



FY24 Facilities Benchmarking & Analysis

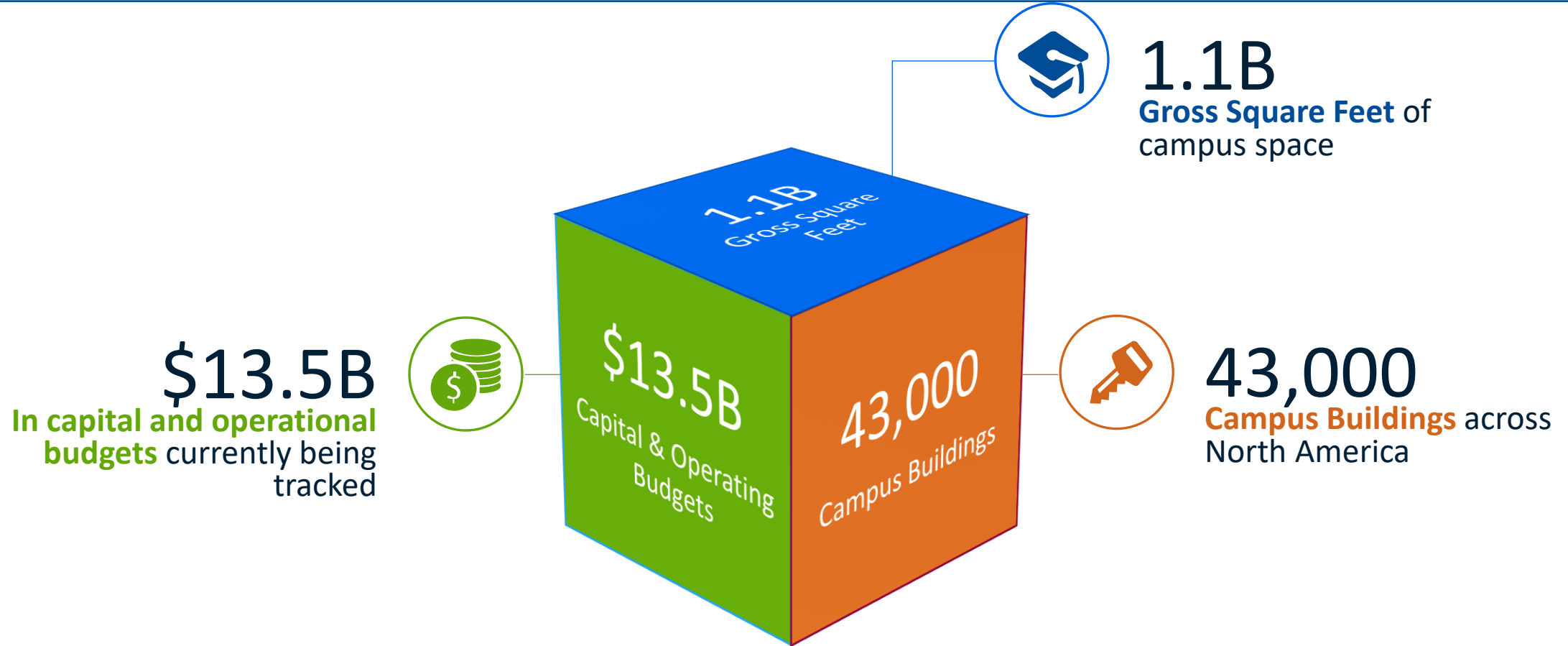
University of Alaska Southeast

Duncan Ketel & Kareena Kothari

Gordian Strives to Help our Customers to Effectively Manage the Entire **Building Lifecycle**



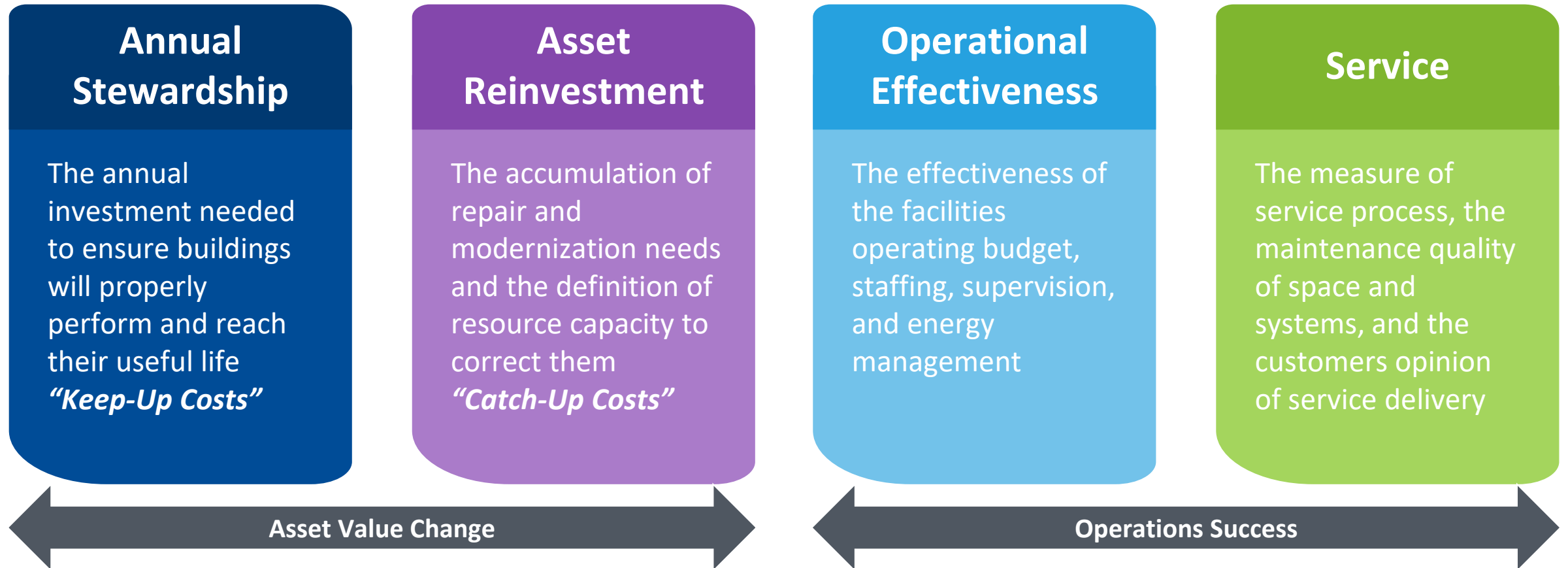
The Largest Verified Facilities Database



Gordian members serve **over 15%** of US College Enrollment

A Vocabulary for Measurement

At the core of the Return on Physical Assets (ROPA) process is the common vocabulary that enables more effective communication around key facilities issues



University of Alaska – Southeast Peer Institutions

Return on Physical Assets (ROPA+) includes all space at UAS totaling 498,219 GSF

Facilities 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



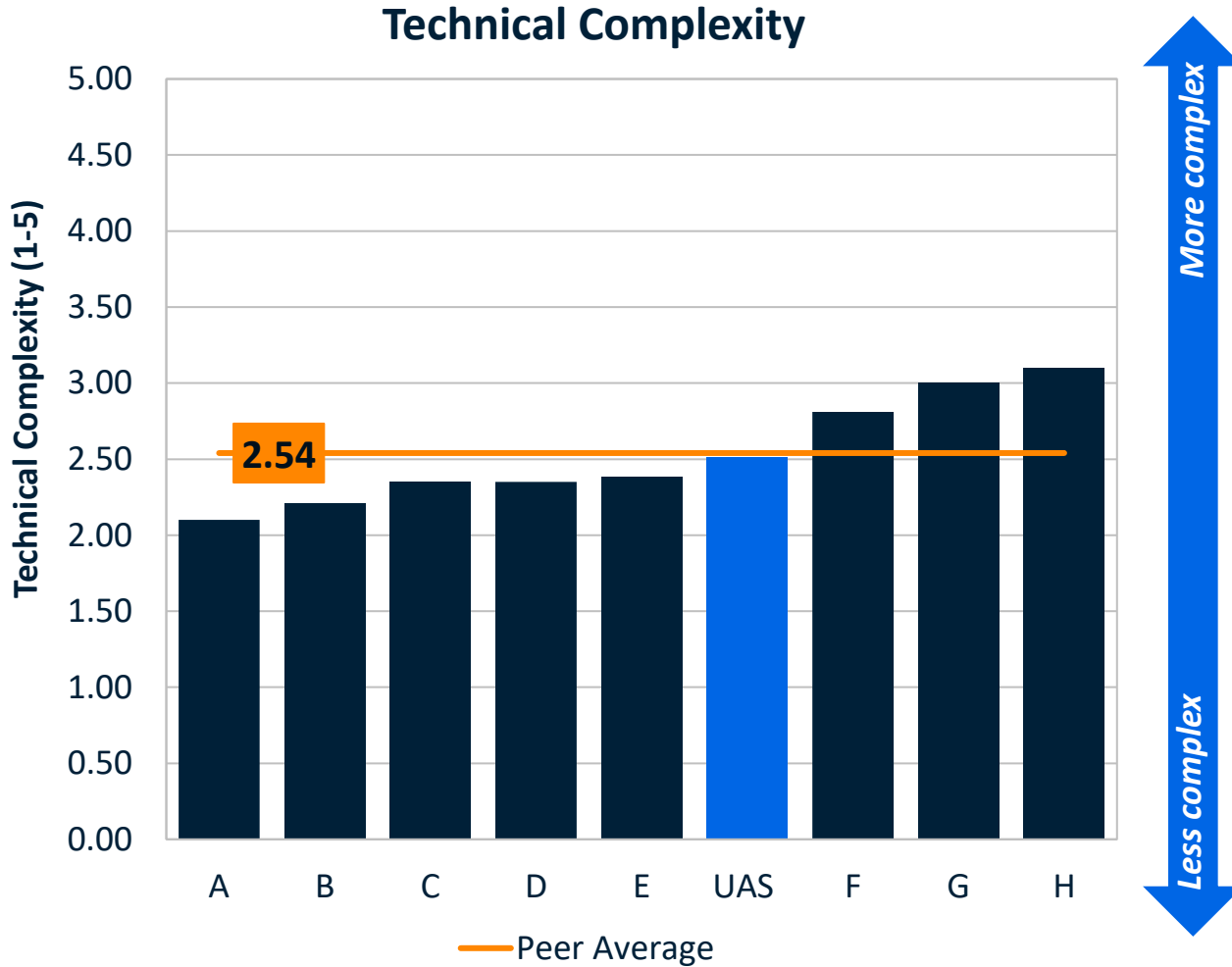
Comparative Considerations

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

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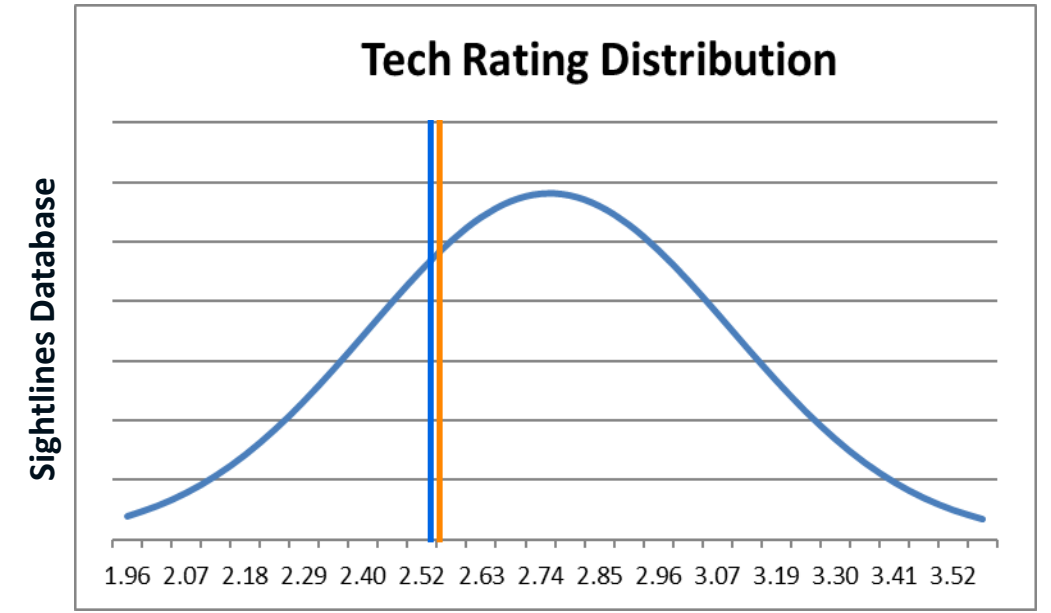
Space Profile

UAS's Technical Complexity is On-Par With Peers



Areas Impacted by Tech Rating

Energy Consumption	Maintenance Staffing	Replacement Values	Stewardship Targets	Operational Demand
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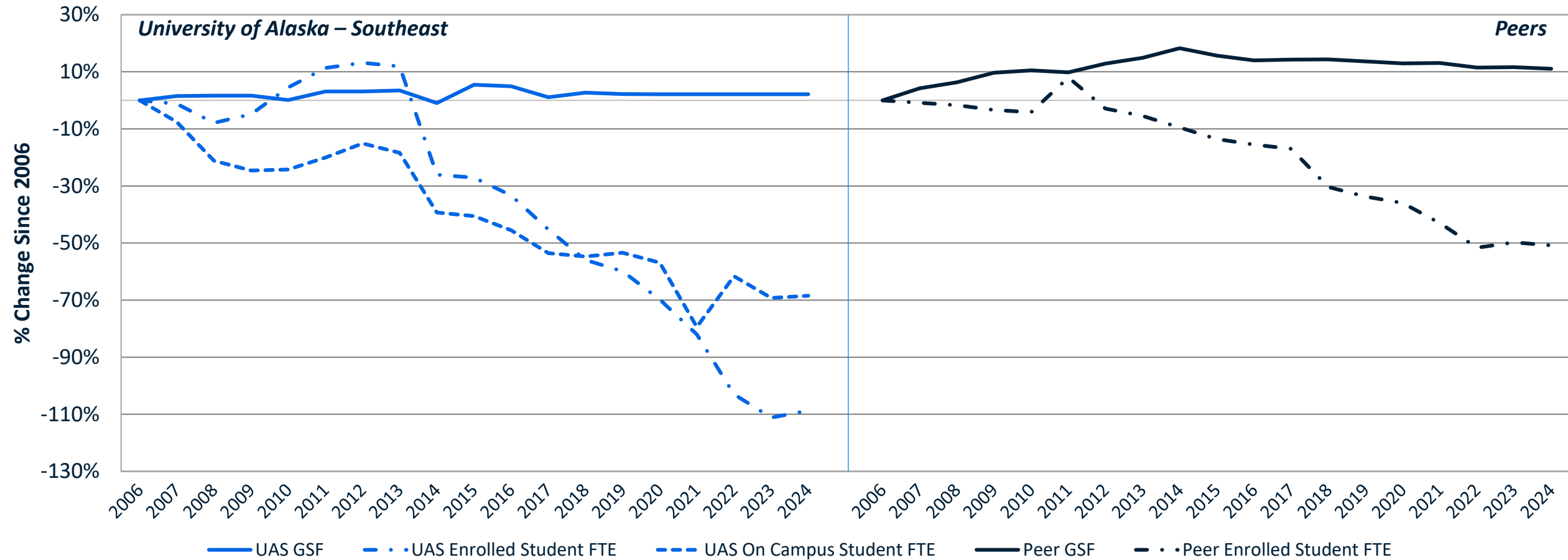


Institutions arranged by Technical Complexity

UAS' Campus has Grown Similar to Peers in GSF

In-person enrollment trends are showing similar rate of growth following FY23

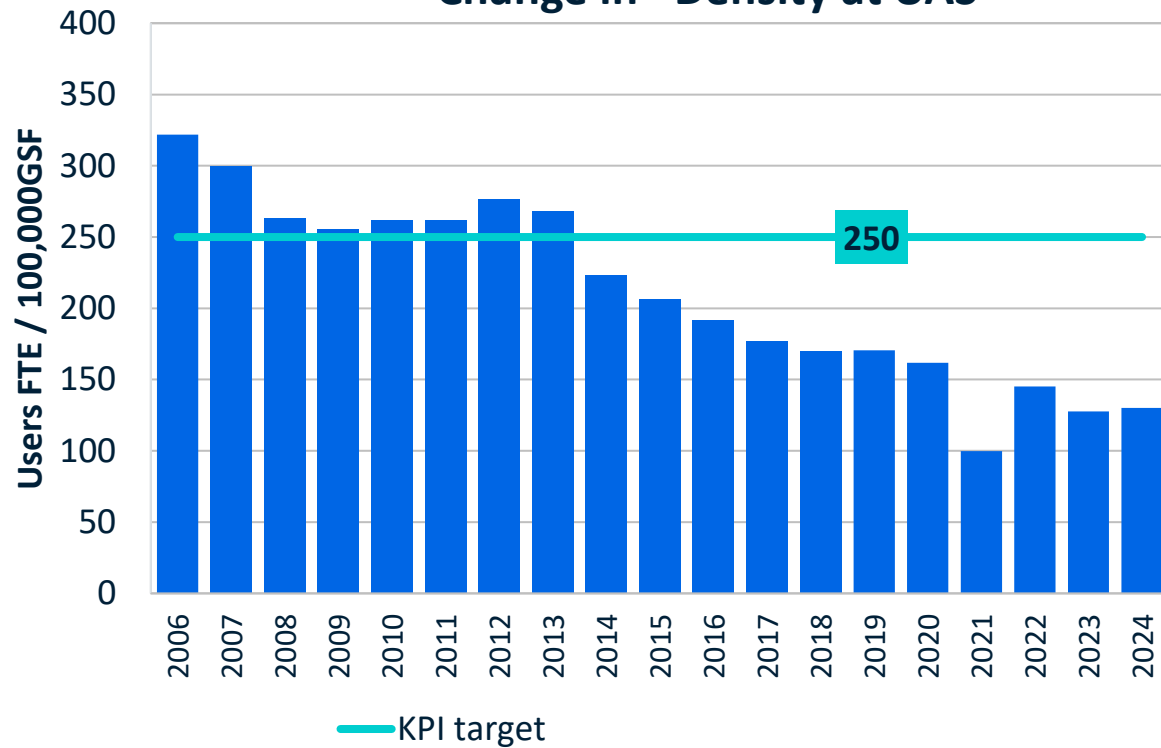
Change in campus GSF & Enrollment (indexed to 2006)



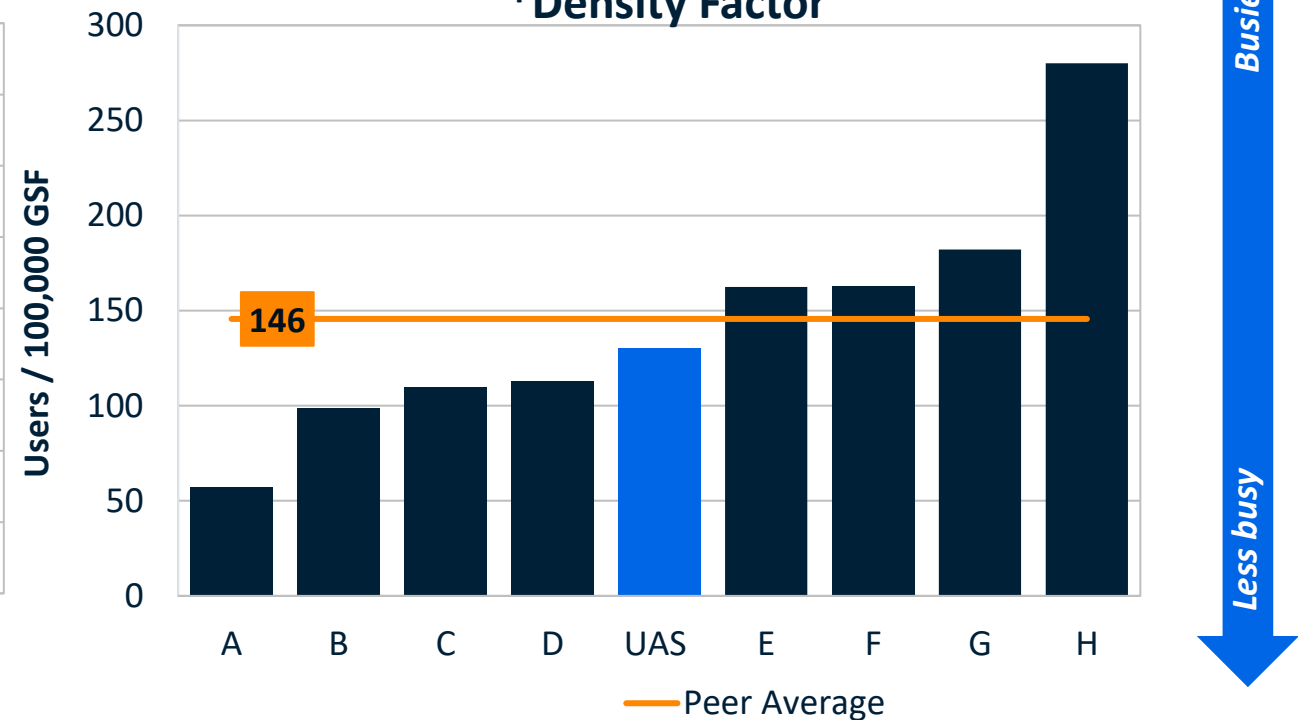
UAS has a Lower Density Campus than Peers

Density factor measures the busyness of campus

Change in *Density at UAS



*Density Factor



Areas Impacted by Density Factor

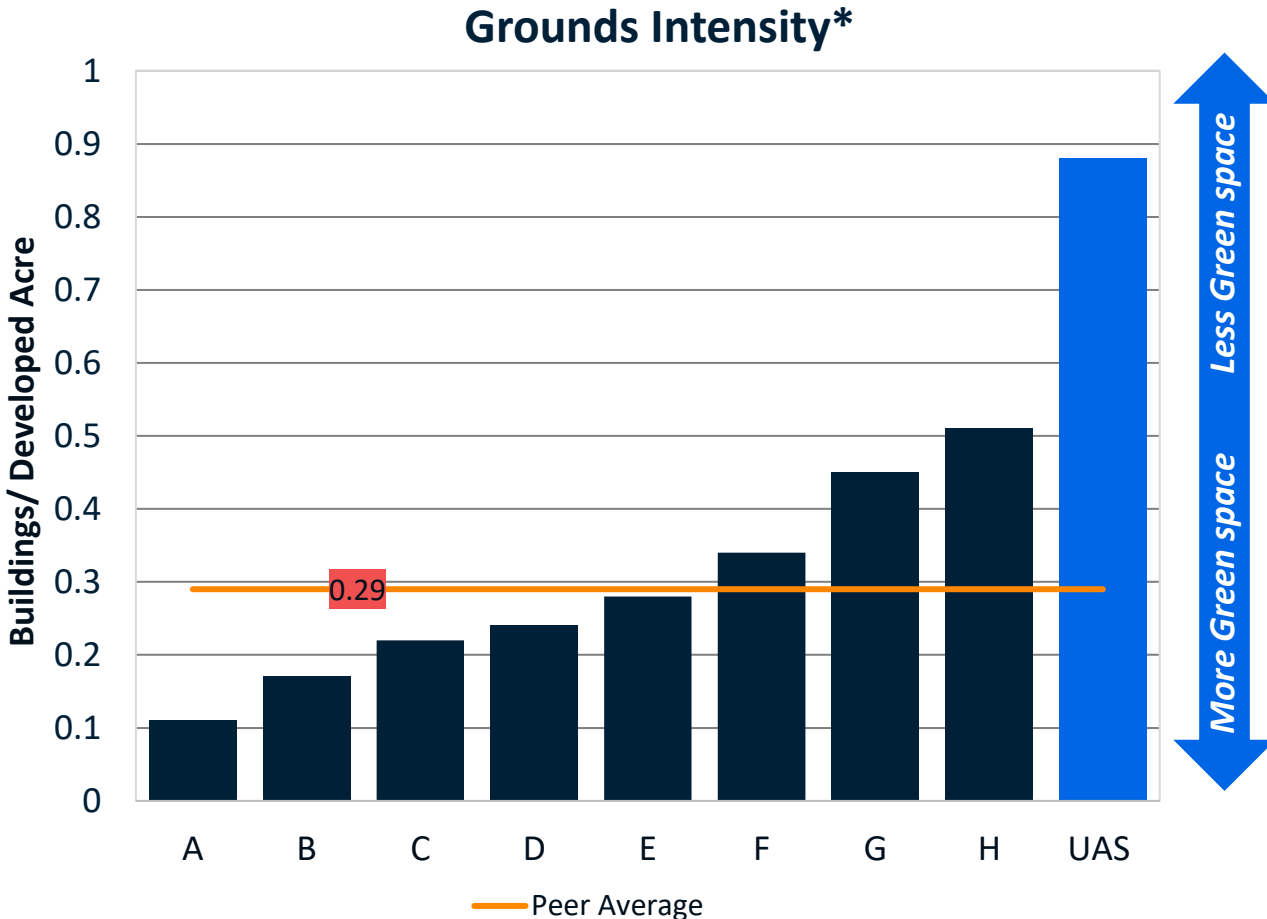
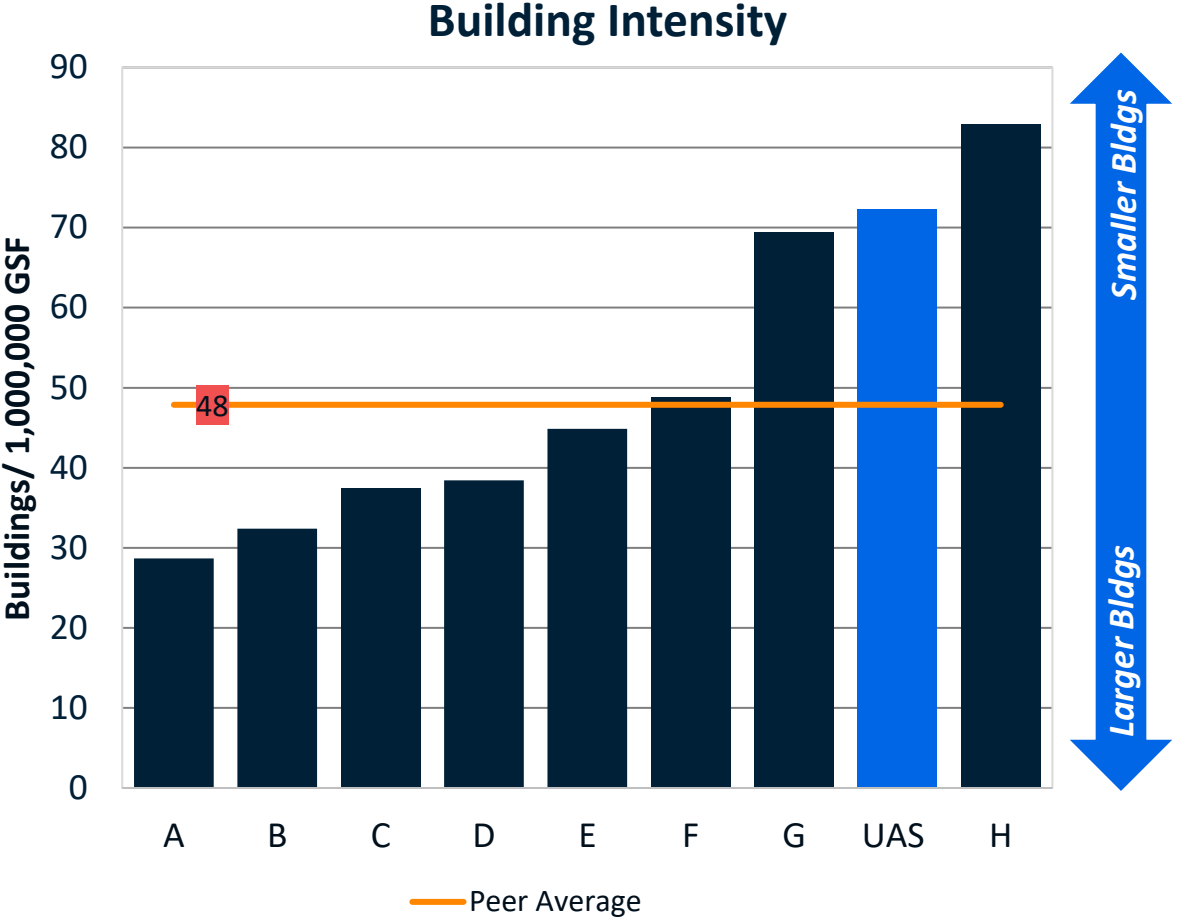
Wear and Tear on Space Custodial Operations Energy Demand

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

Institutions arranged by Density Factor

Building and Grounds Intensity

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

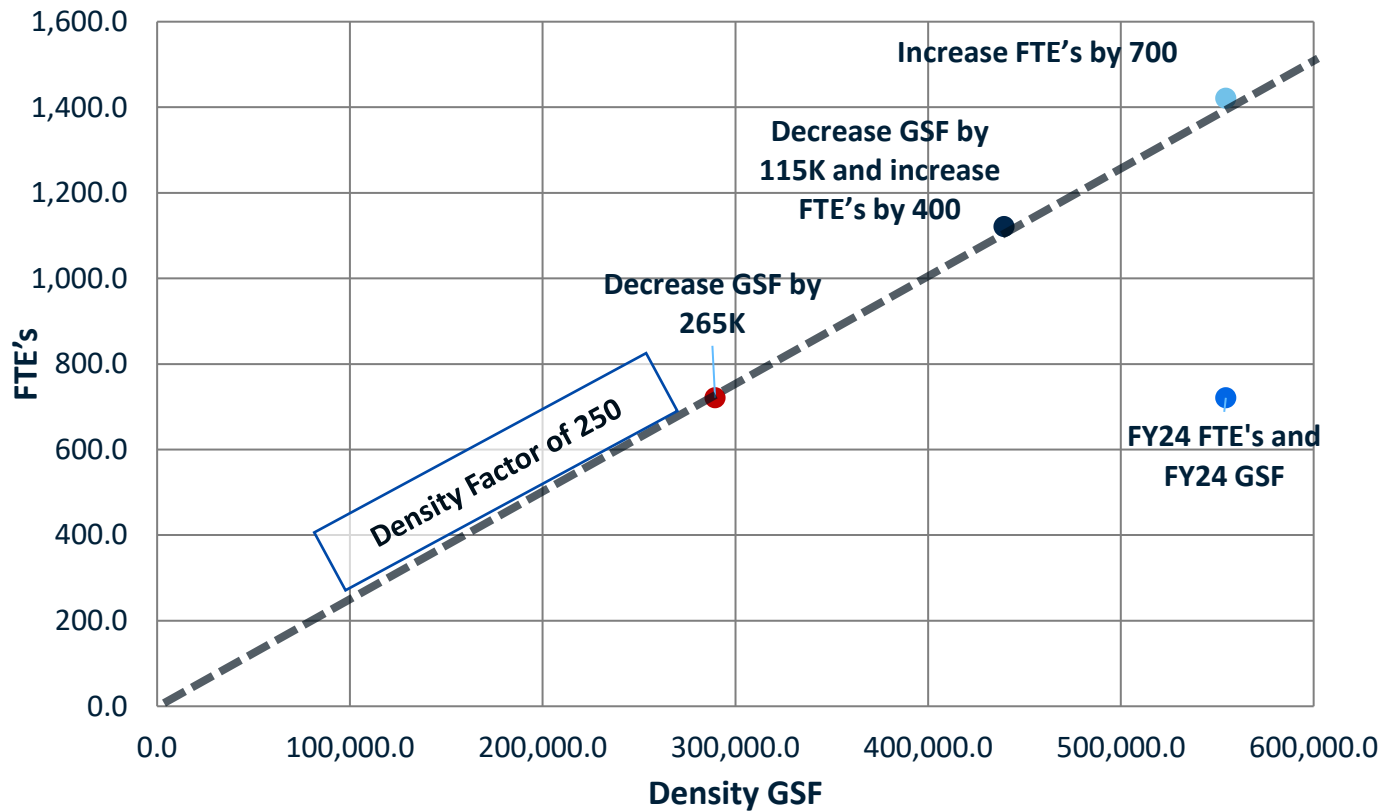


*Grounds intensity calculations only include buildings on developed grounds acreage. UAS owns a substantial amount of forested land not included in metric

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



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

Scenarios to Reach 250 KPI Target:

1. Decrease total GSF by 265,000 GSF
2. Increase total FTE's by 700 (no space Changes)
3. Use a targeted approach to decrease GSF, which includes:
 - Transfer the NSRL- 17,591 GSF
 - Demolish Mattocks House- 1,200 GSF
 - Demolish Mathisen House GSF- 1,604.00
 - Should Mathisen be included in Density calculations?
 - Adjust Density GSF at Donald Sperl Joint Use to 21,355 (37.3%)
 - Remove or Sell an older residence hall building?
 - Banfield Hall, is 17,748 GSF, oldest residence building

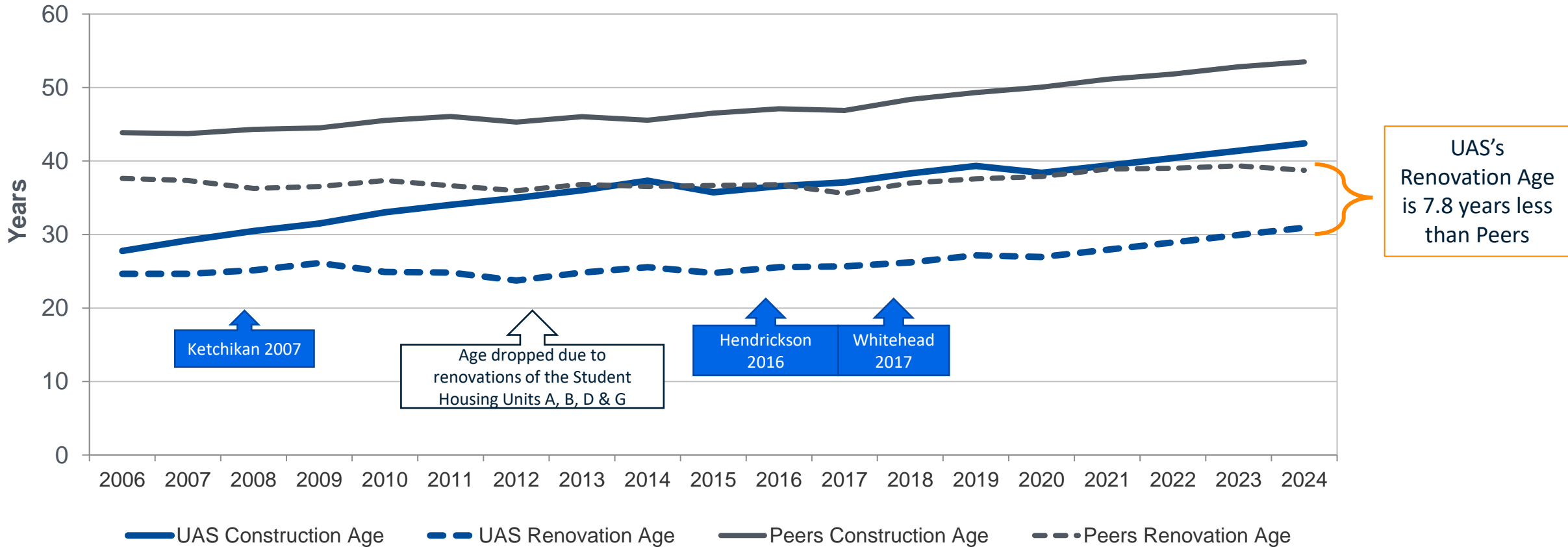
Total GSF removed from Density – 74,040

- Still requires adding 400 FTE's
- Still requires removing an additional 40,960 GSF
- Are there other buildings that are underutilized, which could have increased utilization allowing for more demolition of space?

UAS Carries a Younger Campus Age

Peers have offset their construction age by 14 years, UAS by 11 years

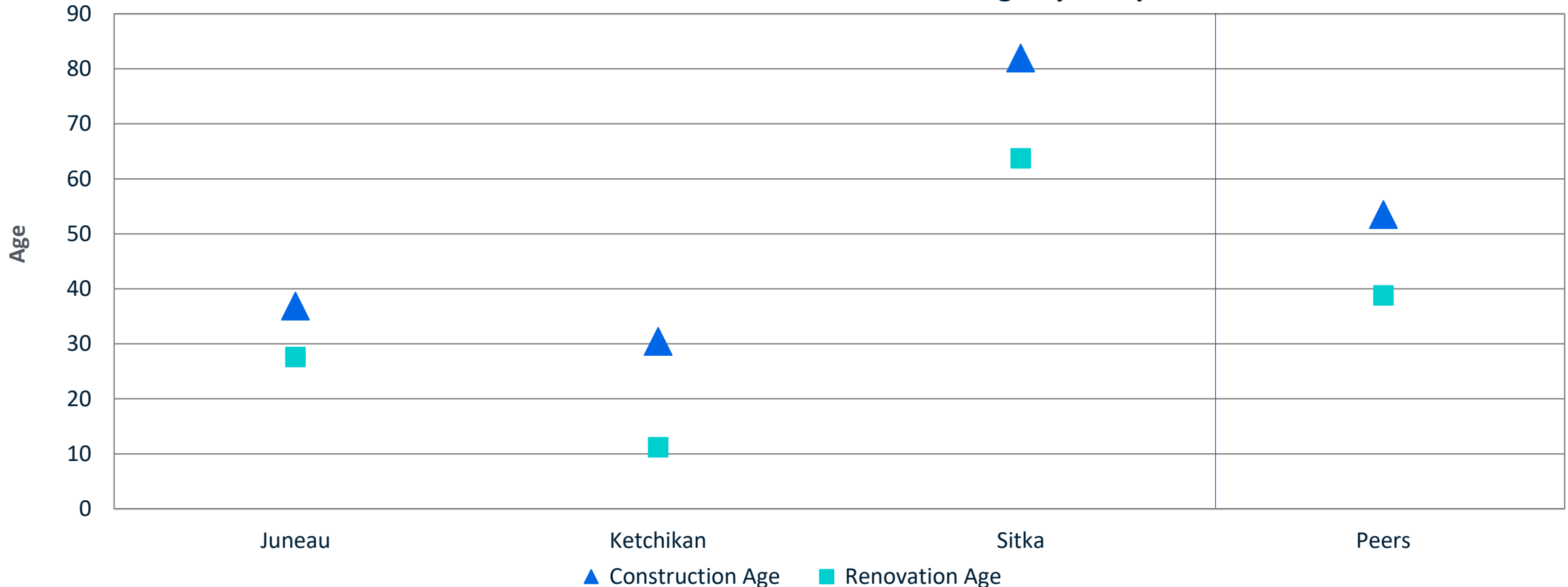
Construction vs. Renovation Age



Ketchikan & Sitka are Younger through Renovations

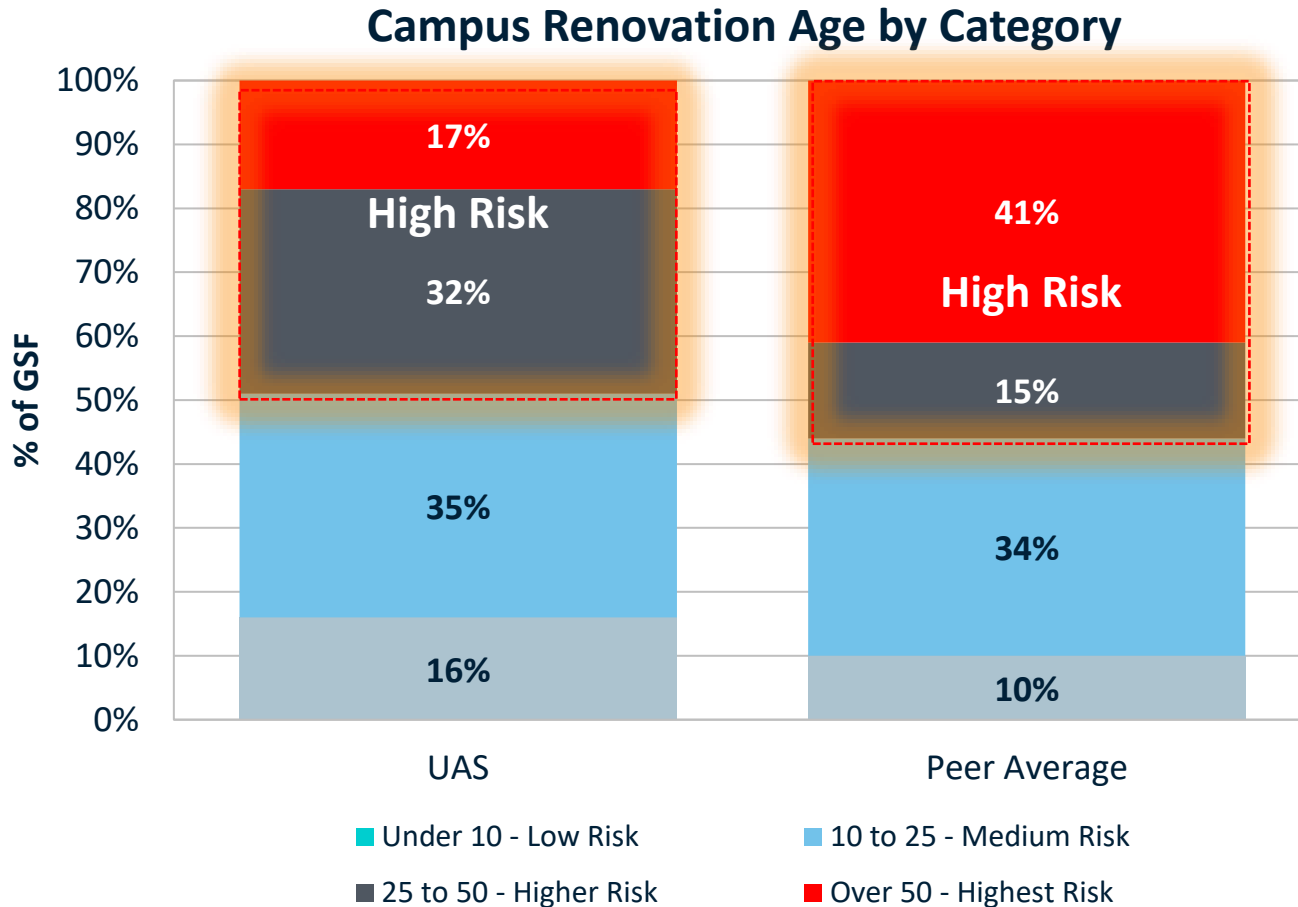
However, Sitka still remains over 50 years old

Construction & Renovation Age by Campus



UAS Has More Low Risk Space Than Peers

Lower risk space affords the opportunity to plan ahead for future needs

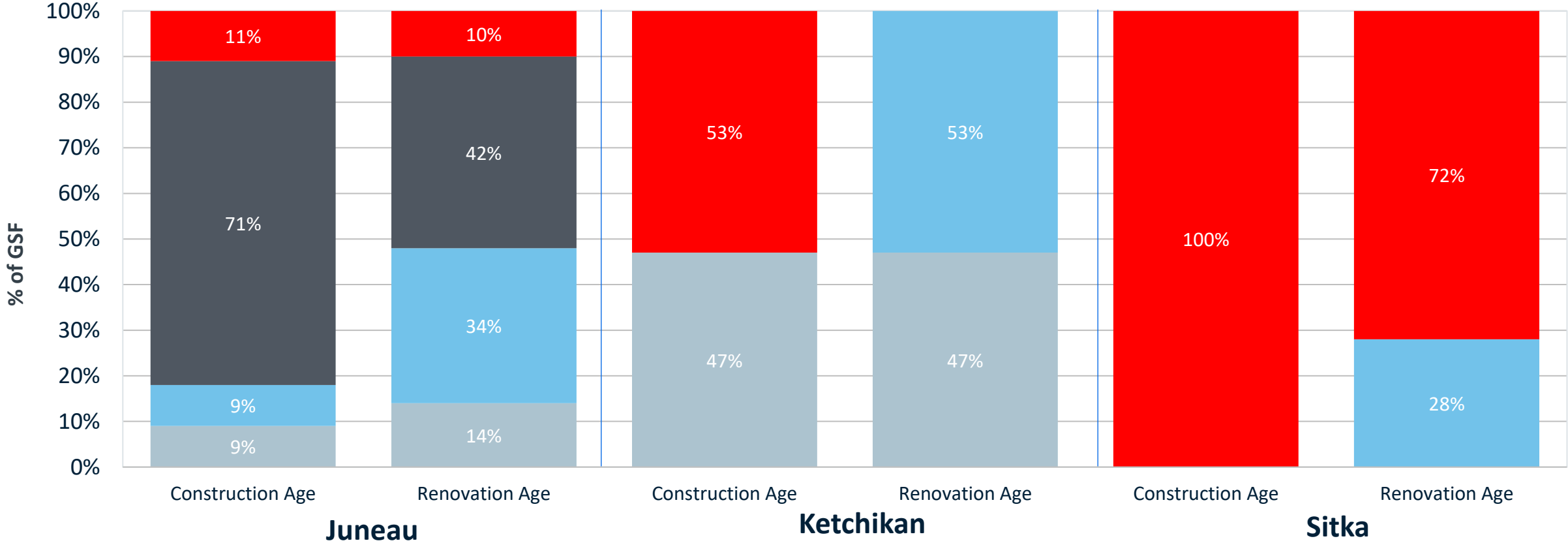


	Operational Demands:	Capital Risk:
Over 50	React as Needed: Issues in components past the end of their lifecycles will demand reactive maintenance.	Highest Risk: Life cycles of major components past due – end of building life cycle approaching.
25-50	Balance PM and Reactive Maintenance: Younger components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

Understanding Campus Age

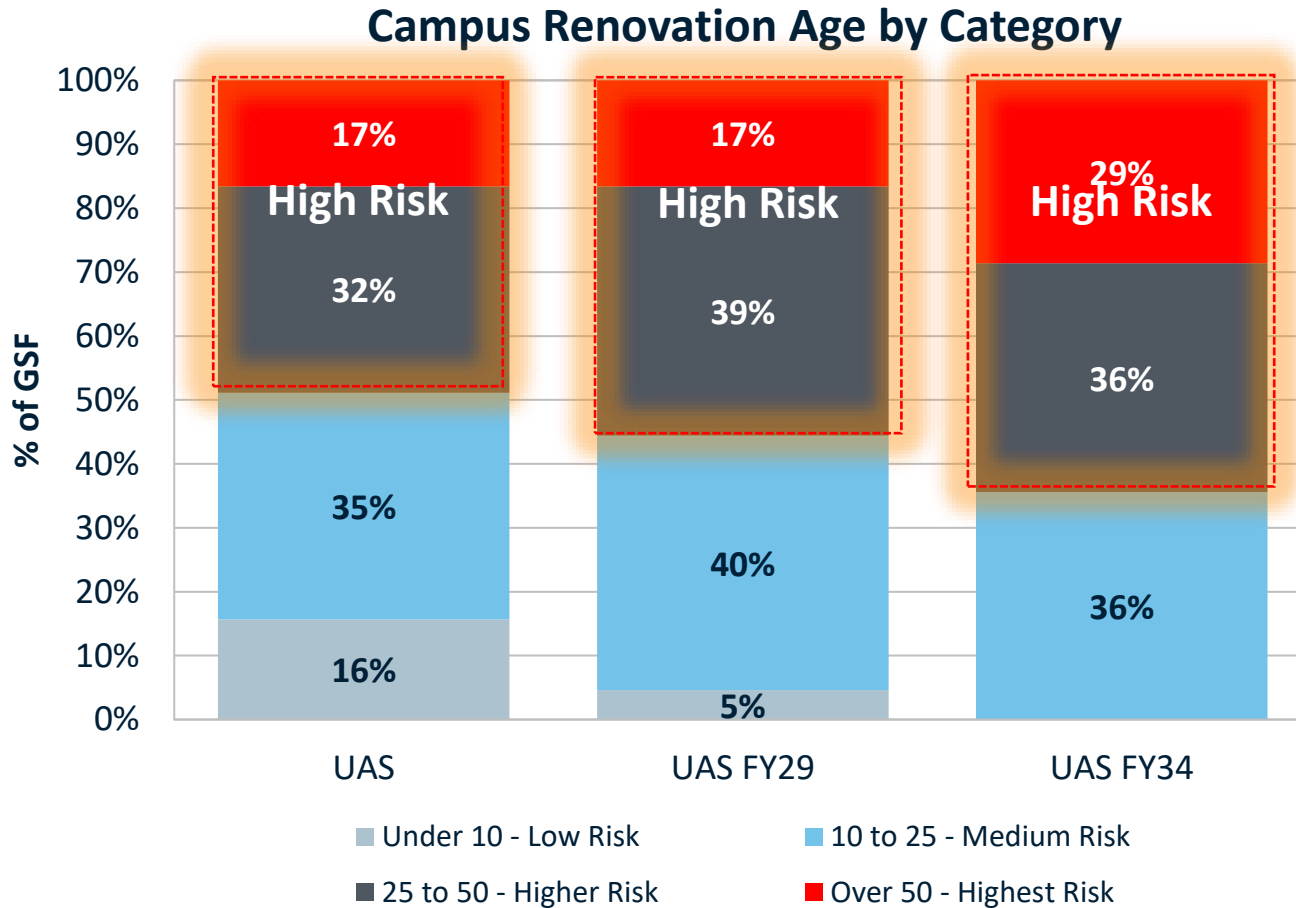
Renovations reduce overall age profile decreasing capital and operational need

Campus Age by Category



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”

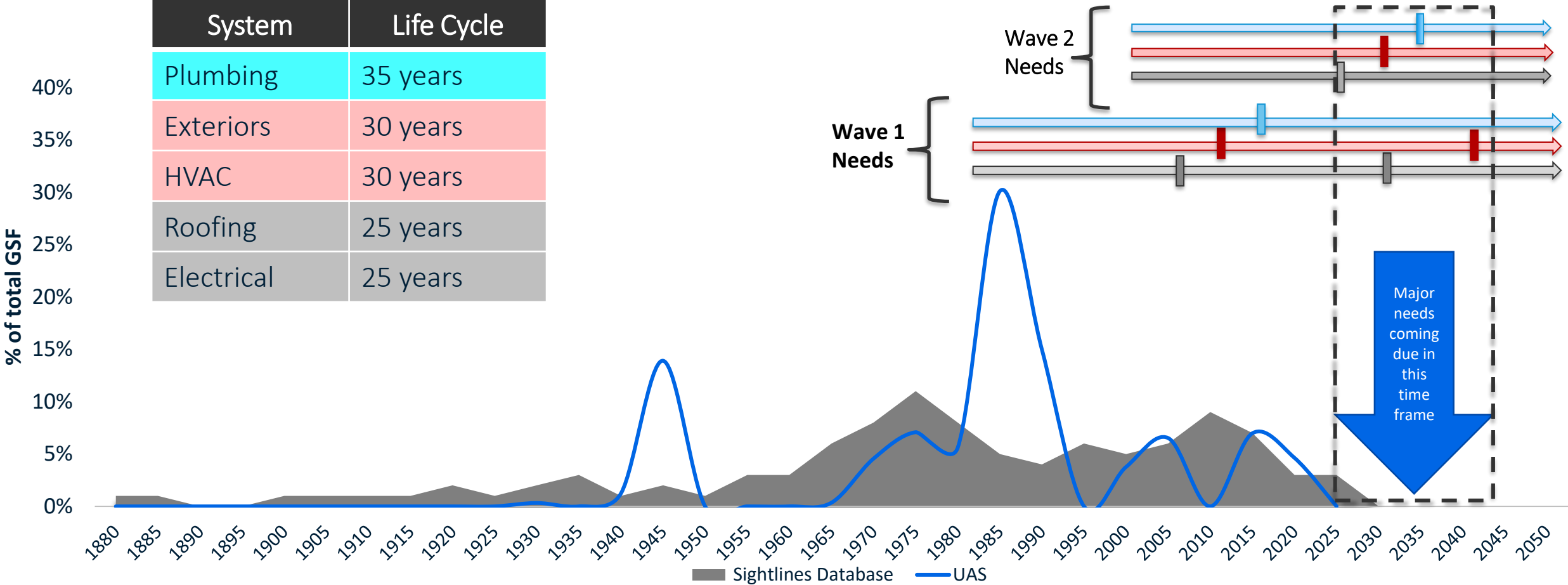


	Operational Demands:	Capital Risk:
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Under 10	<p>Focus on PM: Significant need for PM in young systems.</p>	<p>Low Risk: “Honeymoon” period – little need for capital reinvestment.</p>

Understanding the Impact of Age on Future Need

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

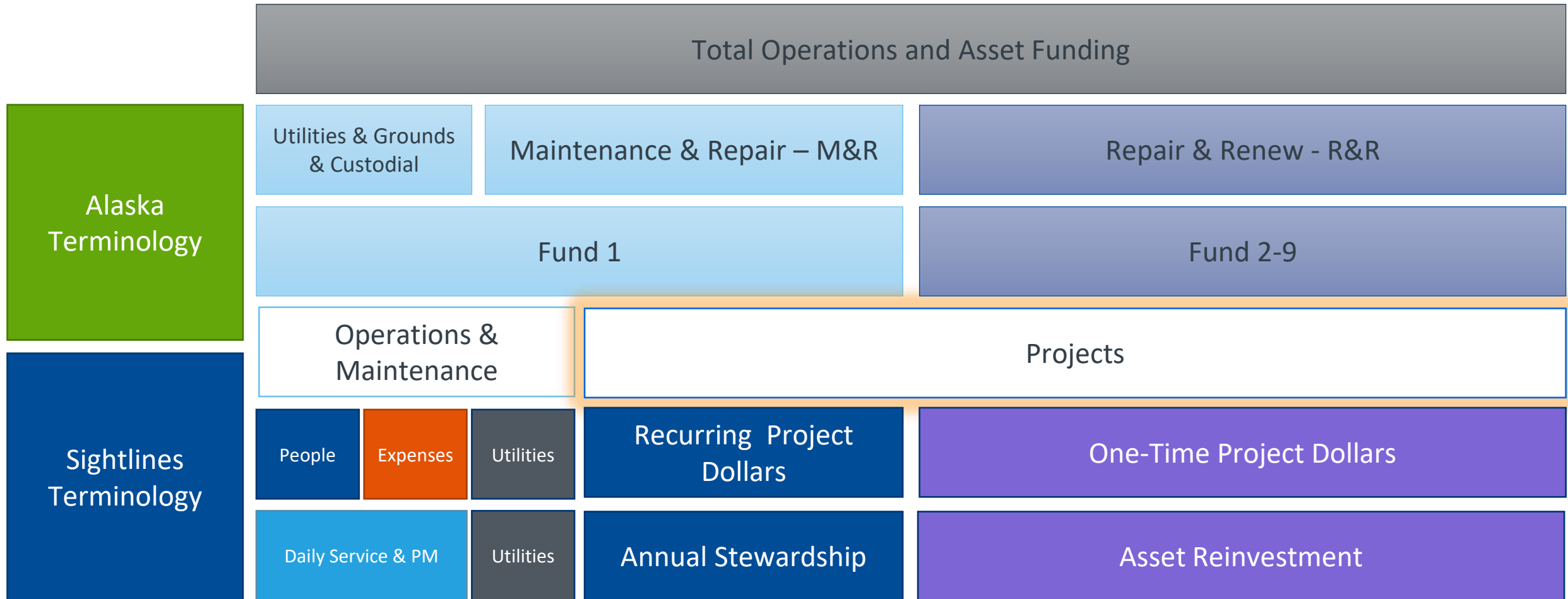
System	Life Cycle
Plumbing	35 years
Exteriors	30 years
HVAC	30 years
Roofing	25 years
Electrical	25 years





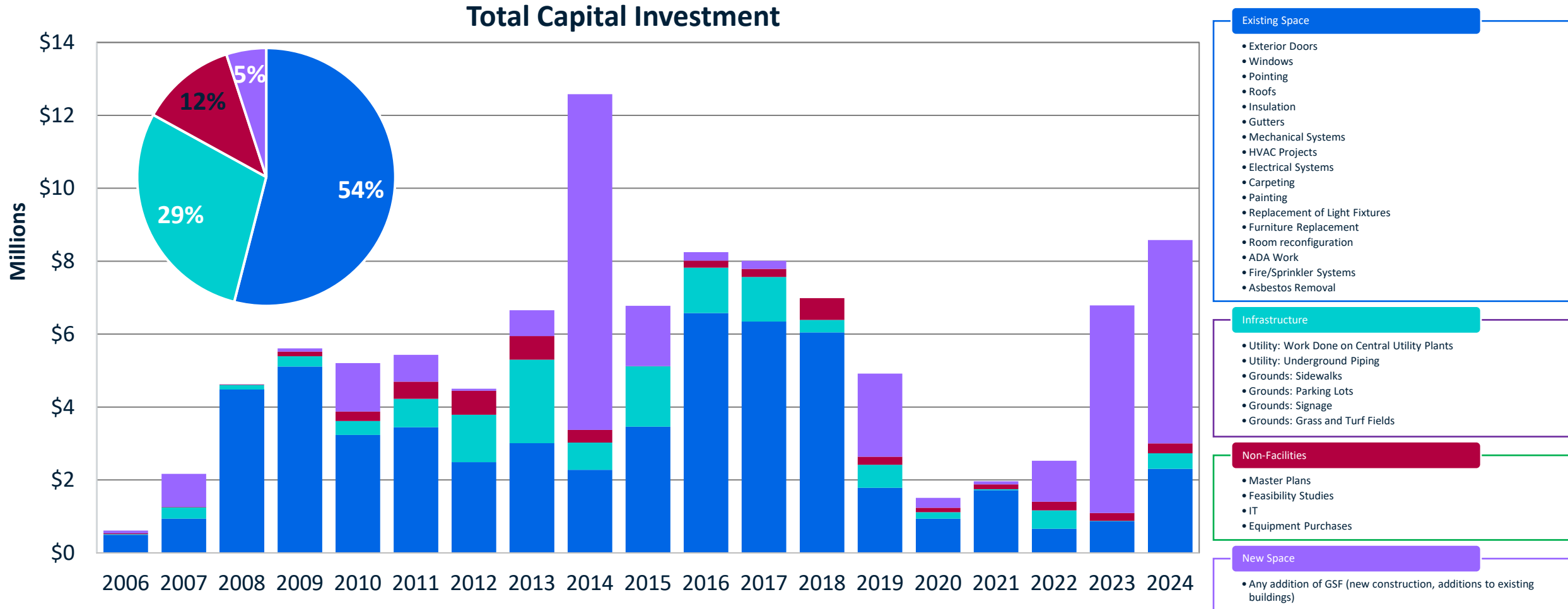
Capital Profile

Capital Funding Sources



New Space Spending Increased in FY24

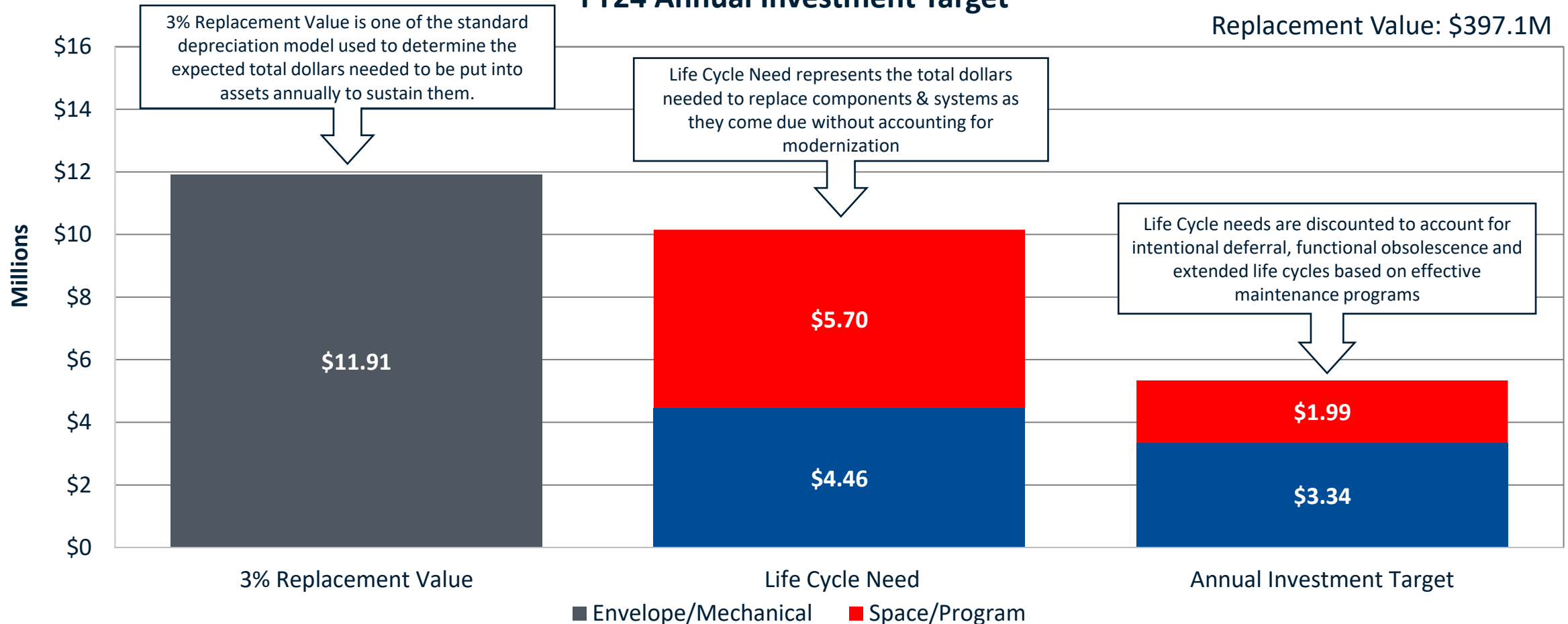
Existing Space investment decreased in recent years, but makes up majority of investment



Defining an Annual Investment Target

Annual Funding Target: \$5.33M

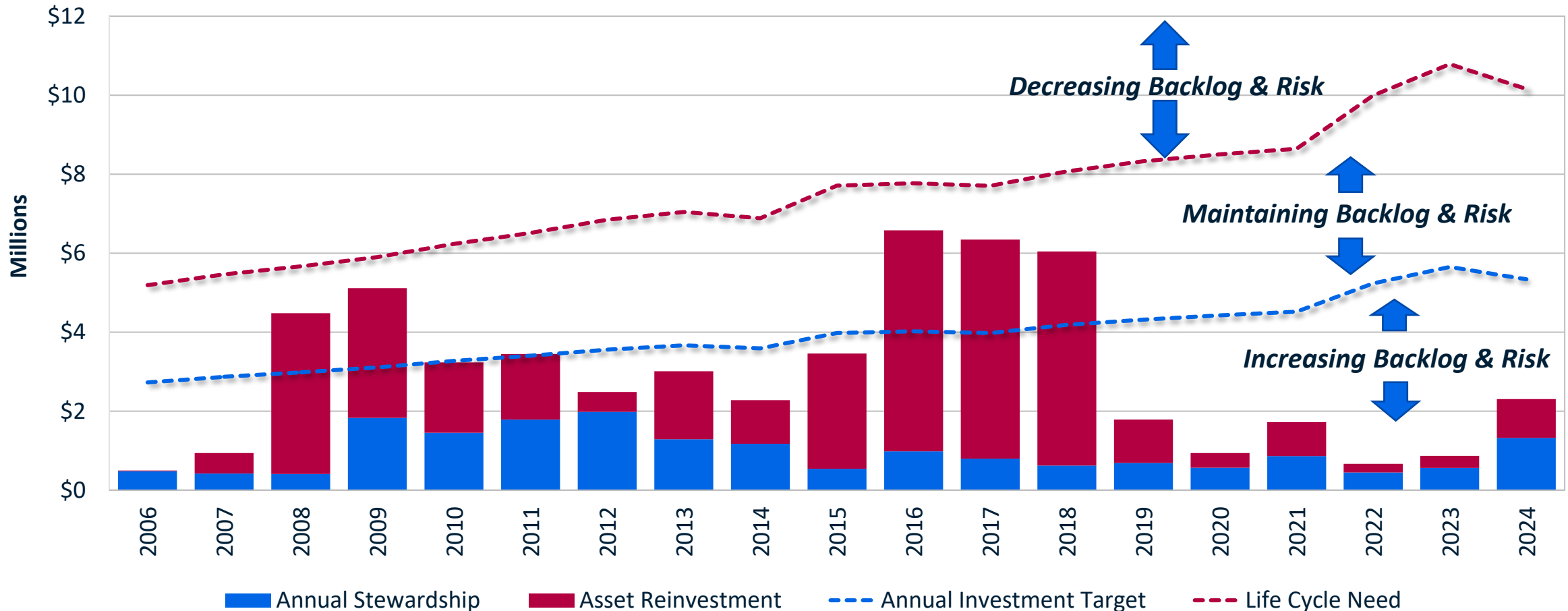
FY24 Annual Investment Target



Recurring Capital Spending Falls Short of Target

Since FY18 UAS has increased its backlog, caused by a decrease in existing space investment

Total Capital Investment vs. Funding Target

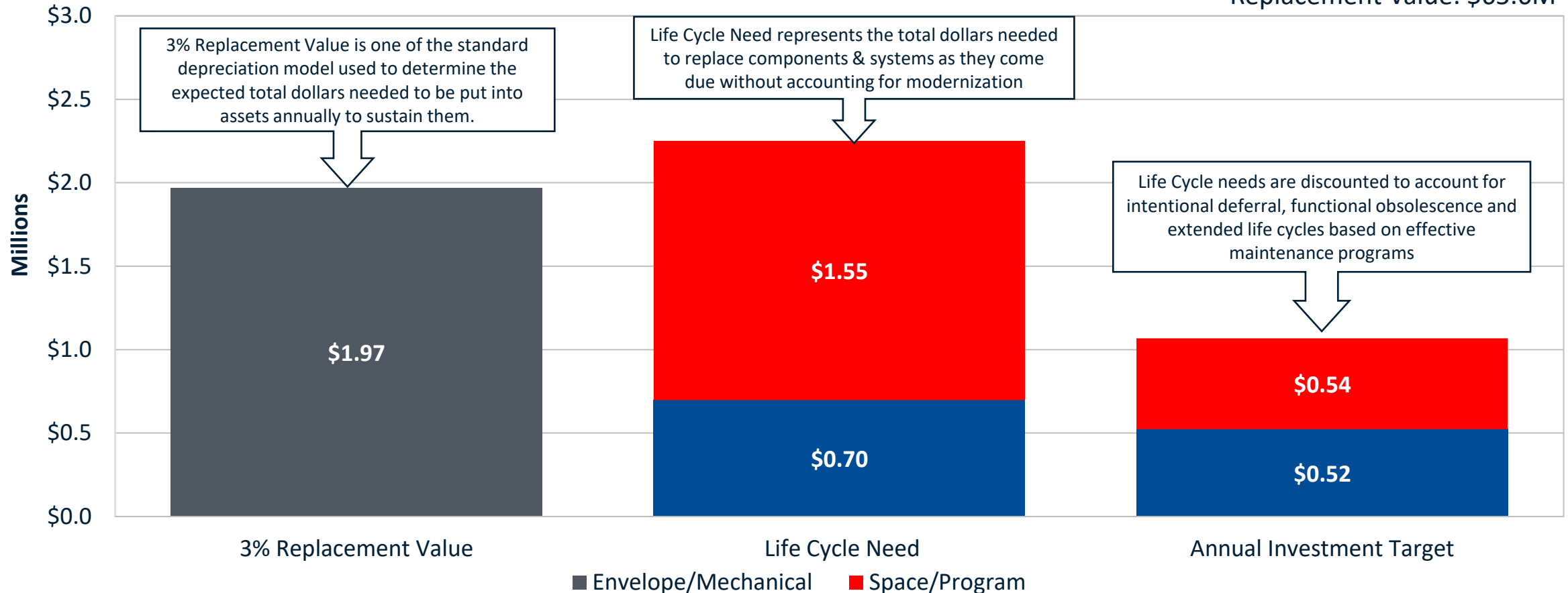


Defining an Annual Investment Target- Housing Campus

Annual Funding Target: \$1.07M

FY24 Annual Investment Target

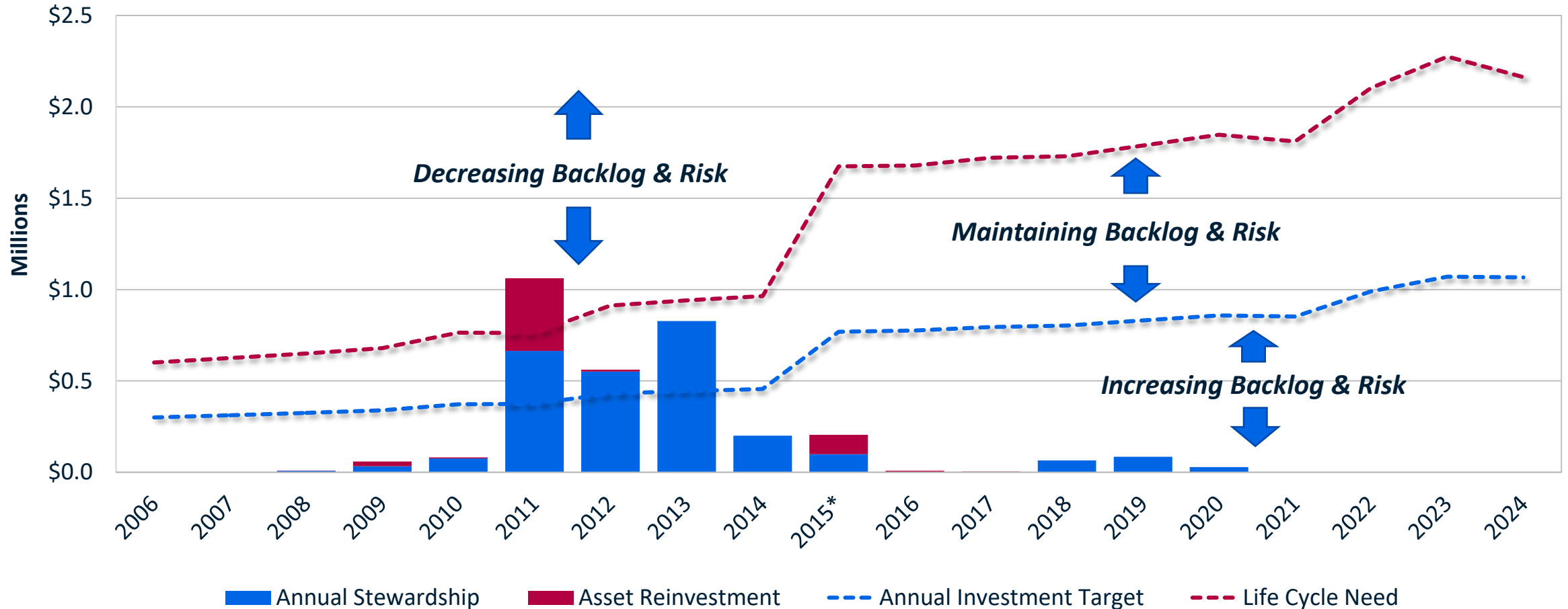
Replacement Value: \$65.6M



Recurring Capital Spending Falls Short of Target- Housing

For the last four years there has been zero investment into existing space at housing campus

Total Capital Investment vs. Funding Target

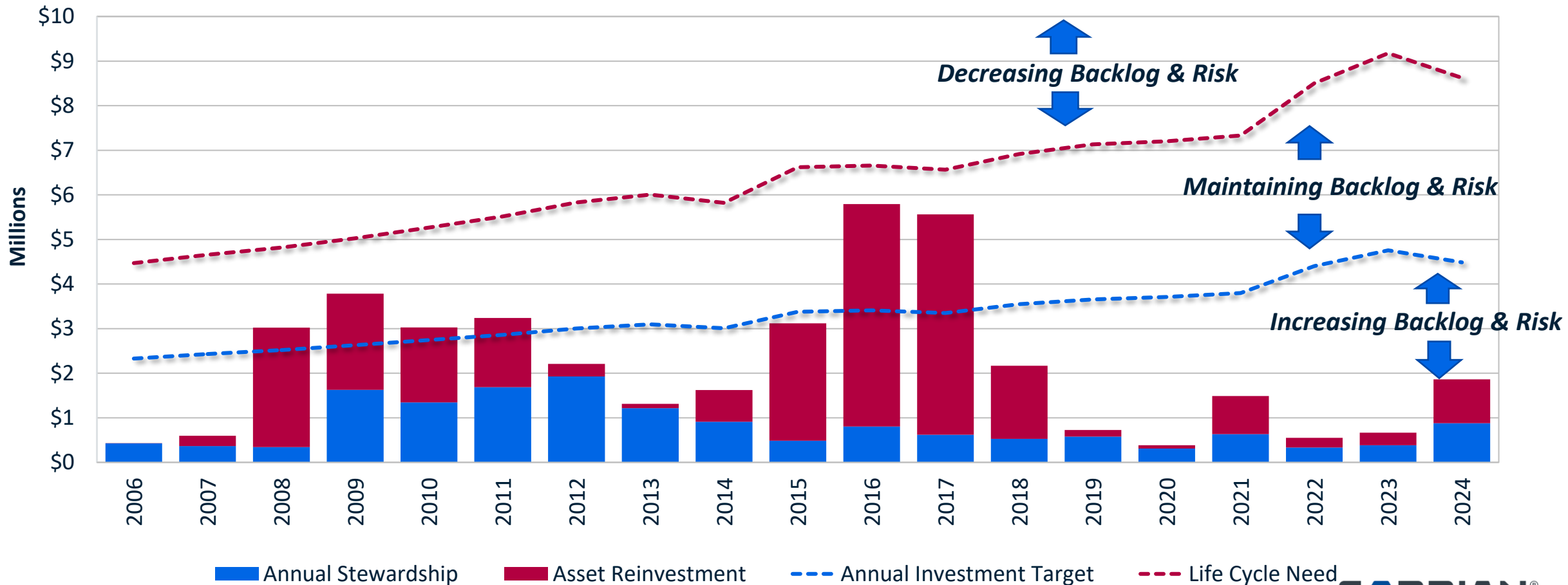


*Capital targets increased in 2015 due to construction of freshman residence hall

Juneau Campus Capital Spending Sets the Trend

Unlike the combined spending trend, Juneau begins to miss targets after FY17

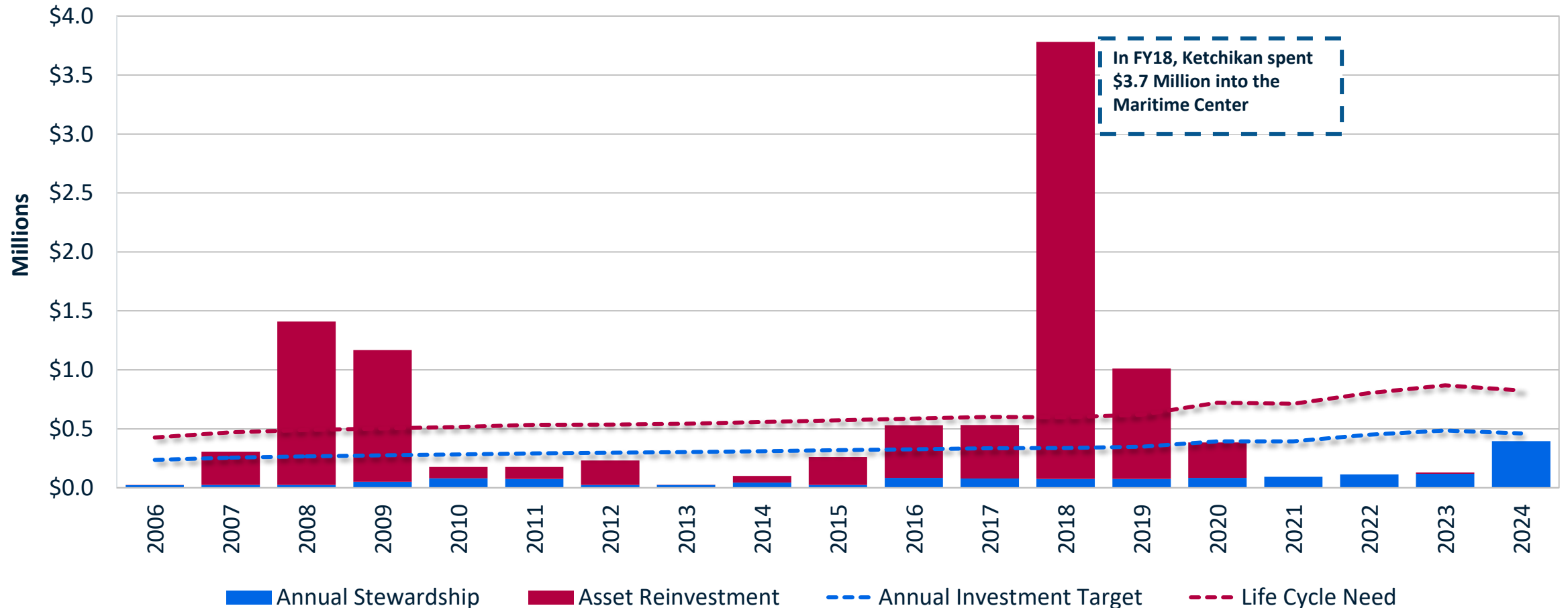
Juneau Campus' Total Capital Investment vs. Juneau Funding Target



Ketchikan Campus Spending Frequently Meets Target

After FY20 spending has decreased and missed capital targets

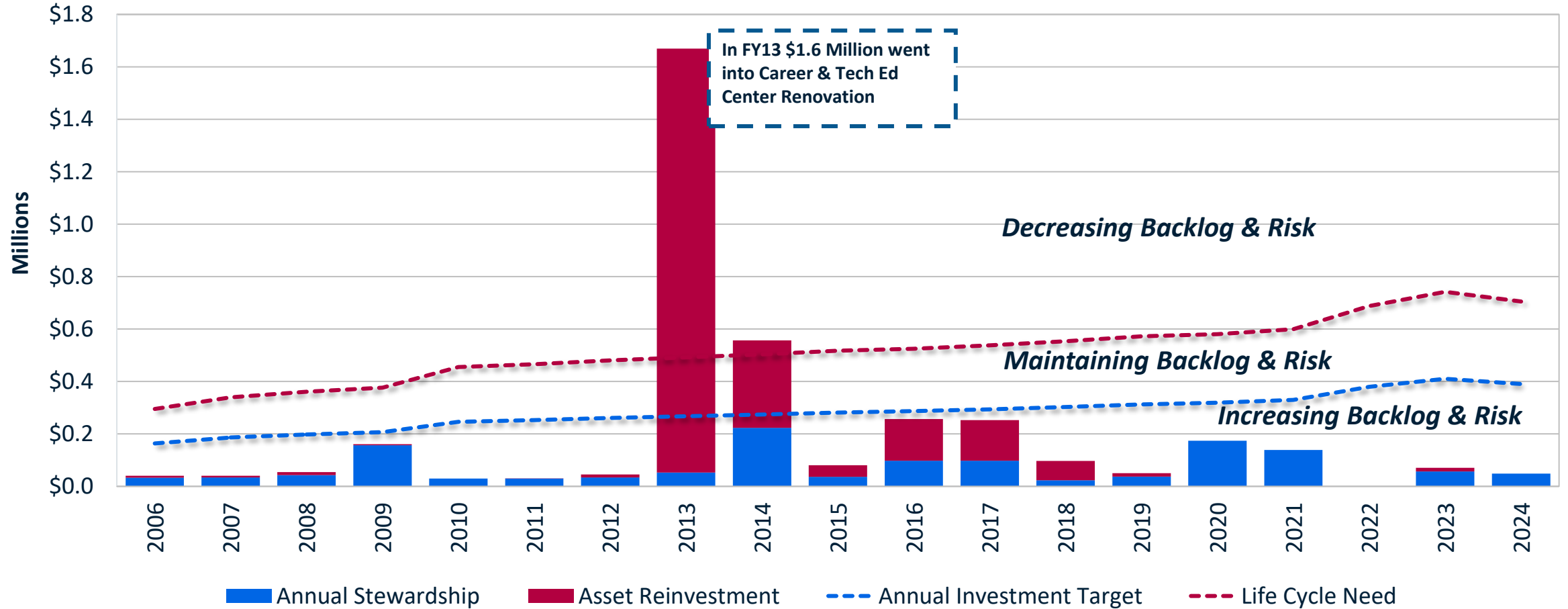
Ketchikan Campus' Total Capital Investment vs. Ketchikan Funding Target



Sitka Campus Missed Targets Increases Backlog and Risk

Backlog continues to increase with missed capital targets

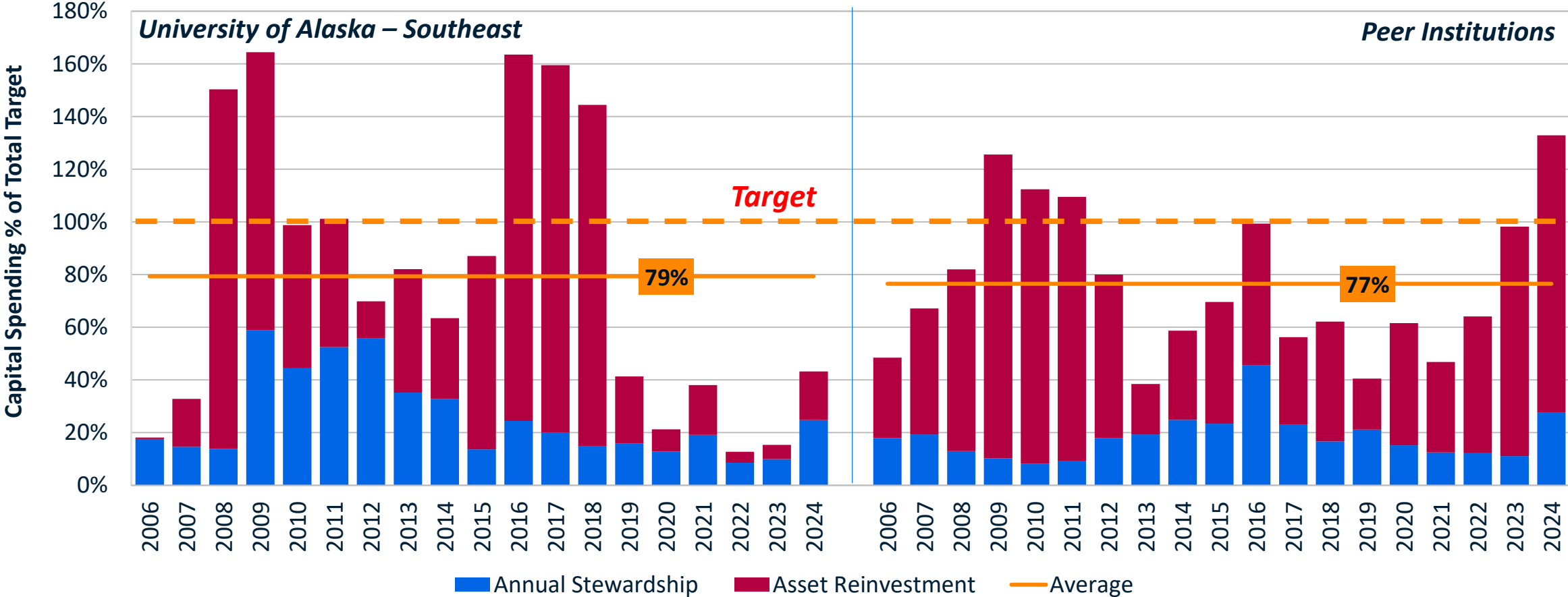
Sitka Campus' Total Capital Investment vs. Sitka Funding Target



UAS Spends Higher to Target than Peers

Since FY19, UAS has spent 29% to target, peers 74%

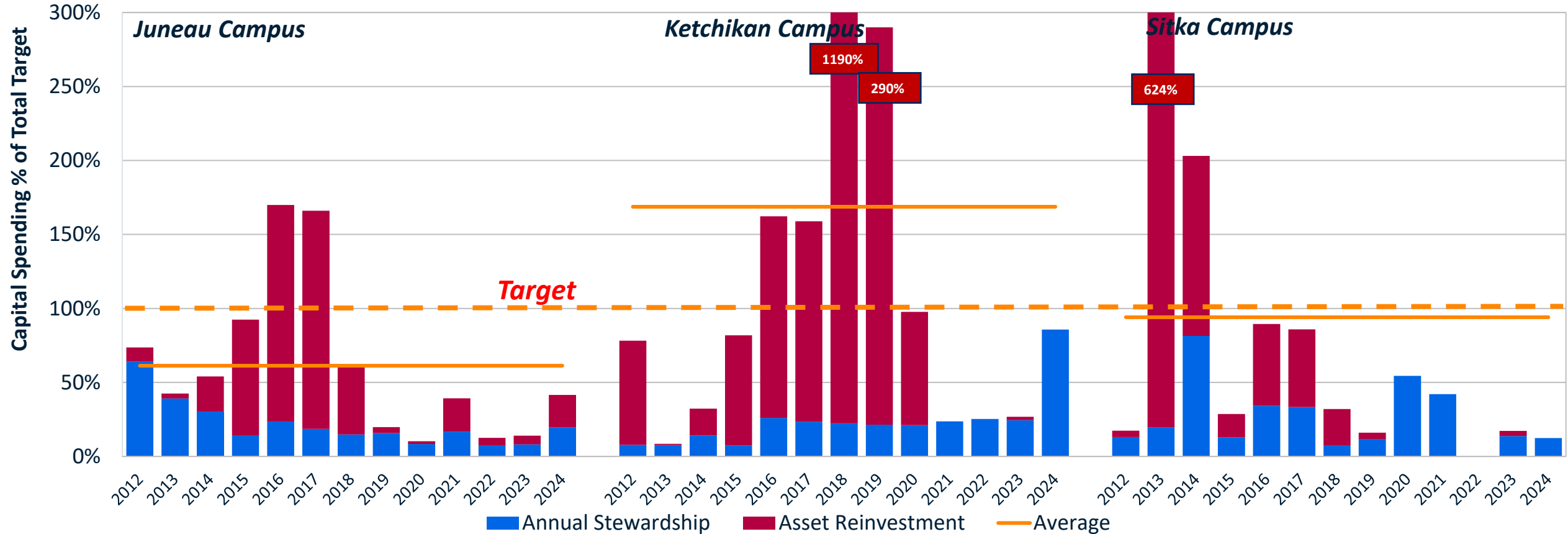
Total Capital Investment as a Percent of Funding Target



Disparity In Reaching Targets Across Campuses

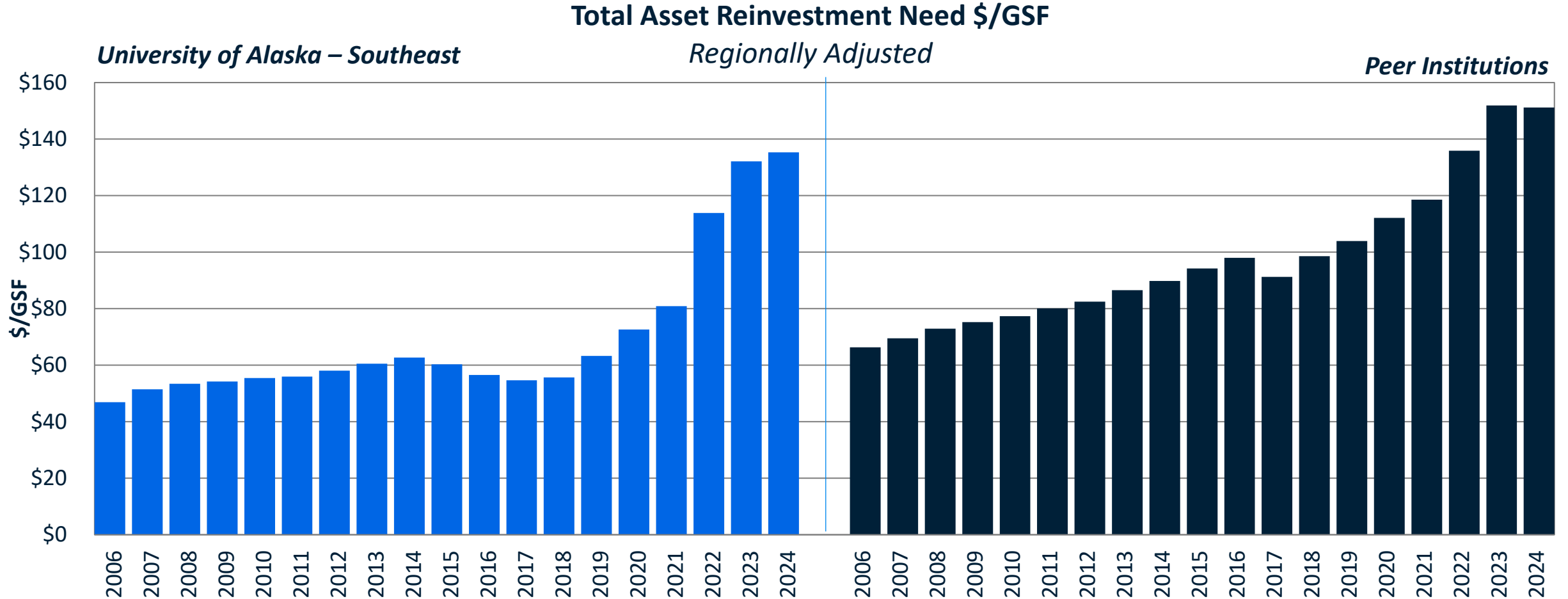
Large infusions of capital inflate average spend to target

Total Capital Investment as a Percent of Funding Target



Total Need is Less than Peers

Total Asset Reinvestment Need has grown by 143% since FY18

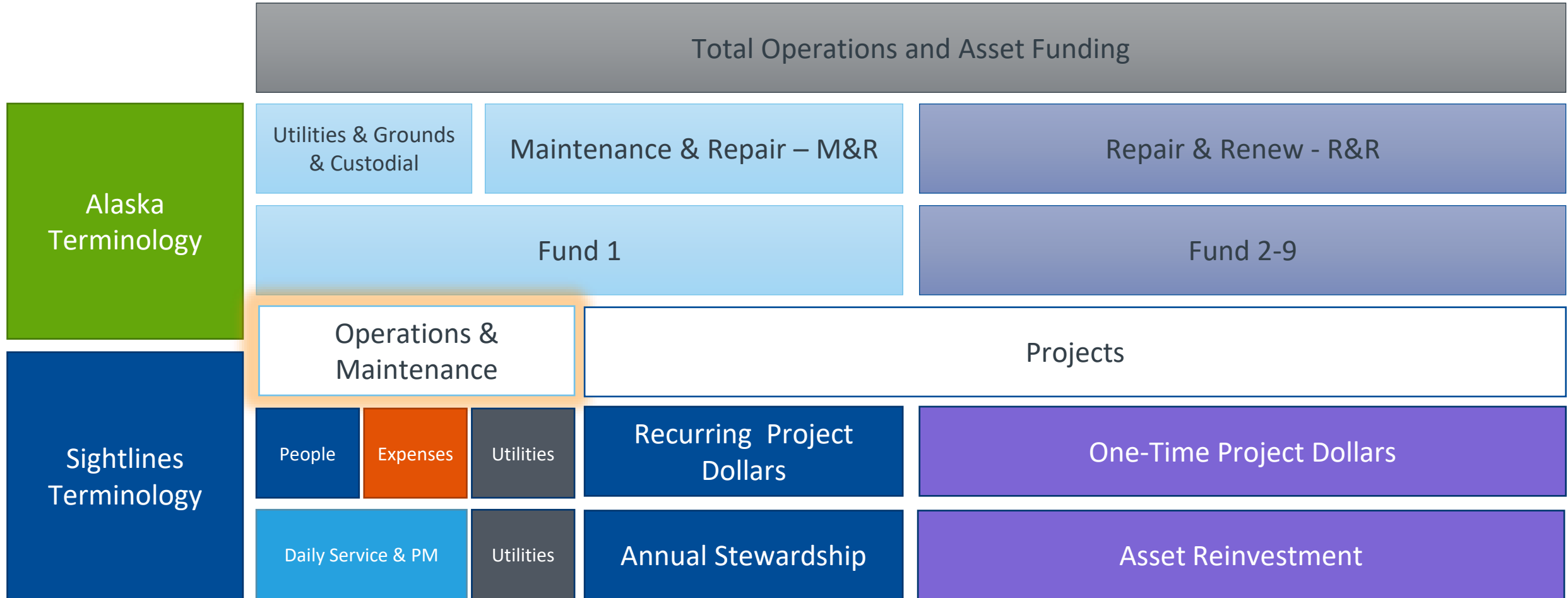


Deferred Maintenance/capital need saw a dramatic increase in FY22 due to unprecedented 16% inflation

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Operations Success

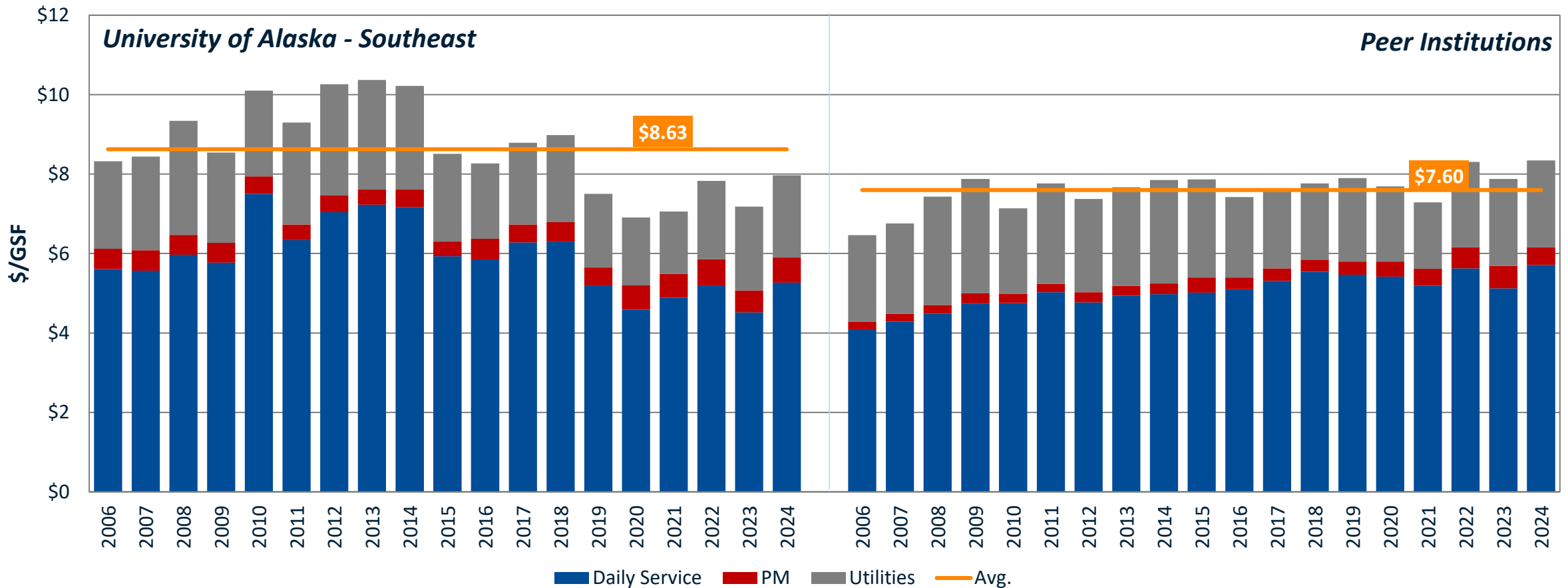
Capital Funding Sources



Facilities Operating Expenditures vs. Peers

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

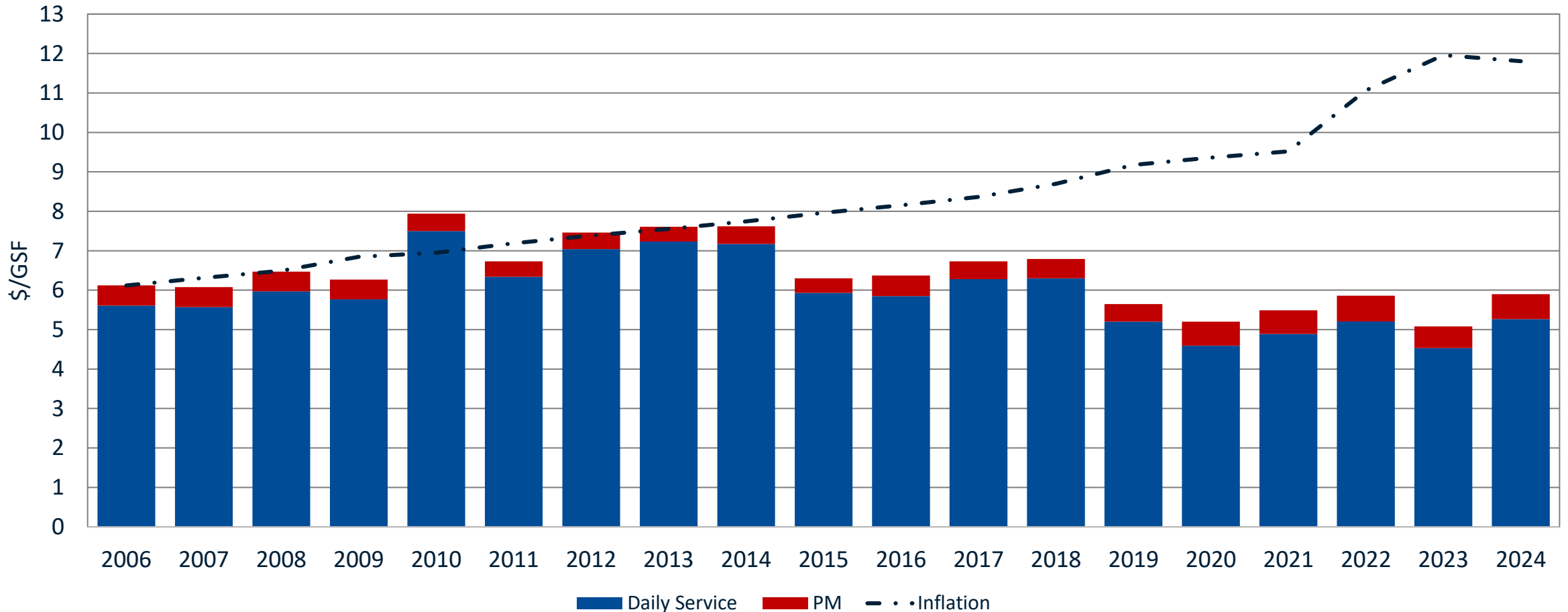
Facilities Operating Actuals
Regionally Adjusted



Budget Cuts Limit Purchasing Power

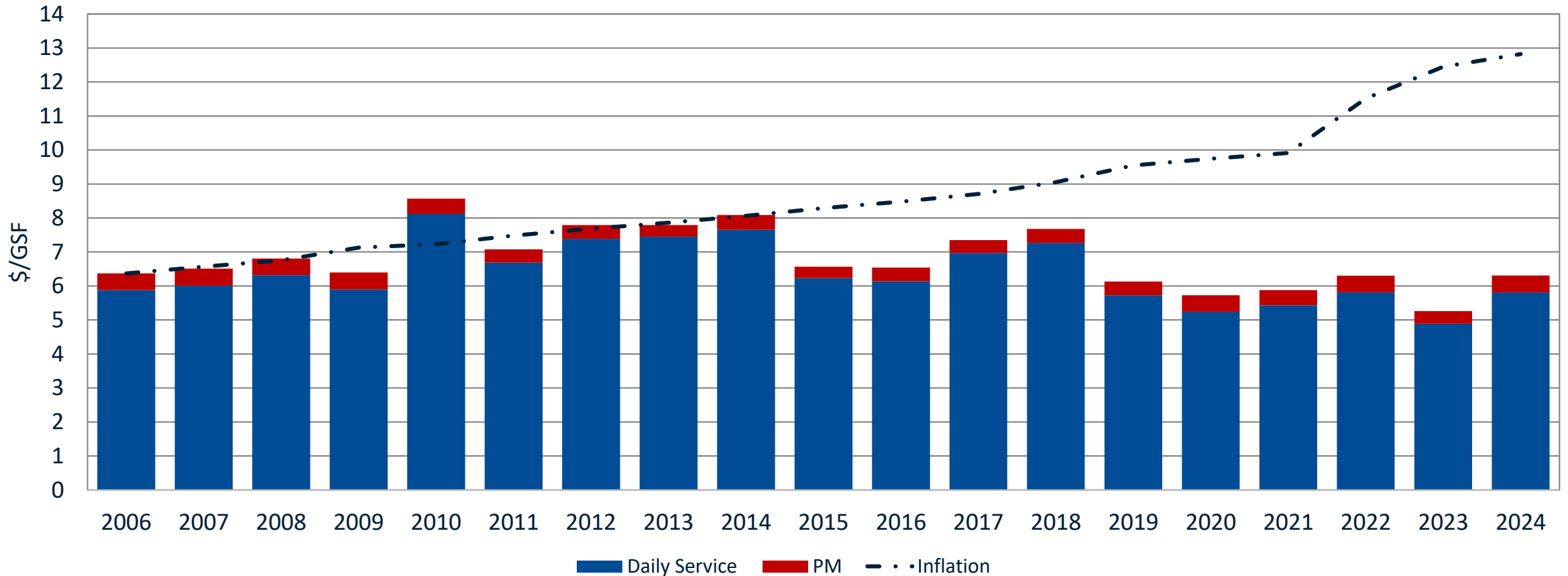
UAS operational spending is 50% less than 2006 actuals when accounting for inflation

Facilities Operating Actuals



Juneau Campus Decreasing Budget Similar to Combined Trend

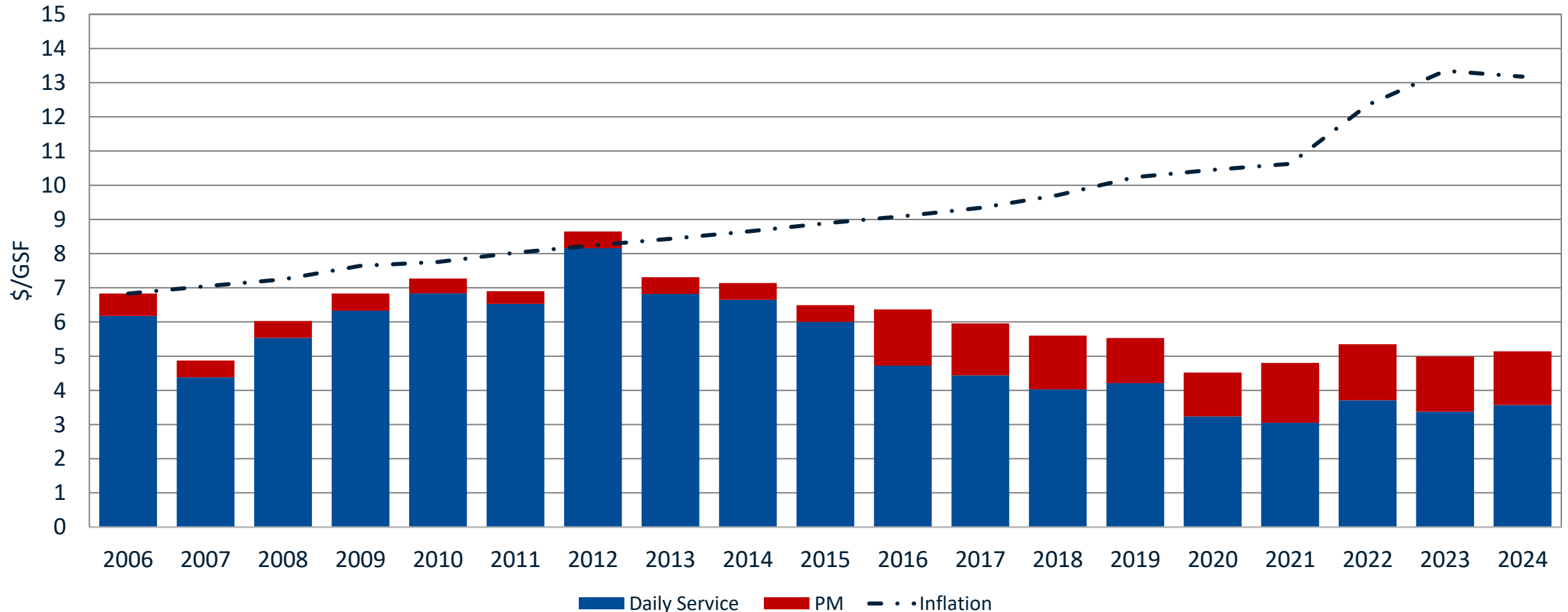
Juneau operational spending is 51% less than 2006 actuals when accounting for inflation
Facilities Operating Actuals



Ketchikan Campus Budget Emphasizes PM in Recent Years

Ketchikan operational spending is 61% less than 2006 actuals when accounting for inflation

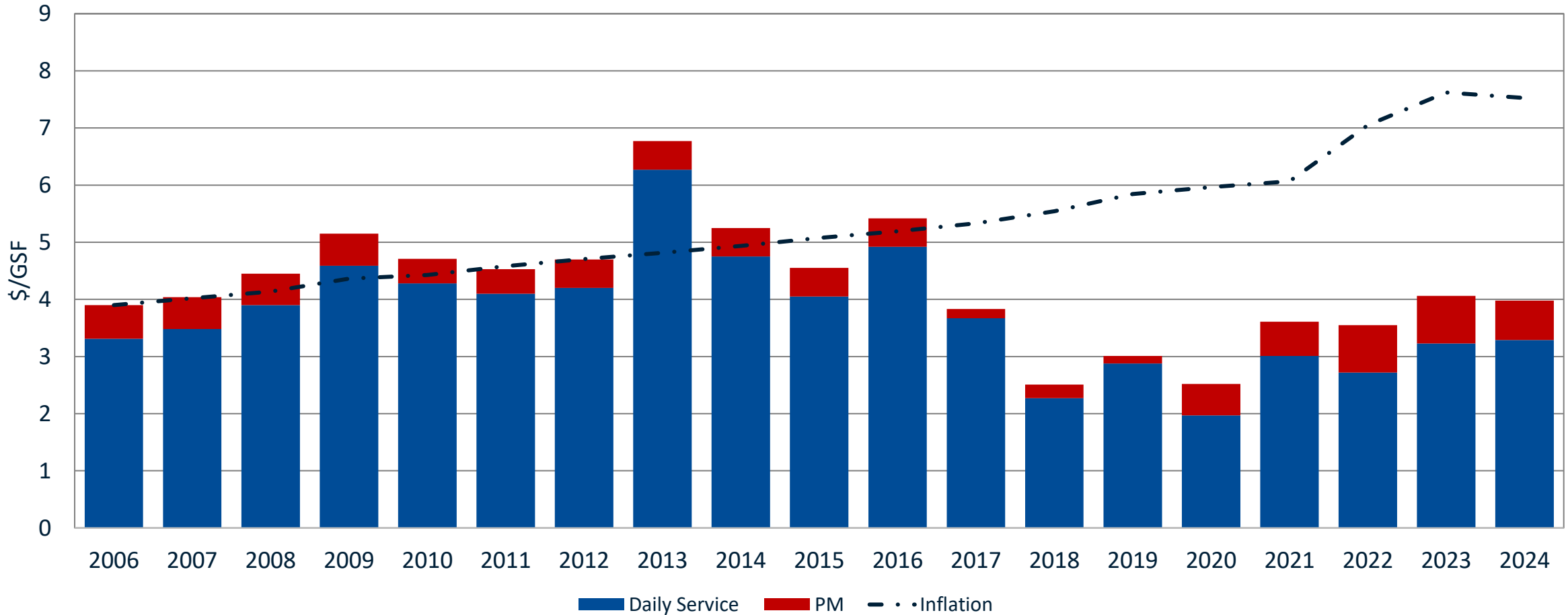
Facilities Operating Actuals



Sitka's Recent Budget Lacks Purchasing Power of Past Years

Sitka's operational spending is 47% less than 2006 actuals when accounting for inflation

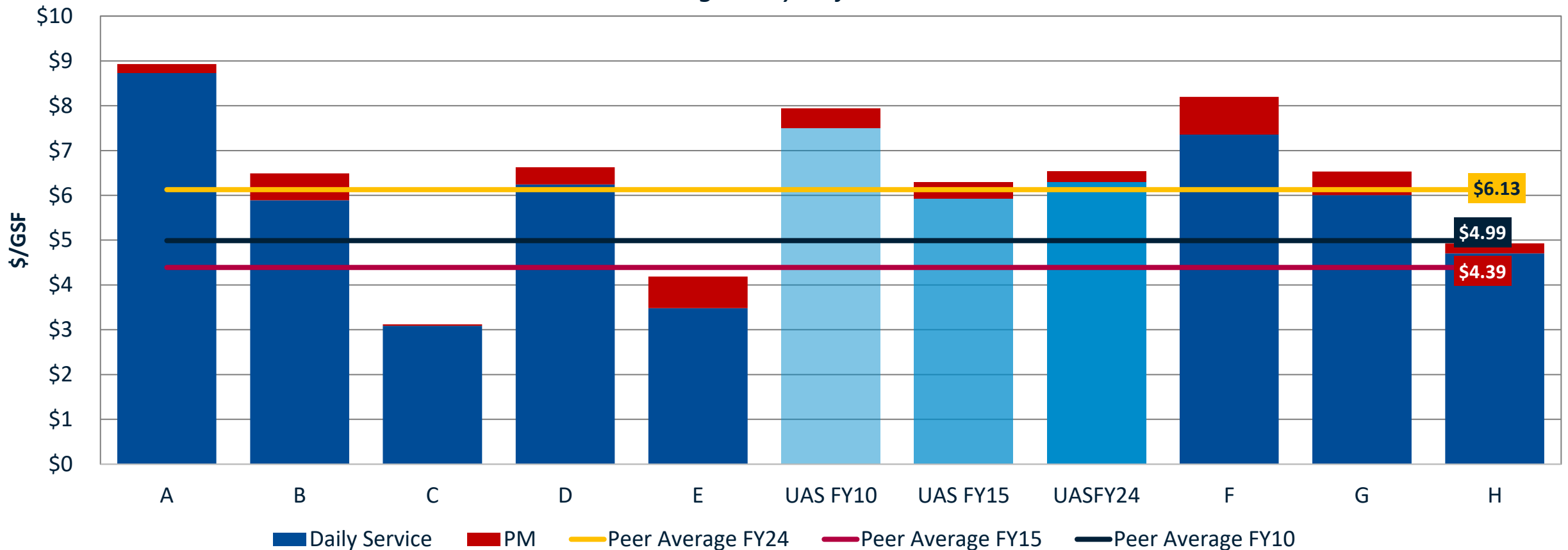
Facilities Operating Actuals



Facilities Operating Expenditures vs. Peers

In FY24 UAS was spending similar to peer average

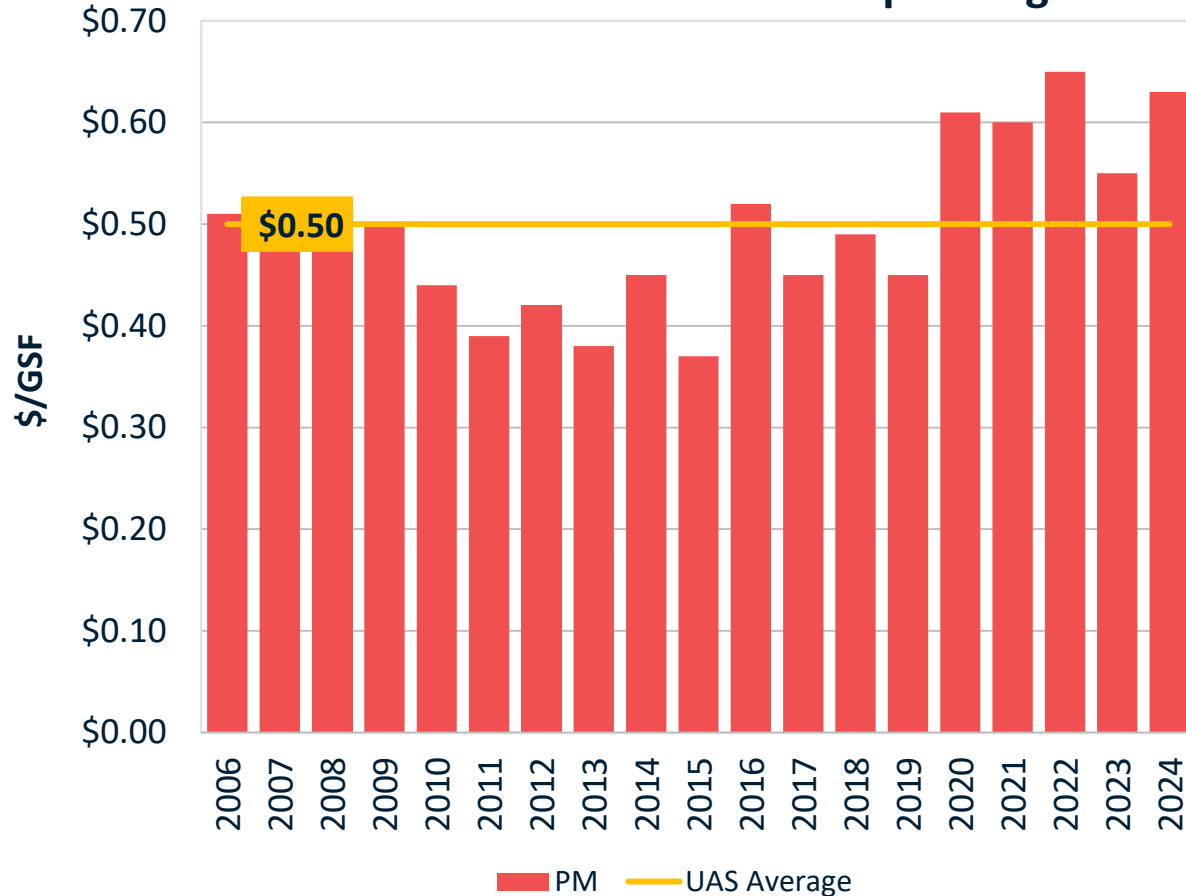
Facilities Operating Actuals
Regionally Adjusted



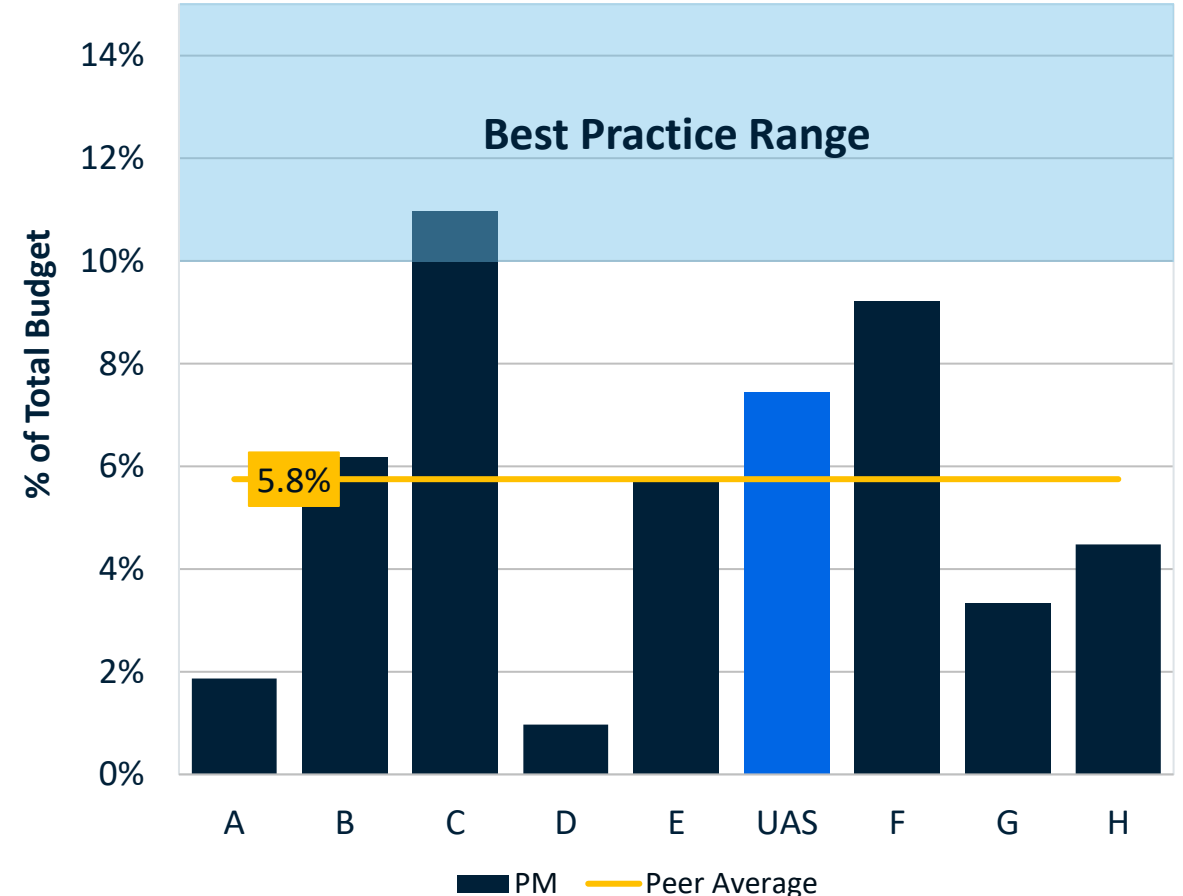
UAS Allocates More Resources to PM than Peers

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

Preventive Maintenance Spending



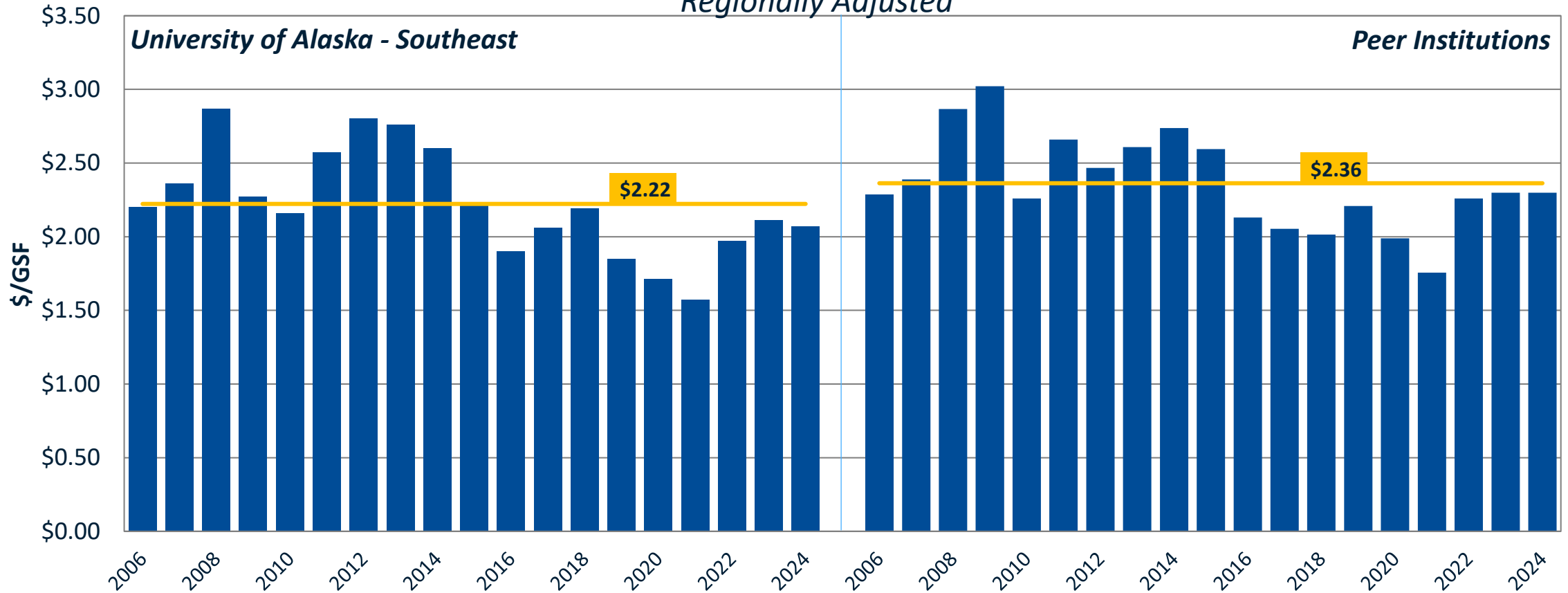
Preventive Maintenance Spending



Utility Operating Expenditures Compared to Peers

UAS utility expenditures remain slightly below peers

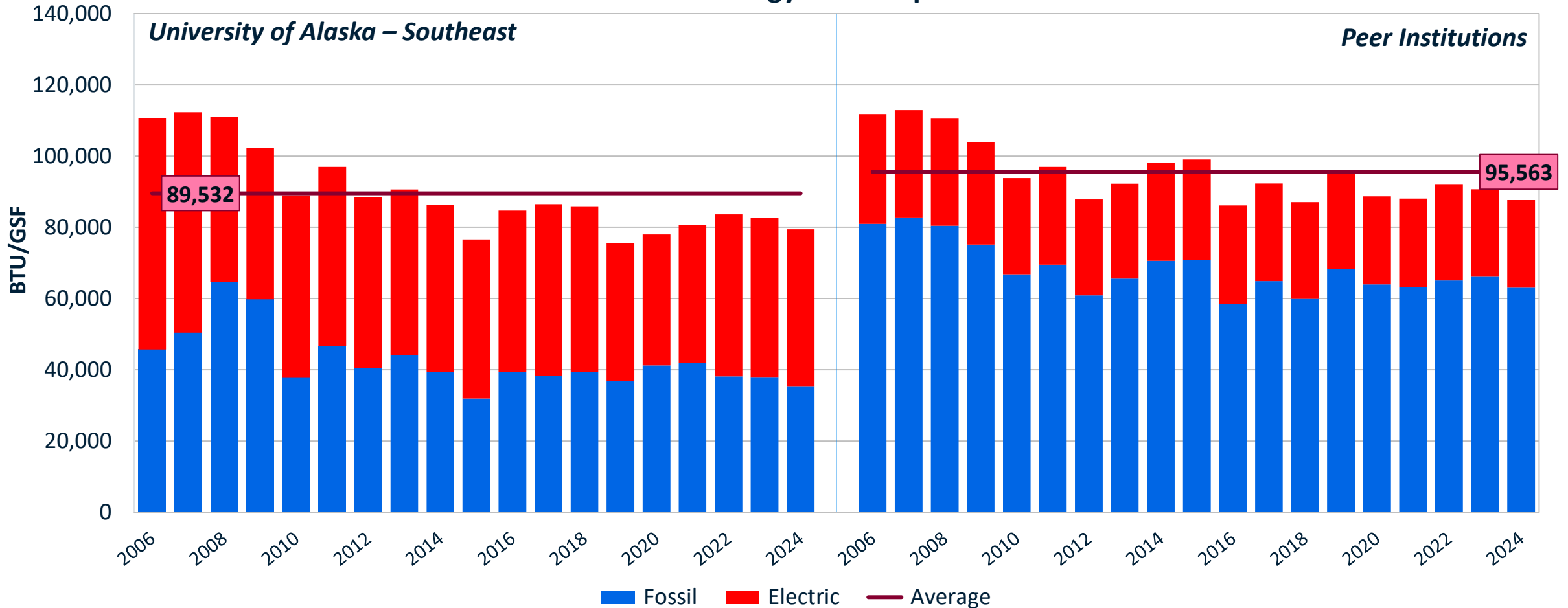
UAS versus Peer Utility \$ per GSF
Regionally Adjusted



Total Energy Consumption

UAS has continued to decrease consumption from FY22

Total Energy Consumption vs. Peers

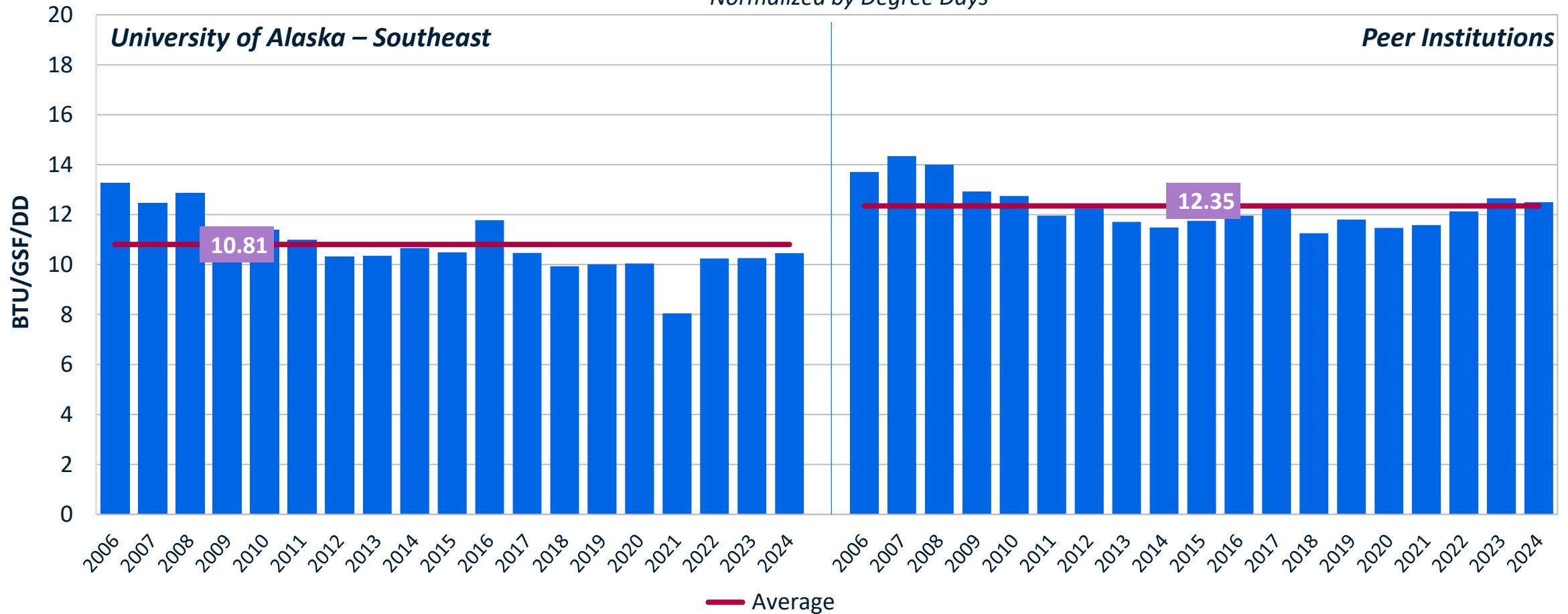


Total Energy Consumption

When normalizing by degree days, UAS' energy consumption is less than peers

Total Energy Consumption vs. Peers

Normalized by Degree Days

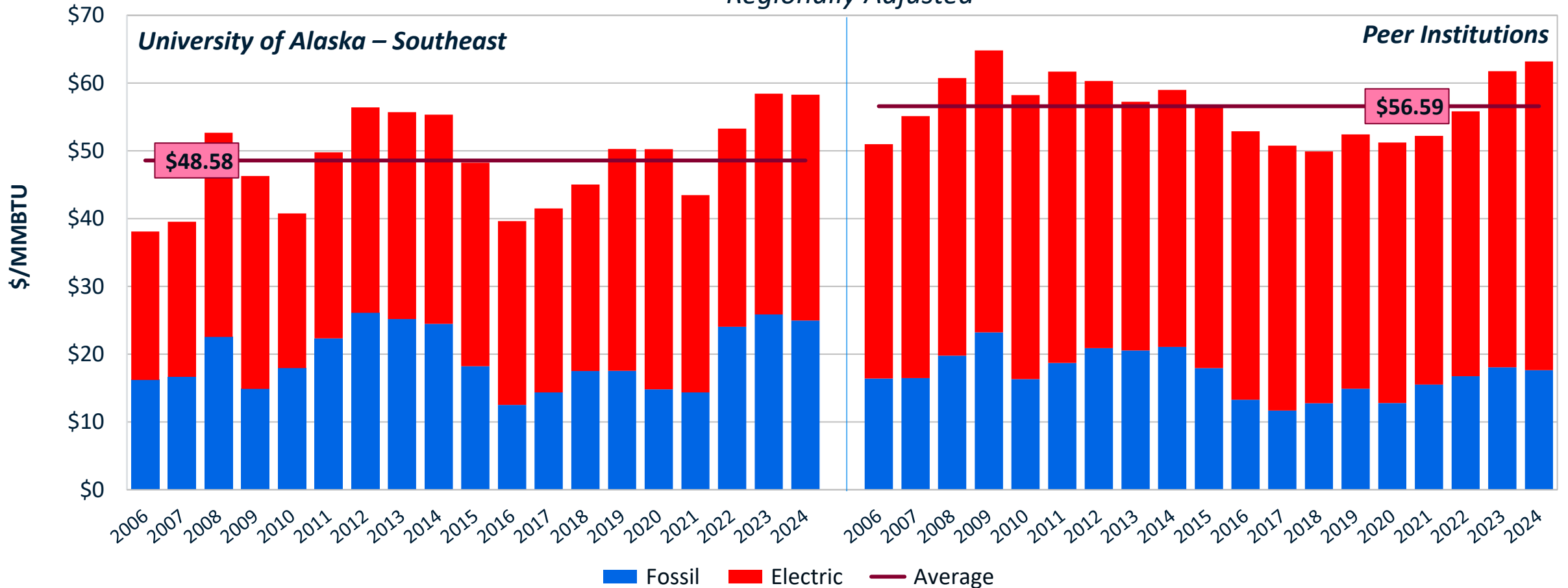


Energy Expenses have Increased

UAS' total energy costs rose above peer average in FY24, but remain below FY24 peer costs

Total Energy Cost vs. Peers

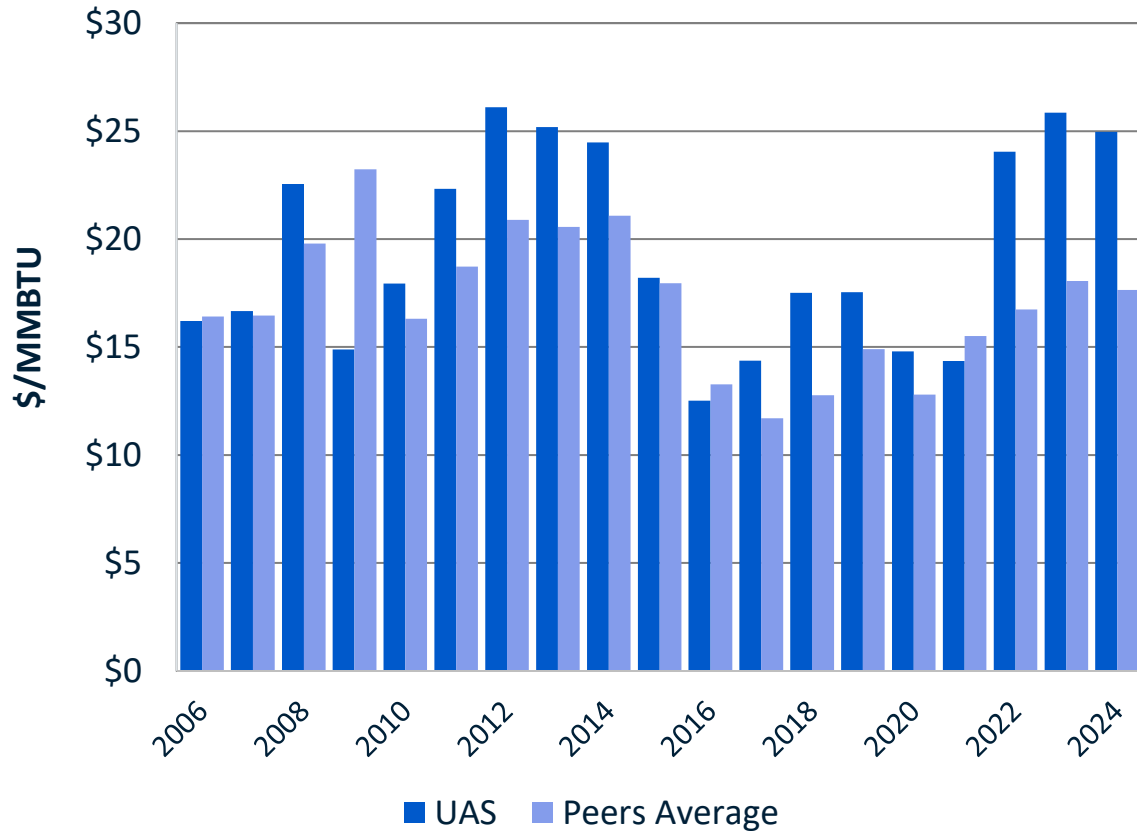
Regionally Adjusted



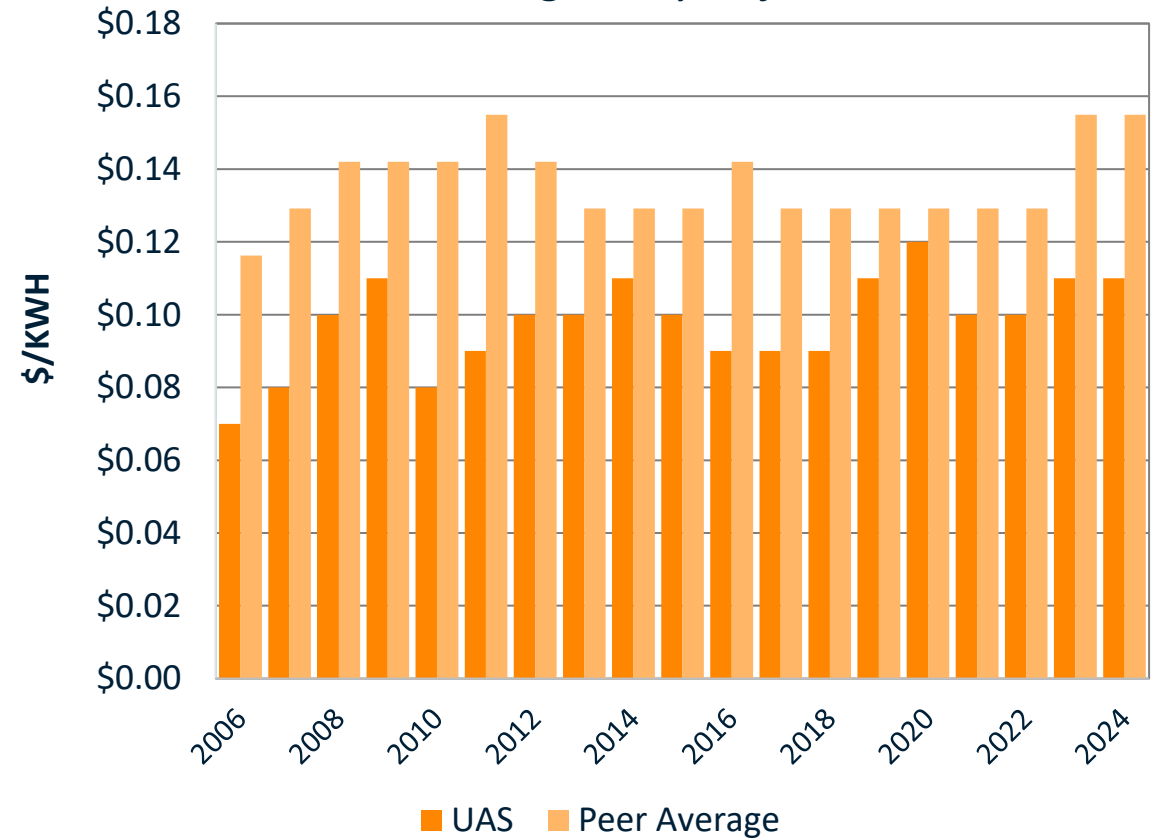
Differences in Unit Costs are Growing vs. Peers

UAS pays more for natural gas and oil, while peers have higher electricity costs

Fossil Fuel Unit Cost
Regionally Adjusted



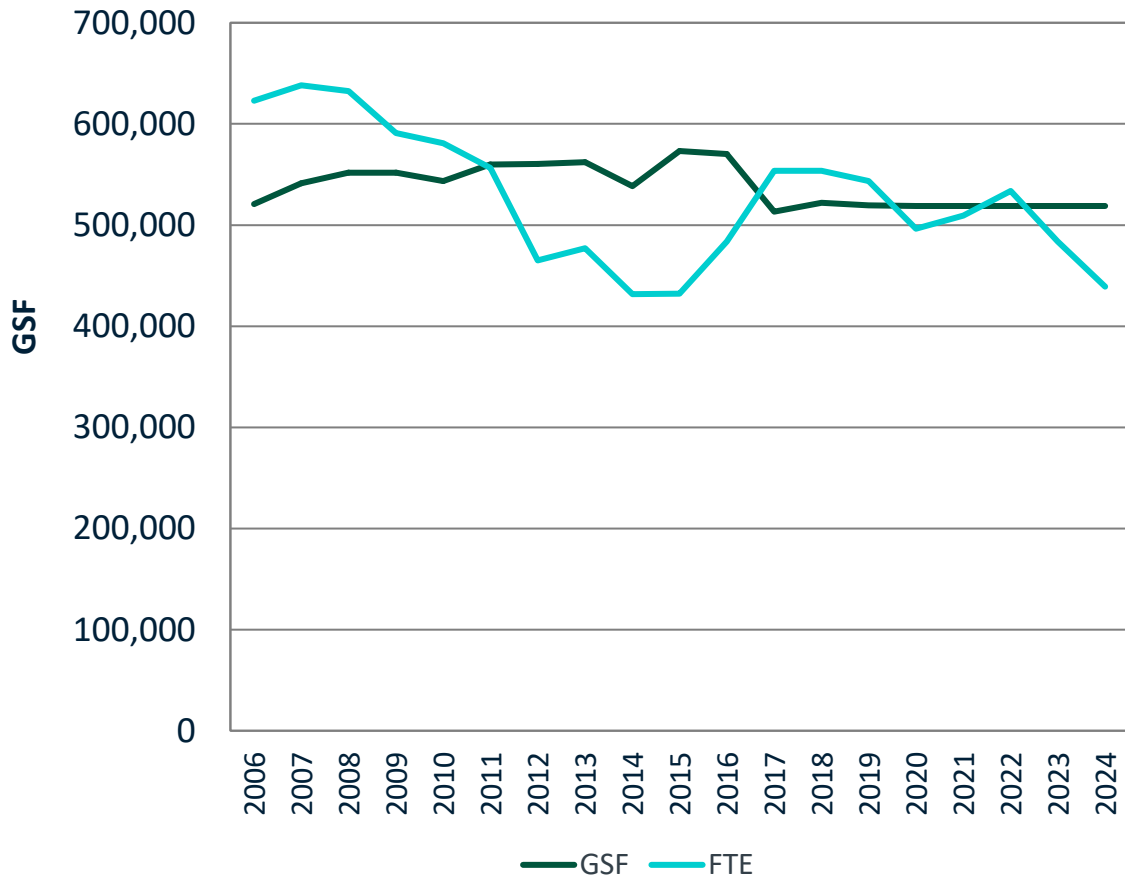
Electric Unit Cost
Regionally Adjusted



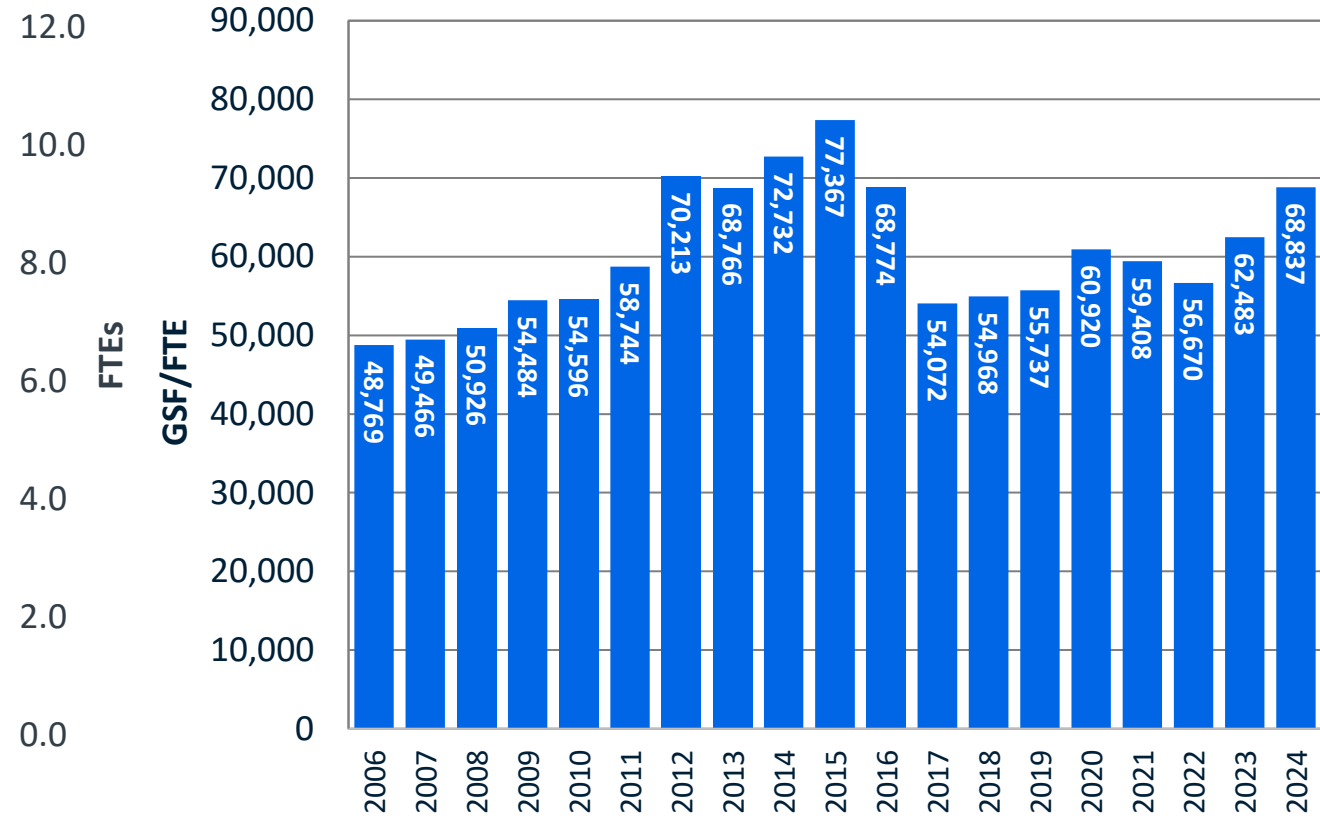
Maintenance Staffing Coverage

Coverage ratios increased from FY23, due to attrition in staffing

Maintenance Staffing



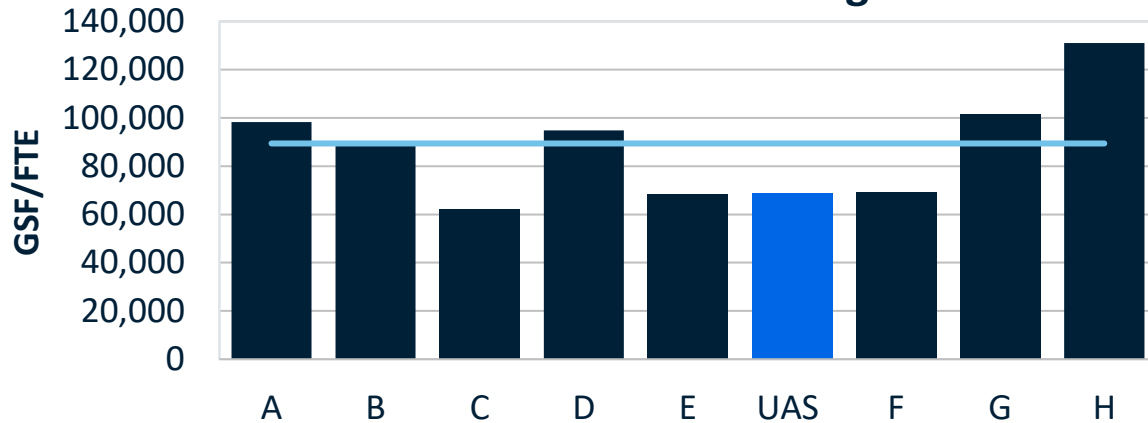
Maintenance Coverage



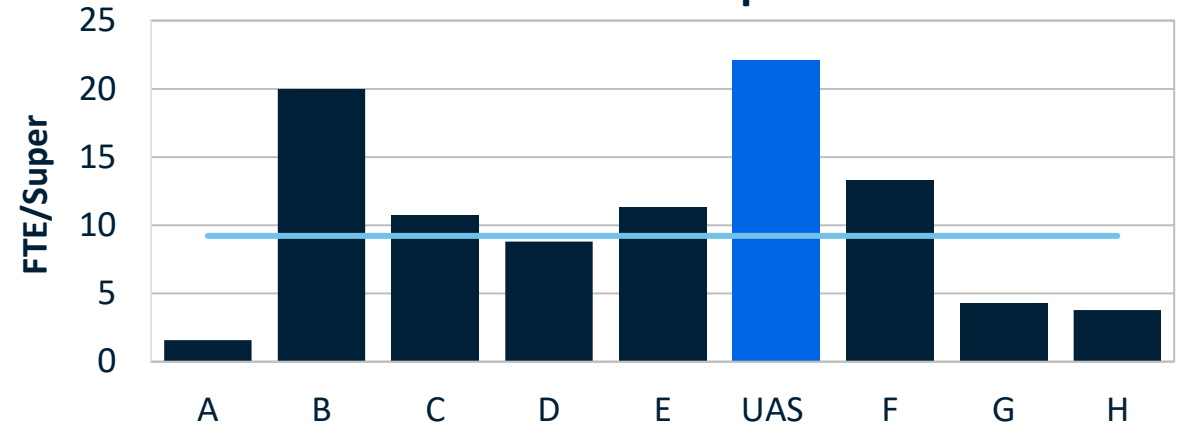
Maintenance Metrics

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

Maintenance Staffing

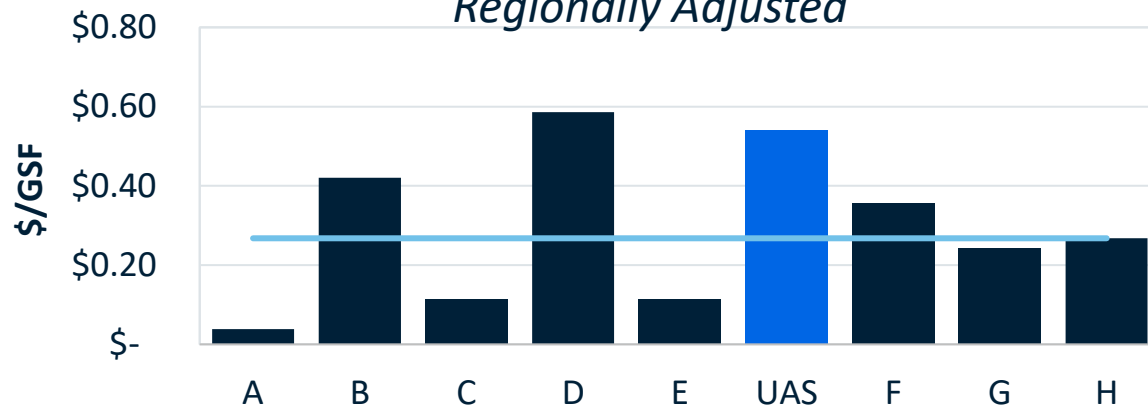


Maintenance Supervision

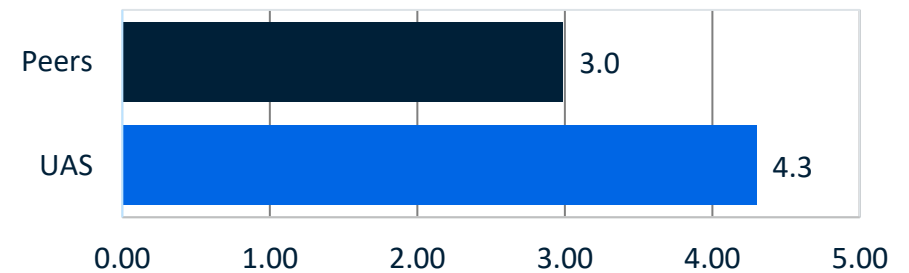


Maintenance Materials

Regionally Adjusted



General Repair/ Impression



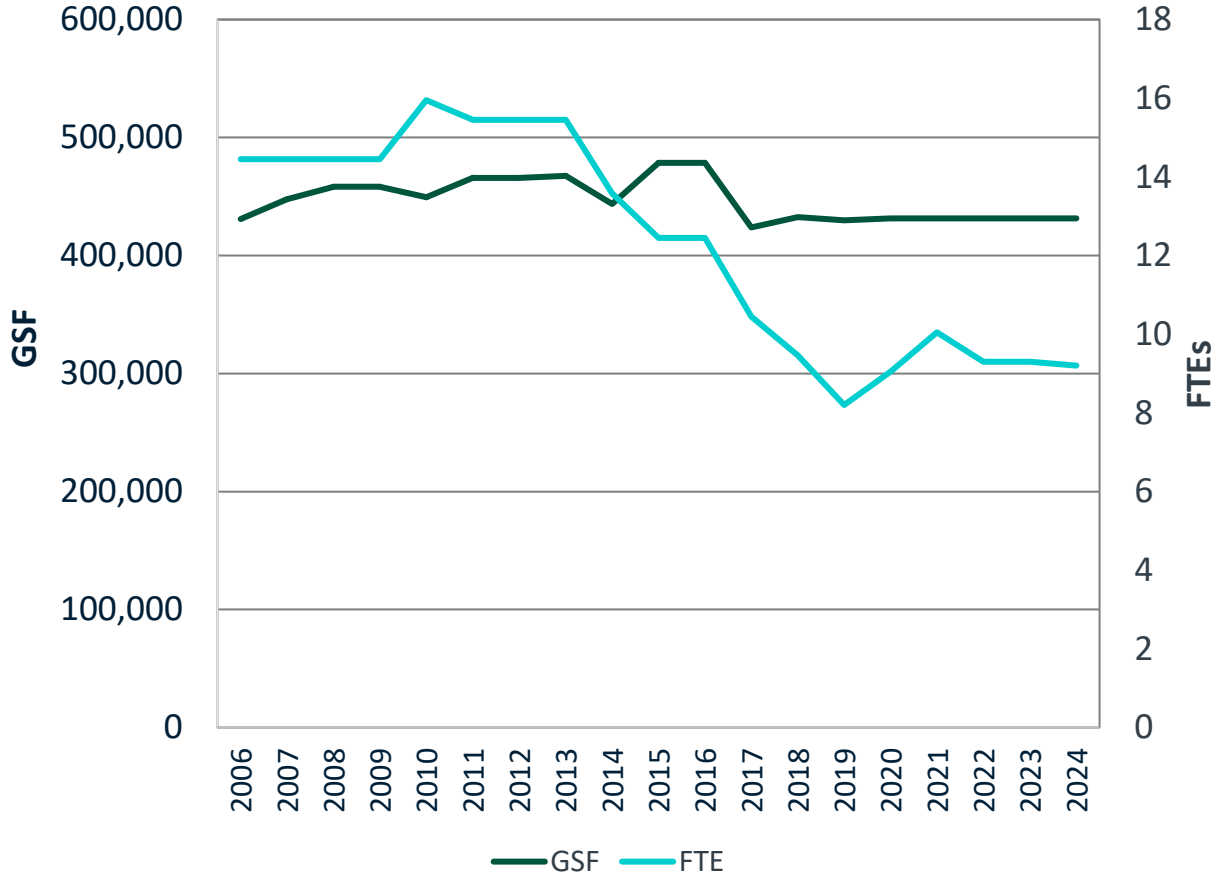
Peer Average

Institutions arranged by Technical Complexity

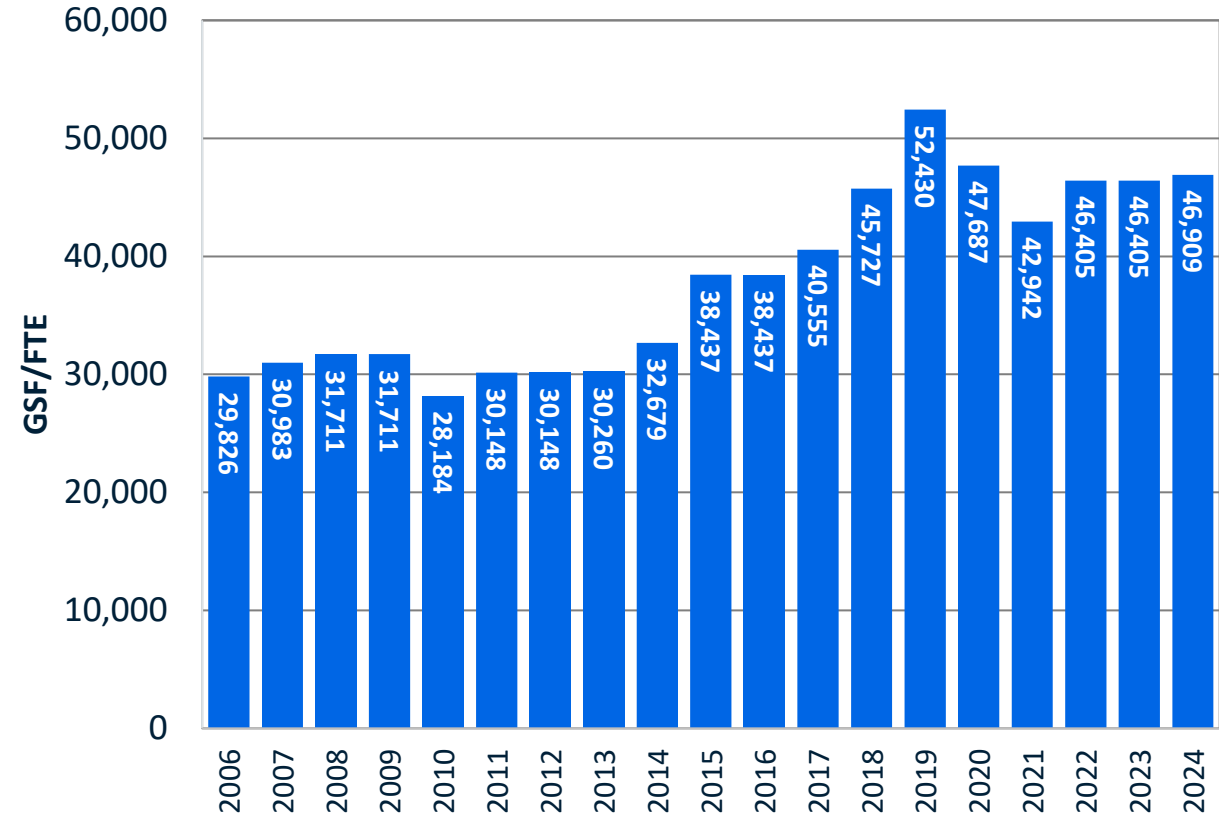
Custodial Staffing Coverage

Custodial staffing remained consistent from FY23

Custodial Staffing



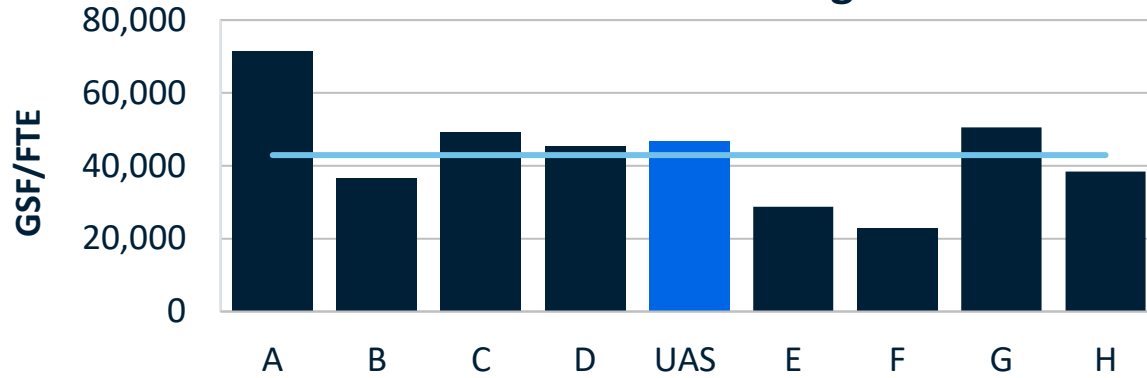
Custodial Coverage



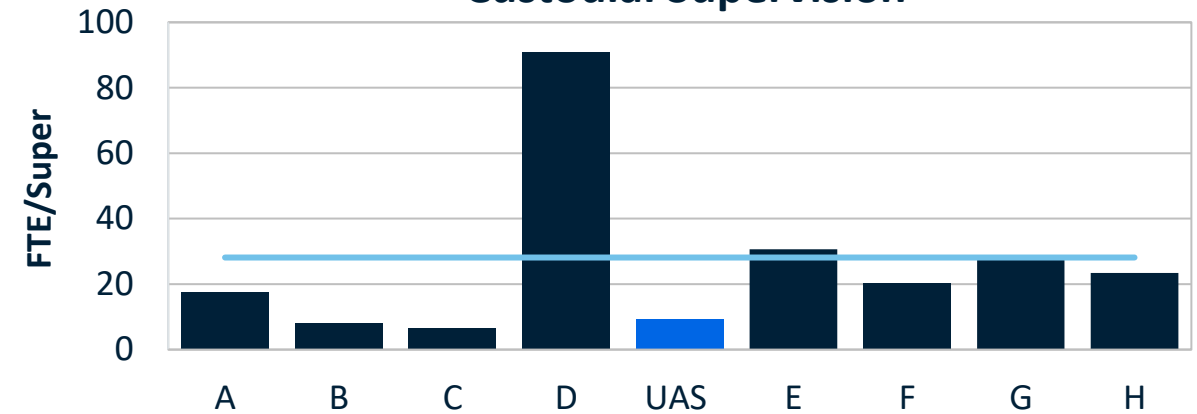
Custodial Metrics

UAS has more custodial supervisors, but custodial staff is responsible for more GSF

Custodial Staffing

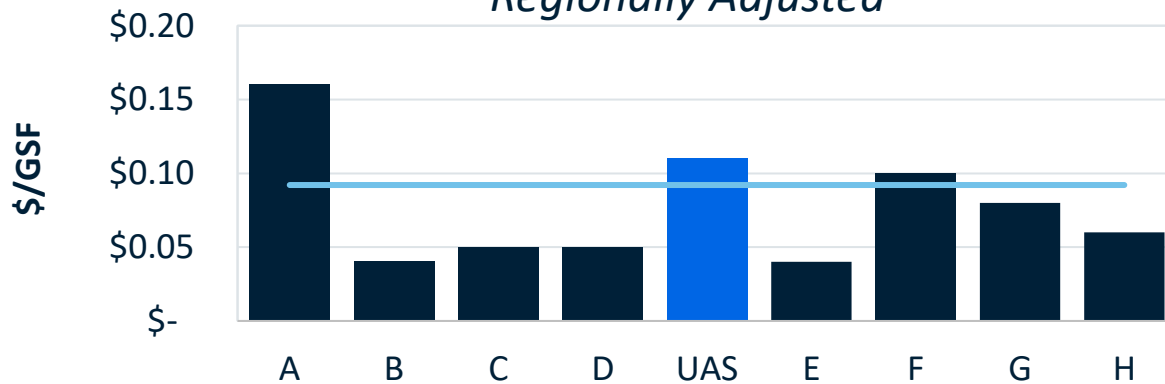


Custodial Supervision

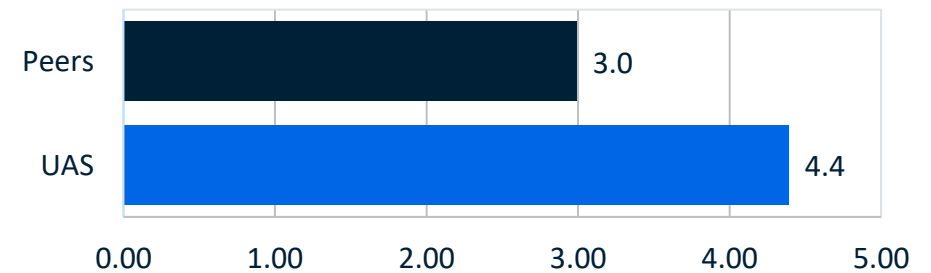


Custodial Materials

Regionally Adjusted



Cleanliness



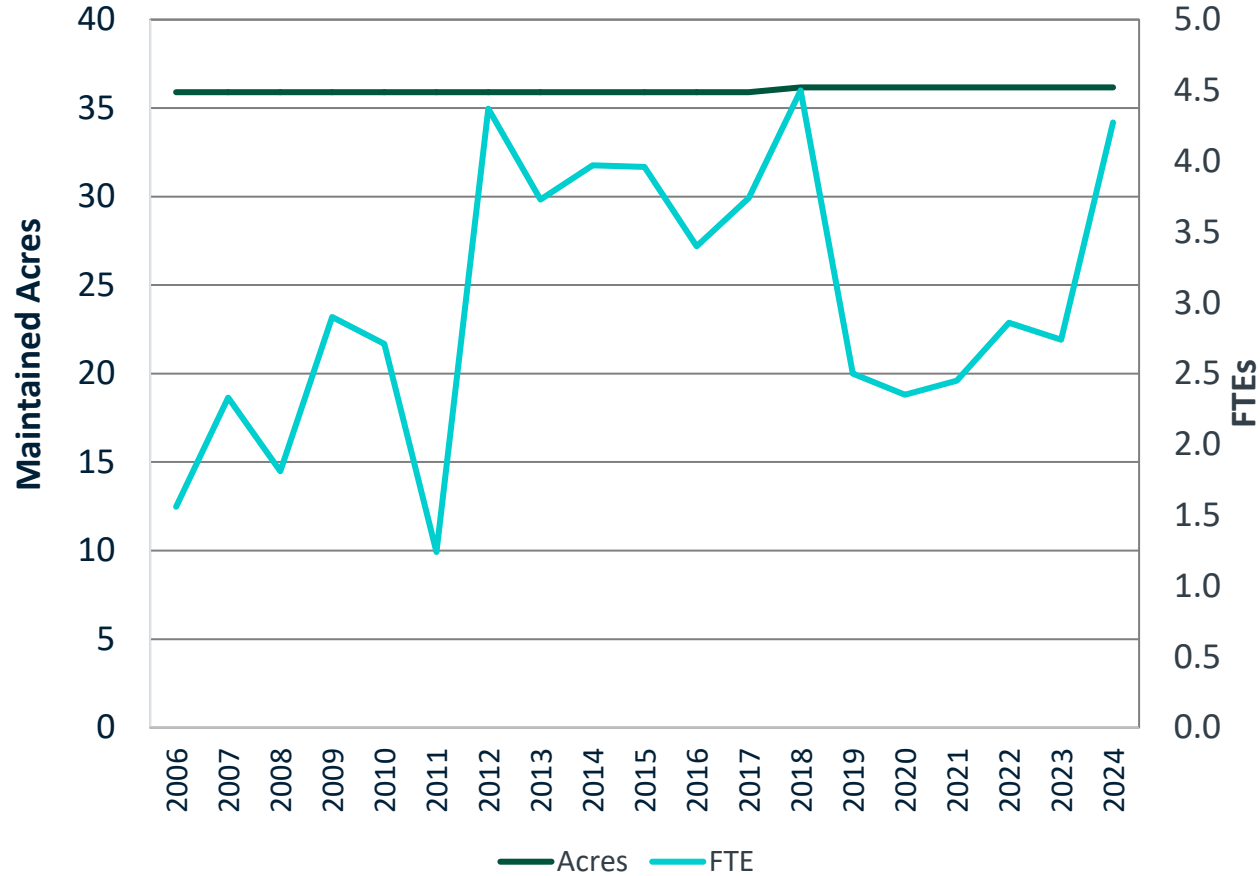
Peer Average

Institutions arranged by Density Rating

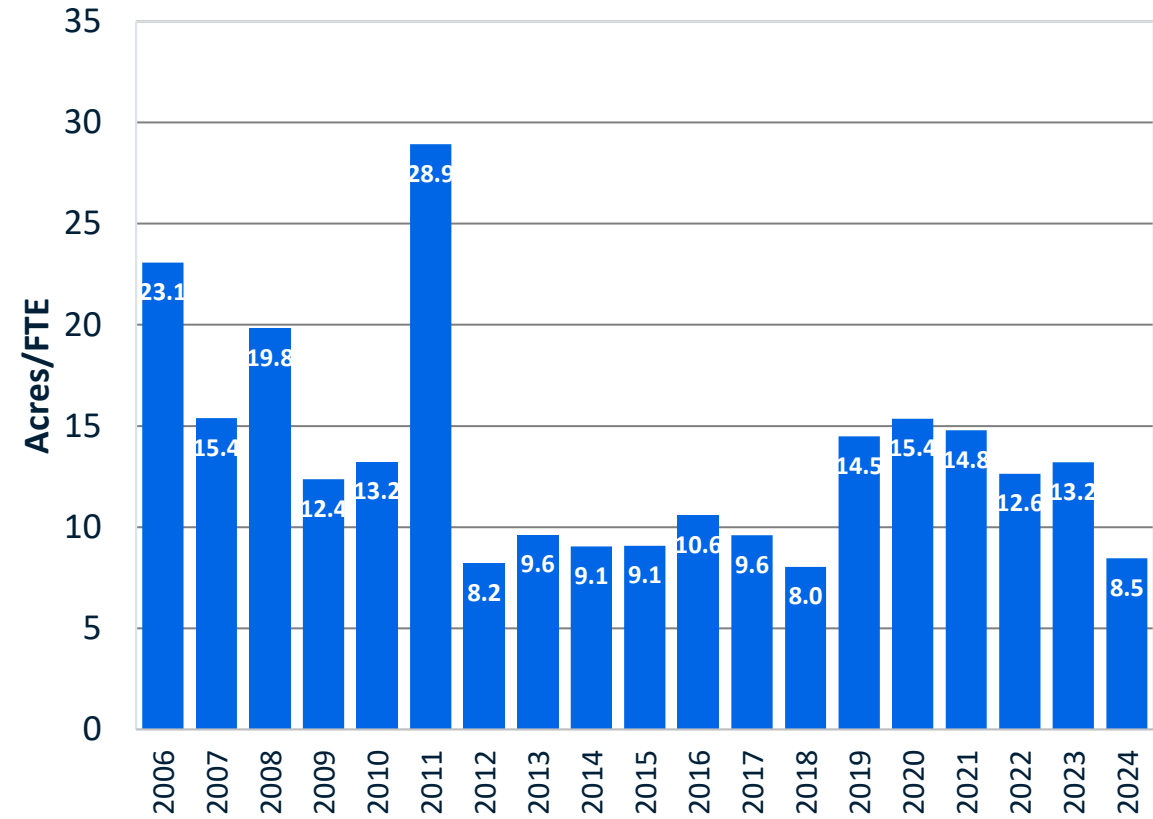
Grounds Staffing Coverage

Grounds staffing fluctuates with loss or gain of temporary employees

Grounds Staffing



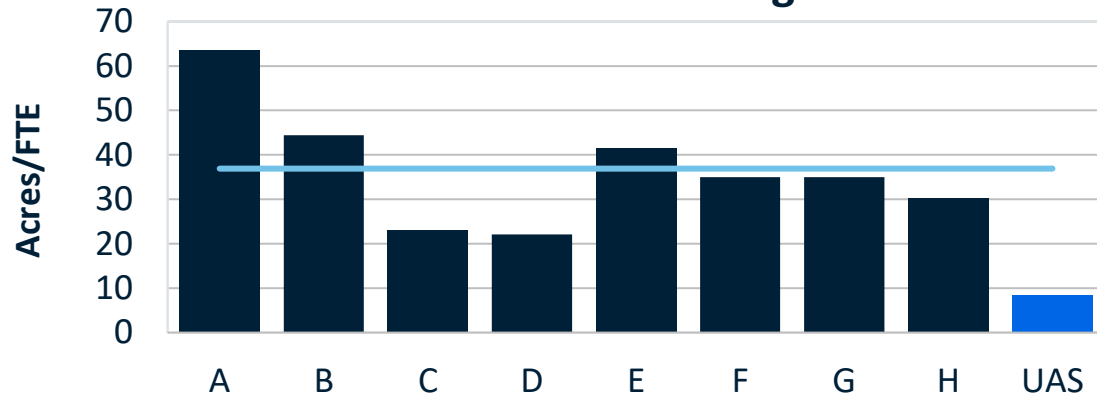
Grounds Coverage



Grounds Metrics

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

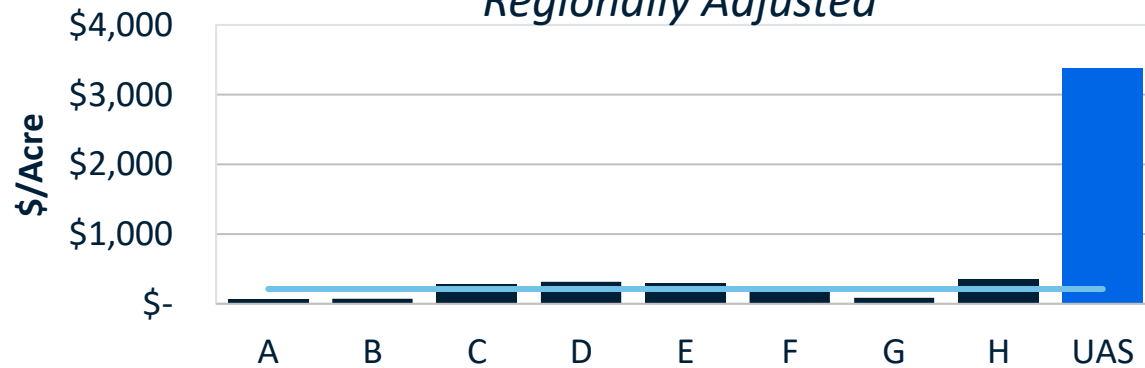
Grounds Staffing



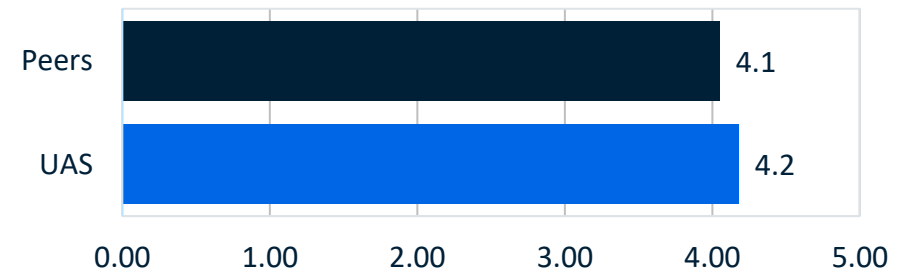
Grounds Supervision



Grounds Materials *Regionally Adjusted*



Grounds Inspection Score



Peer Average

Institutions arranged by Grounds Intensity

Questions & Discussion