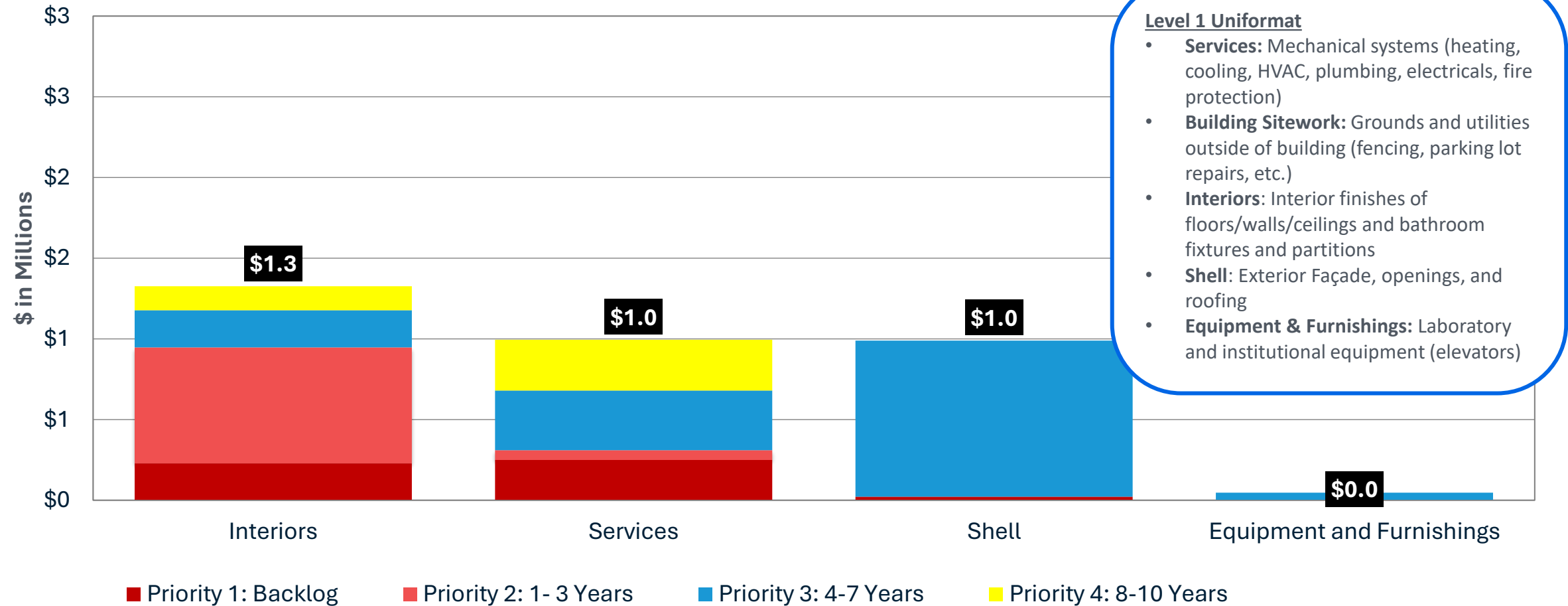
Identified Needs by Uniformat Level 1 – Juneau Campus

Identified Needs by Uniformat Level 1



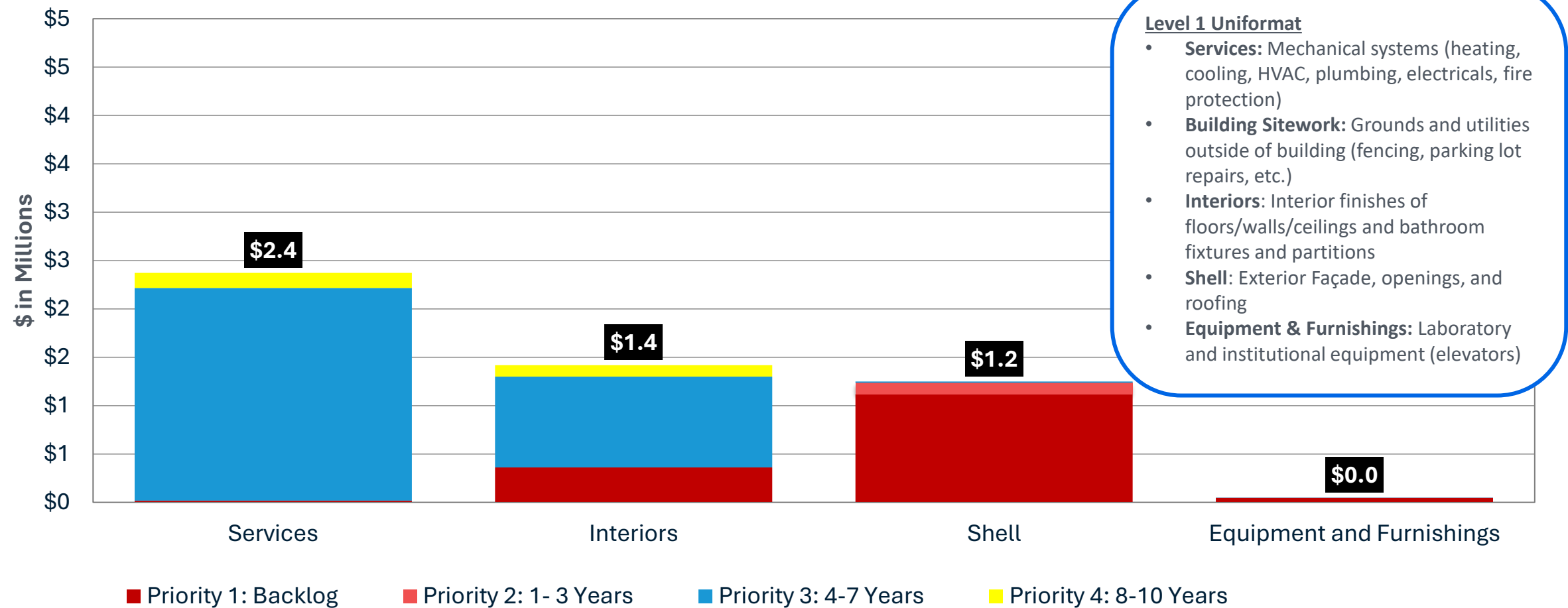
Identified Needs by Uniformalt Level 1- Ketchikan

Identified Needs by Uniformalt Level 1



Identified Needs by Uniformat Level 1- Sitka Campus

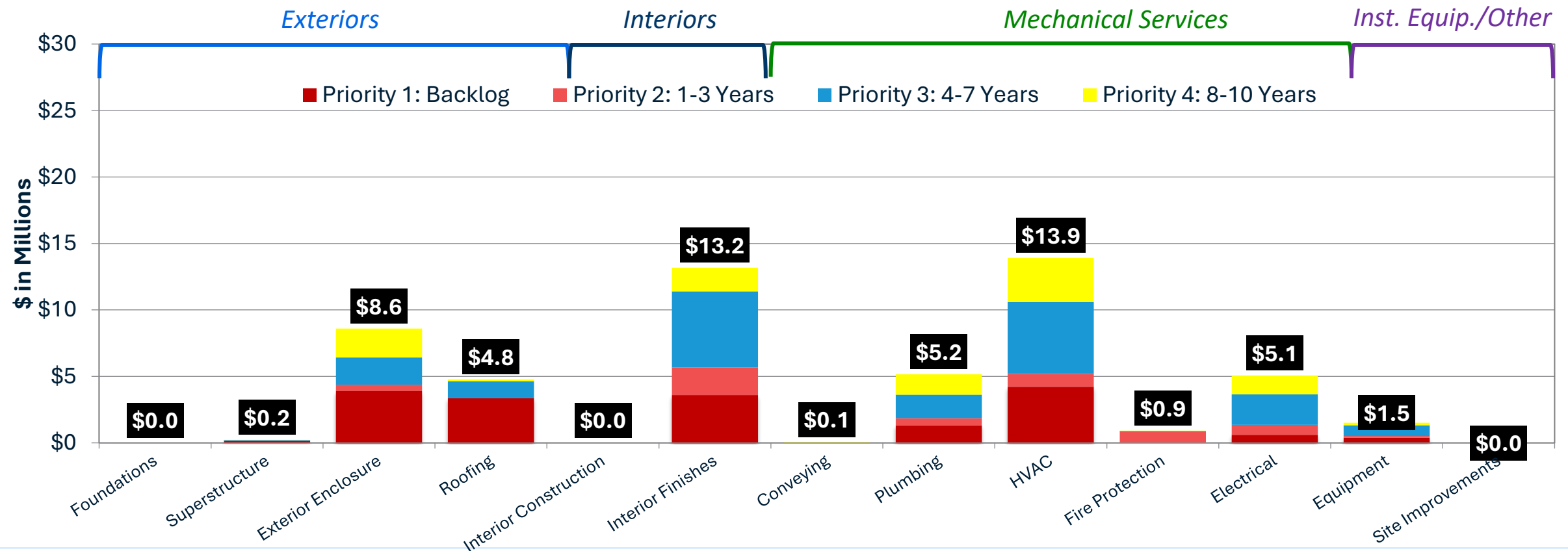
Identified Needs by Uniformat Level 1



10-Year Need by Unifformat Level 2 – All campuses

Majority of building backlog driven by Interiors, Exteriors, and HVAC systems

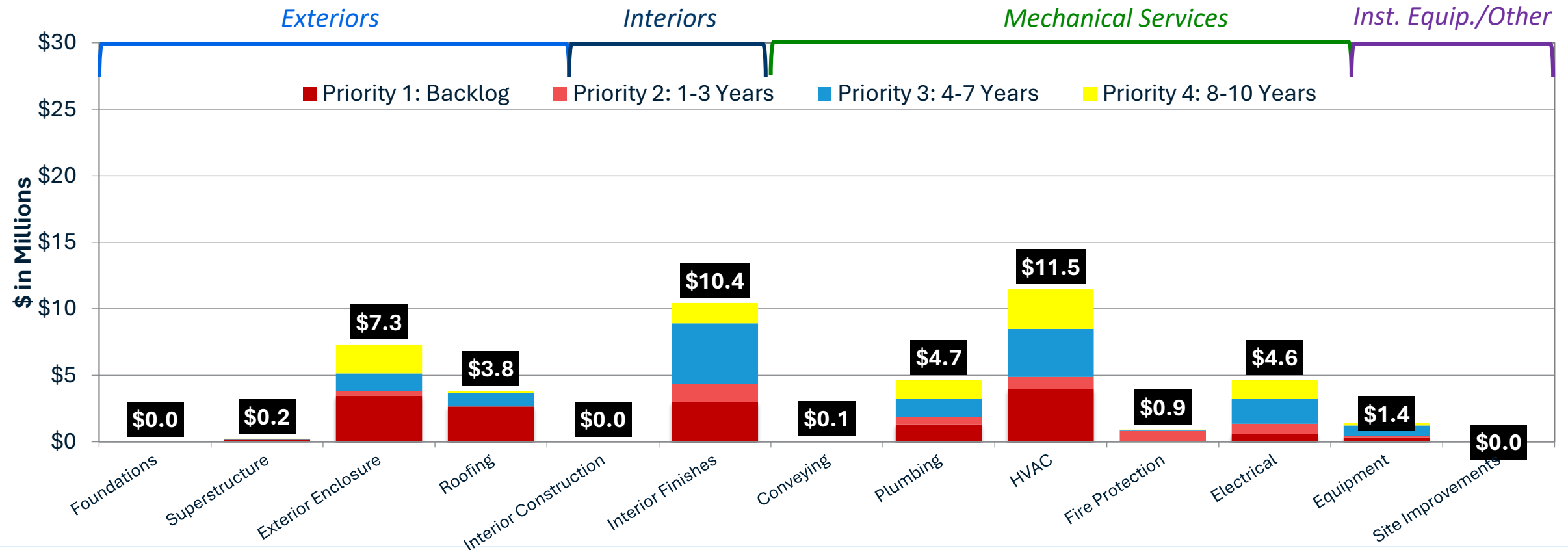
Identified Needs by System, by Timeframe



10-Year Need by Uniformat Level 2 – Juneau Campus

Juneau campus need is similar to campus roll up

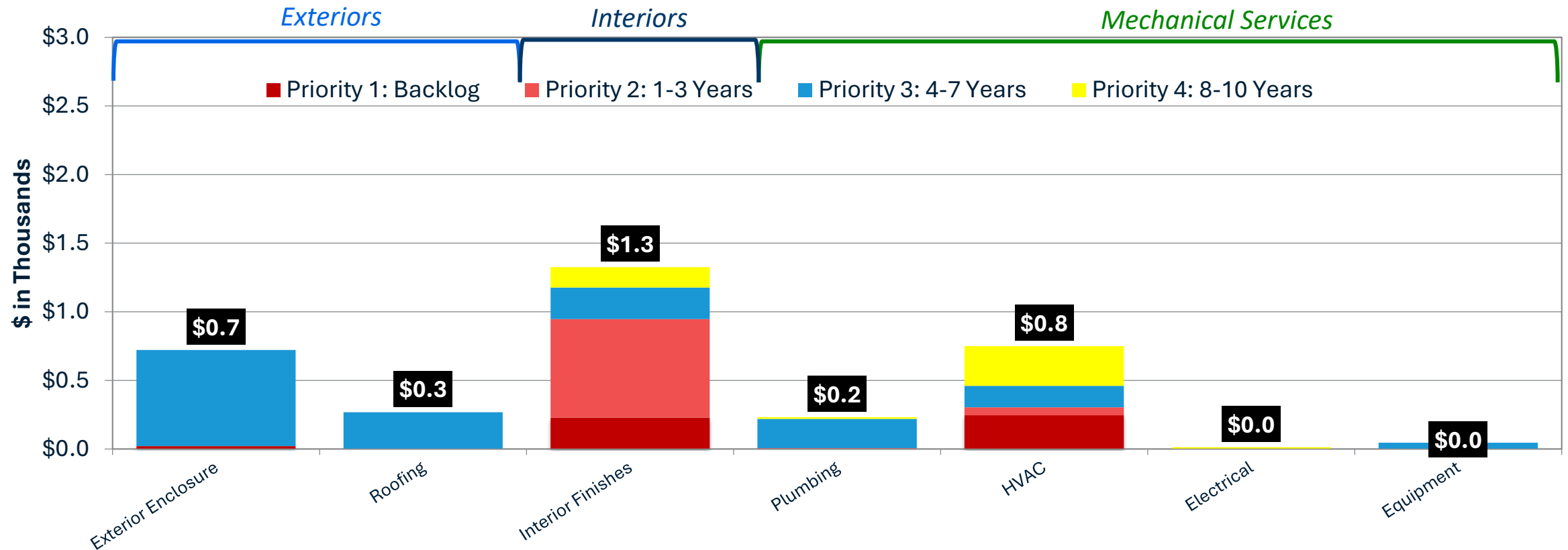
Identified Needs by System, by Timeframe



10-Year Need by Uniformat Level 2- Ketchikan

Ketchikan has the greatest amount of need in interior finishes, and HVAC systems

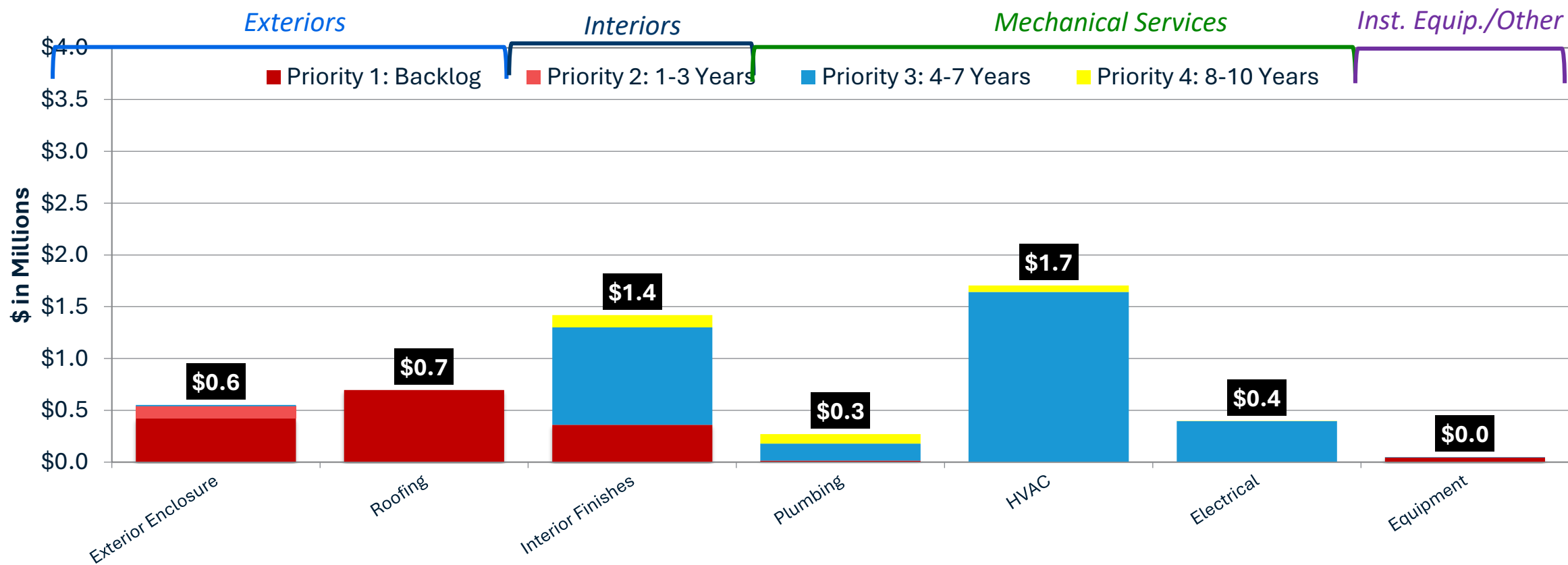
Identified Needs by System, by Timeframe



10-Year Need by Unifformat Level 2- Sitka Campus

Sitka has the highest level of need in HVAC systems, exterior and interior finishes

Identified Needs by System, by Timeframe

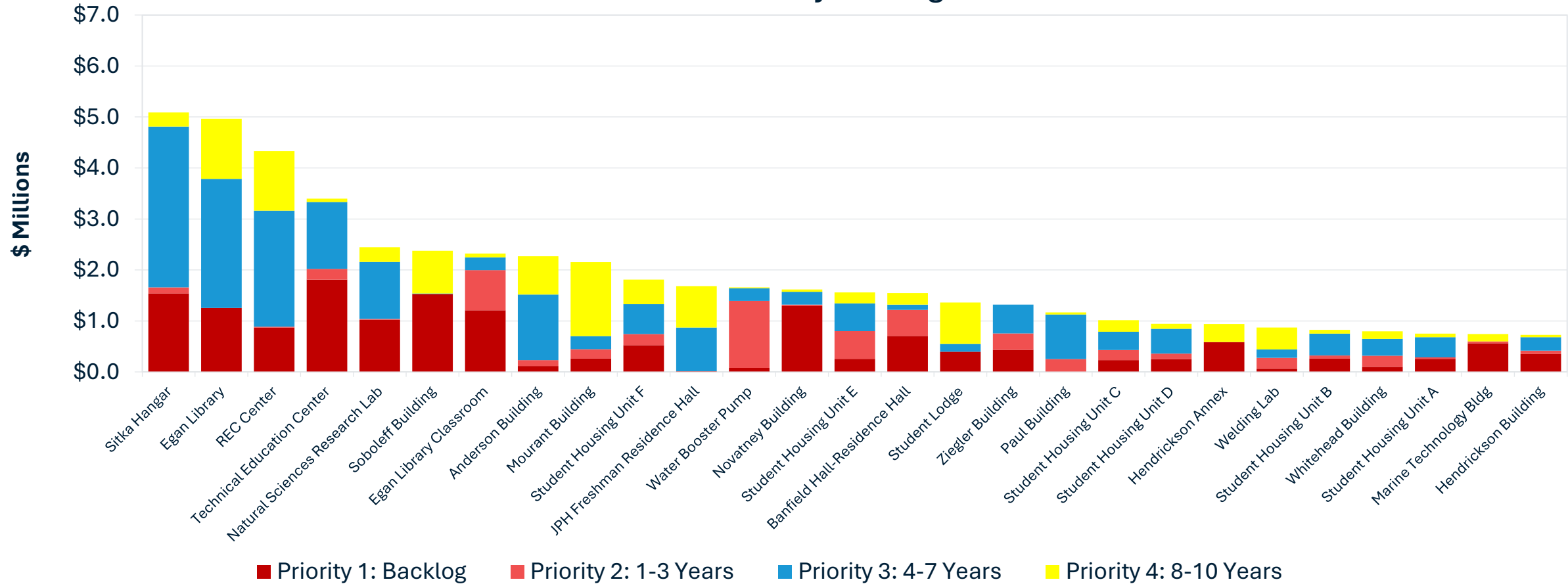


Need by Building



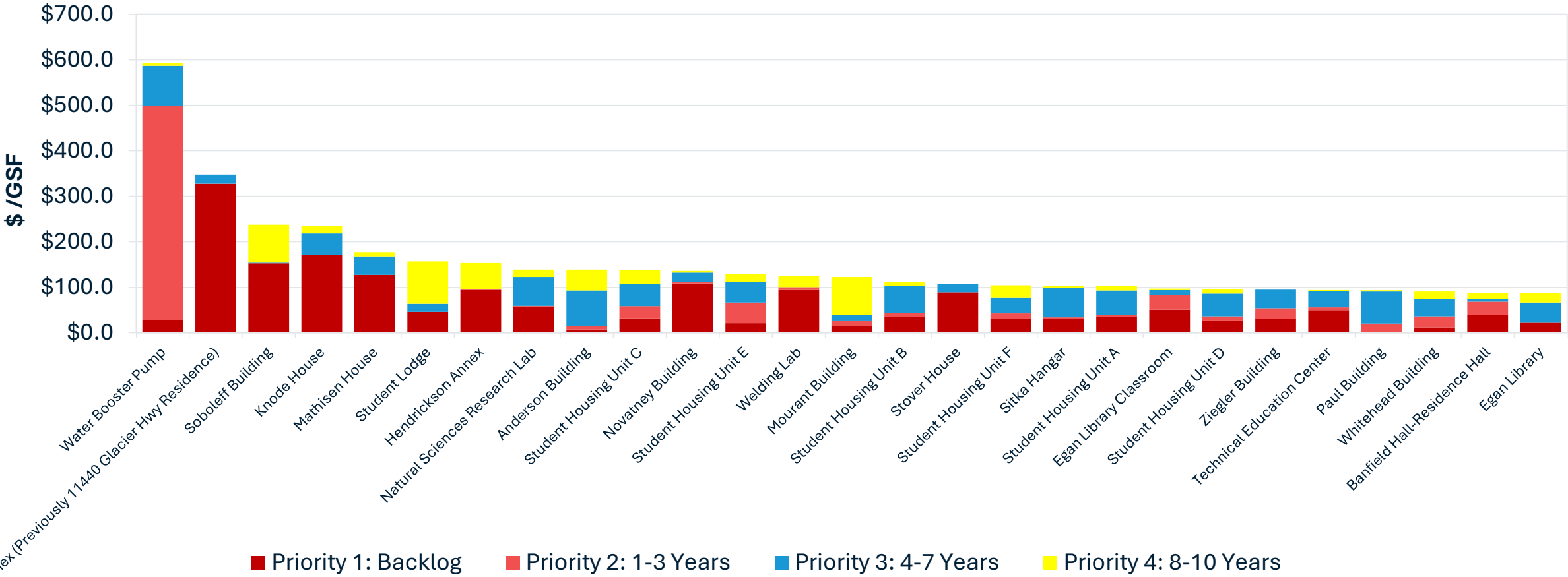
Total Need by Building by Priority Timeframe

Total Need by Building



Total Building \$/GSF Need by Priority Timeframe

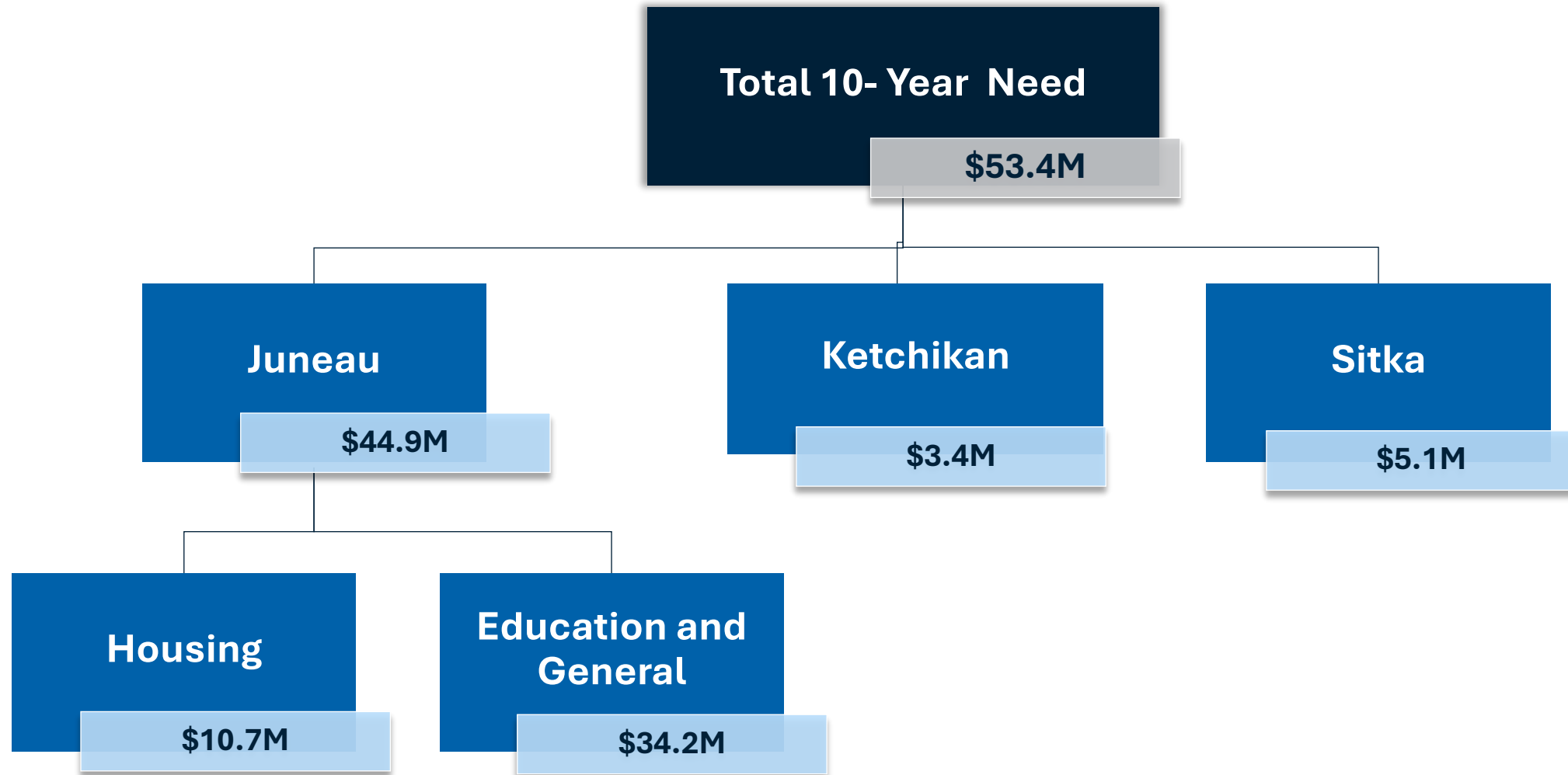
Total \$/GSF Need by Building



Strategic Planning Tools

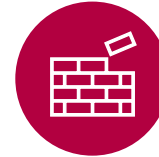
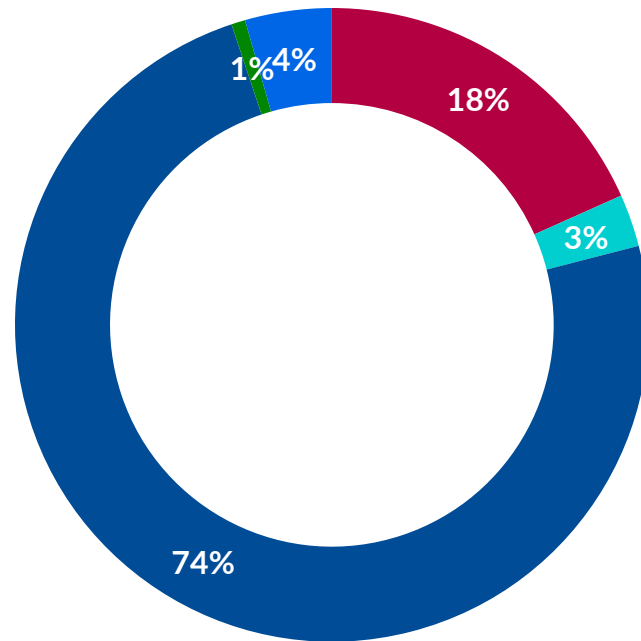


Campus Portfolios



Investment Criteria

% of Ten- Year Need



RELIABILITY

Issues of imminent failure or compromise to the asset that may result in interruption to program or use of space



SAFETY/CODE

Code compliance issues and institutional safety priorities; includes “grandfathered” assets currently exempt



ASSET PRESERVATION

Replacement of assets that preserve or enhance the integrity of building systems, structure, or campus infrastructure



ECONOMIC OPPORTUNITY

Replacement of assets that result in a reduction of annual operating costs or capital savings



PROGRAM IMPROVEMENT

Replacement of assets improving the functionality of space, primarily driven by academic, student life, and athletics. These projects are also issues of campus image and impact

Facility Condition Index

$$\text{FCI} = \frac{\text{Backlog}}{\text{Current Replacement Value}}$$

Capital Upkeep Stage:

Primarily new or recently renovated buildings w/ sporadic building repair & life cycle needs;
“You pick the projects”
(0%-15%)

Repair and Maintain Stage:

Buildings are beginning to show their age and may require more significant investment on a case-by-case basis
(16%-30%)

Systemic Renovation Stage:

Buildings may require more significant repairs ; large-scale capital infusions/ renovations are inevitable
(31%-50%)

Gut Renovation/ Replacement Stage:

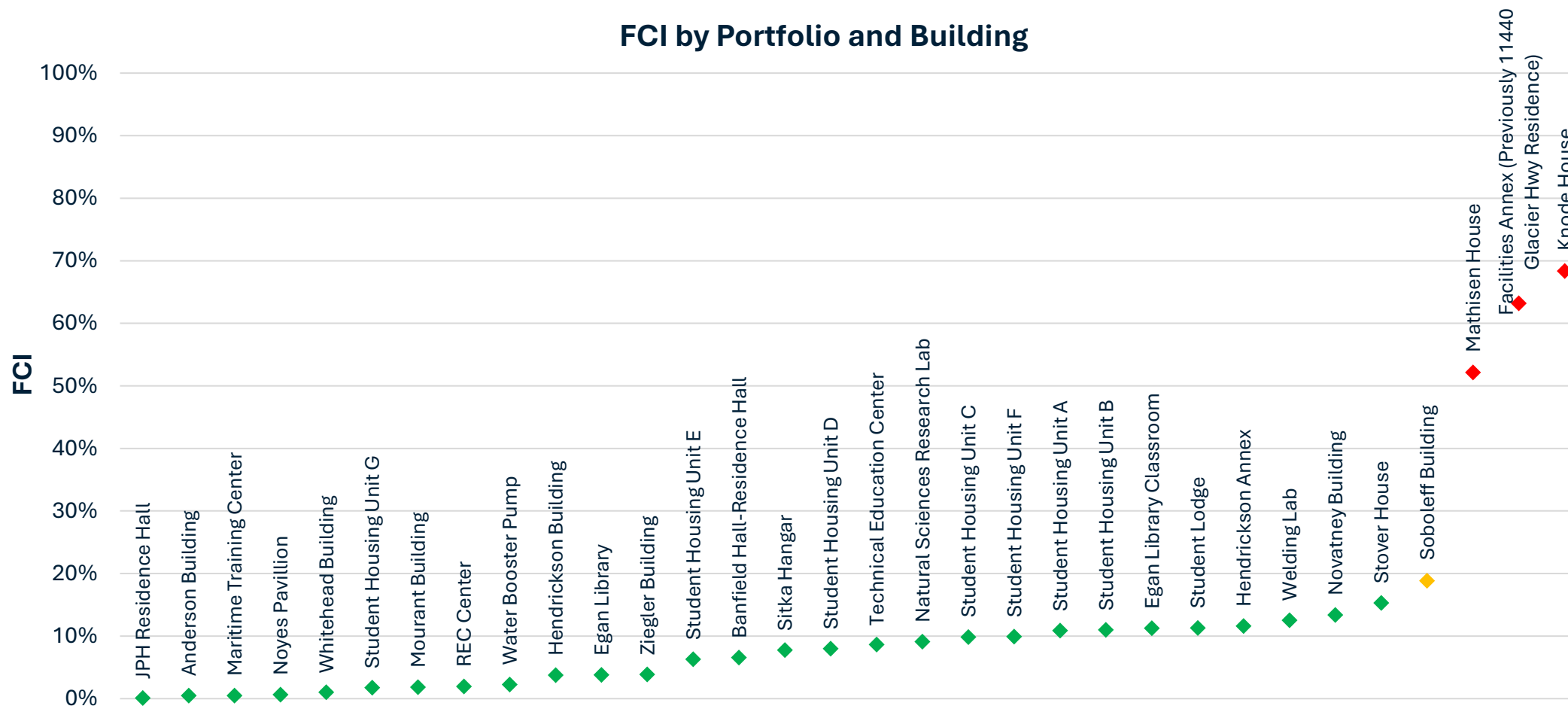
Major buildings components are in jeopardy of complete failure. Reliability issues are widespread throughout the building.
(> 50%)

The **lower** an Asset's FCI value, the **better** the building's overall condition is assumed to be.



Facility Condition Index

FCI by Portfolio and Building



>50%

Transitional/Gut
Renovation/
Demo Stage

31%-50%

Systemic Renovation
Stage

16%-20%

Repair and Maintain
Stage

0-15%

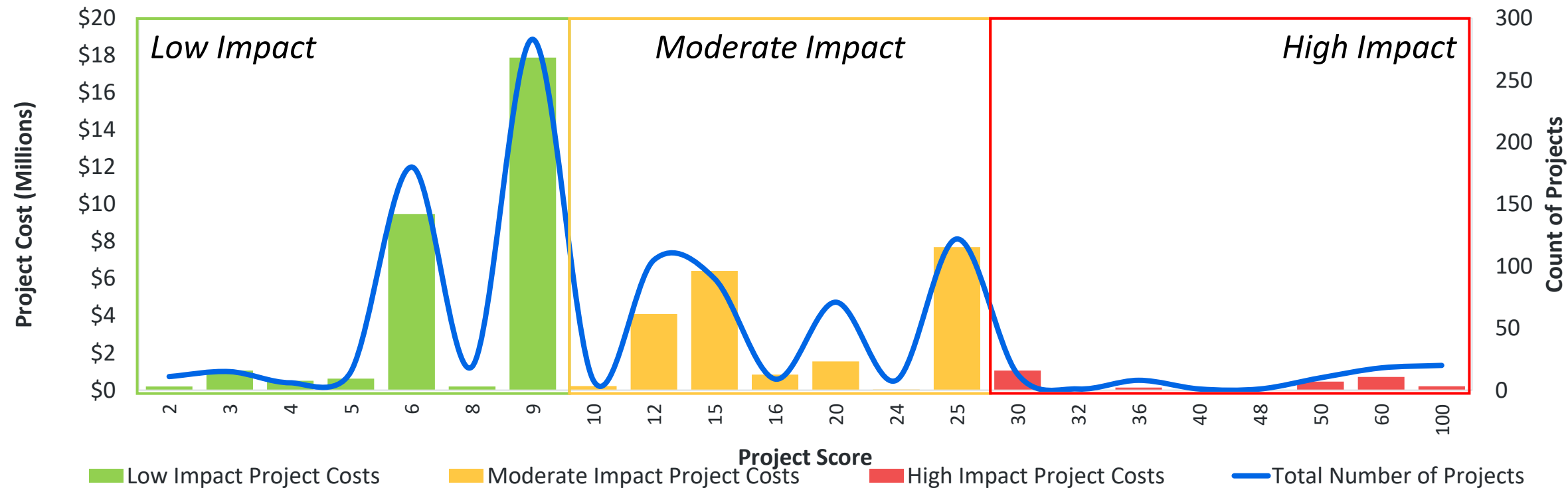
Capital Upkeep
Stage

Project Scoring Framework



FCI Score			Investment Criteria Score			Priority Score	
Transitional/Gut Renovation/Demo Stage	4	×	Reliability	5	×	Backlog	5
Systemic Renovation Stage	3		Safety/Code	4	×	Priority 1 (< 1 yr)	4
Repair and Maintain Stage	2		Asset Preservation	3		Priority 2 (1-3 yrs)	3
Capital Upkeep Stage	1		Economic Opportunity	2		Priority 3 (4-6 yrs)	2
			Program Improvement	1		Priority 4 (7-10 yrs)	1
							<u>Total Project Score:</u> Maximum score = 100 <u>High Urgency</u> Minimum score = 2 <u>Low Urgency</u>

Project Scoring on Gordian Cloud

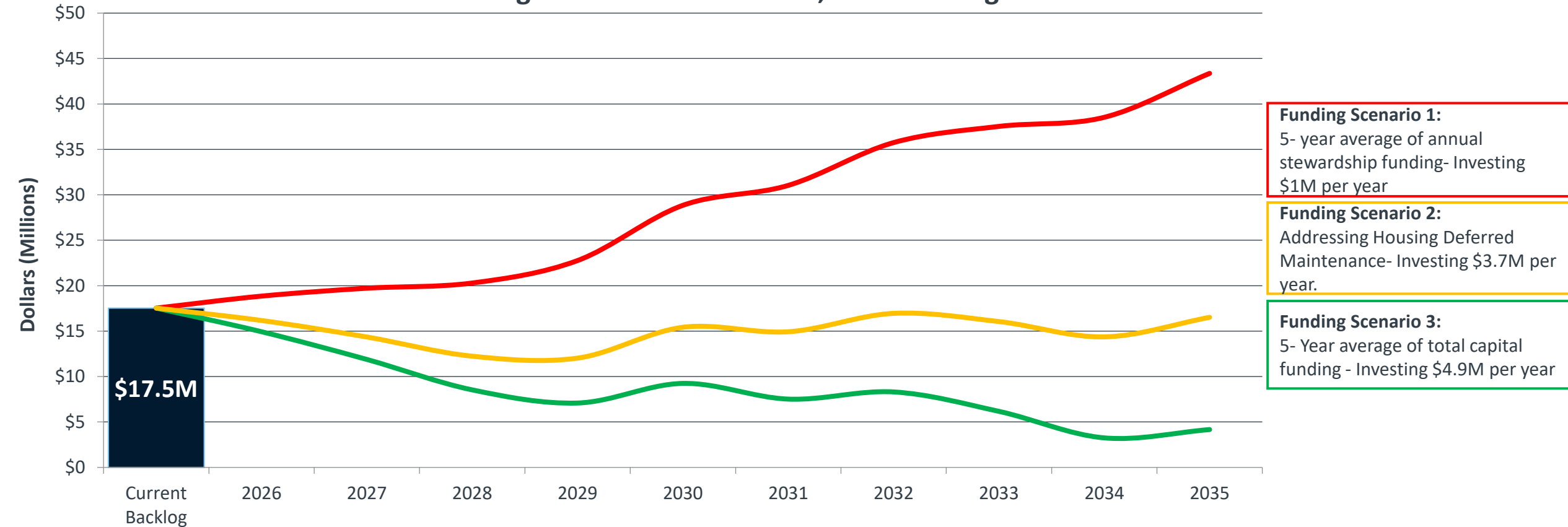


	Low Impact Projects	Moderate Impact Projects	High Impact Projects	Totals
% of Total Project Cost	56%	39%	5%	\$53.4M
Number of Projects	529	413	72	1014

Impact of Funding Scenarios

The following scenarios consider renewal need as systems come due

Current Backlog and Predicted Growth, with Funding Scenarios



Next Steps



Customer Success Engagement Kickoff Meeting



Introduction to the Customer Success Team & Role

Jointly Align Partnership Expectations

Validate Your Objectives & Define High Level Success Factors

Onboarding Needs for Gordian Cloud Platform

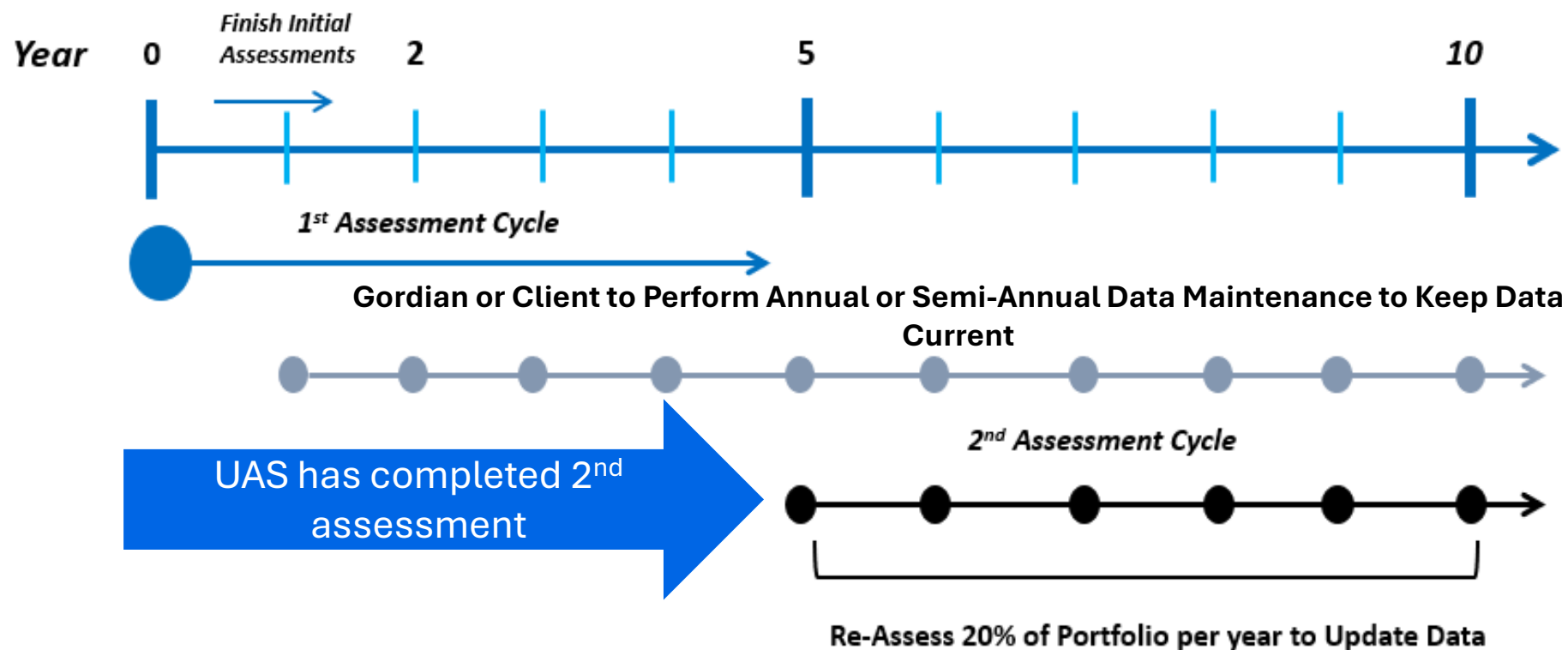
Setting Cadence Frequency For Future Engagements

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Representative
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Next Steps – Keeping Data Current

A Vital Element of Every Capital Planning Solution

Your approach to keeping FCA data current should include **both** data maintenance and re-assessments



Gordian is Listening!

Throughout your assessment capital planning journey with us:

We would like to hear from you!

Share your perspective thoughts and experience

- Overall Customer Satisfaction
- Journey Phase Satisfaction
- Gordian Resources and Interactions
- Suggestions / Recommendations for consideration

Email Invitation

- Gordian Feedback noreply@gemailserver.com

Gordian promises to listen, improve and deliver on these insights to enhance future experiences with us.



GARDIAN[®]

Thank you!



Appendix

Net Asset Value

$$\text{NAV} = \frac{\text{Current Replacement Value} - 10 \text{ Year Need}}{\text{Current Replacement Value}}$$

Capital Upkeep Stage:

Primarily new or recently renovated buildings w/ sporadic building repair & life cycle needs;
“You pick the projects”
(100% - 85%)

Repair and Maintain Stage:

Buildings are beginning to show their age and may require more significant investment on a case-by-case basis
(70% - 84%)

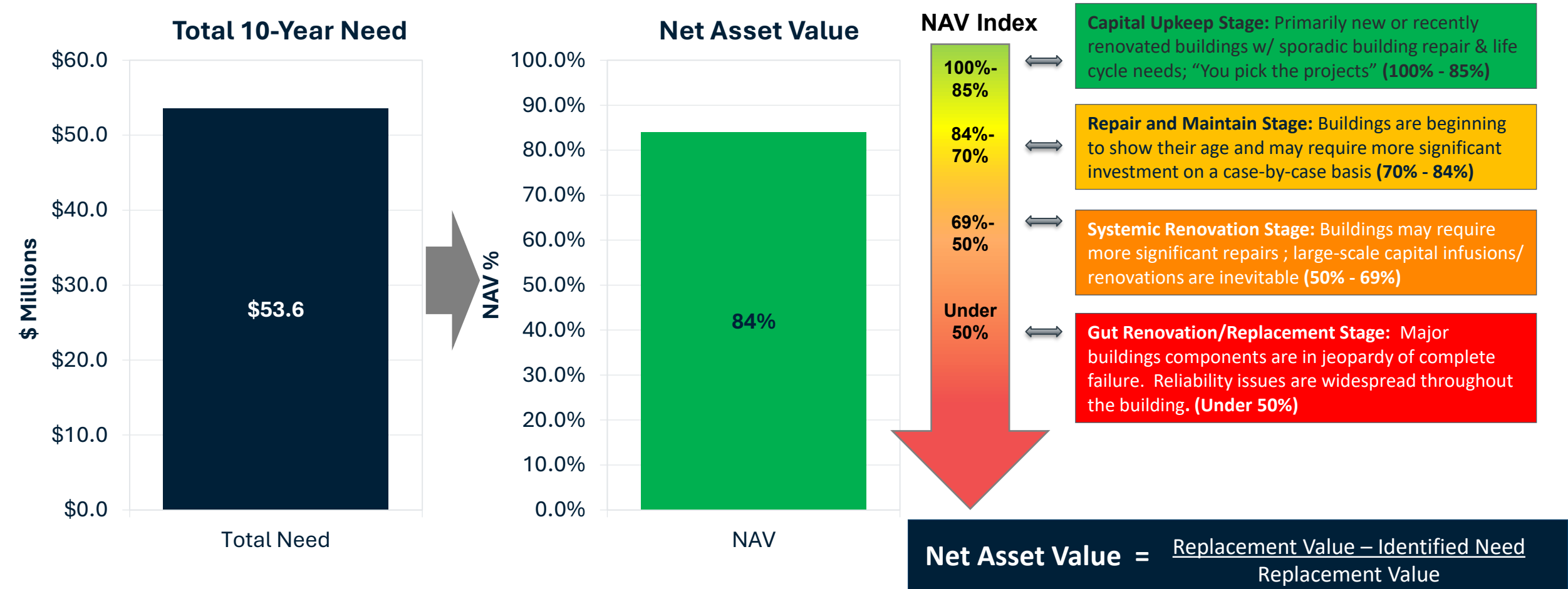
Systemic Renovation Stage:

Buildings may require more significant repairs ; large-scale capital infusions/ renovations are inevitable
(50% - 69%)

Gut Renovation/ Replacement Stage:

Major buildings components are in jeopardy of complete failure. Reliability issues are widespread throughout the building.
(Under 50%)

Net Asset Value Measures “Percent Good”





Investment Strategy

Net Asset Value

NAV by Portfolio and Building

