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University of Alaska – Southeast

Strategic Capital Planning

July 22, 2021

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University of Toledo
University of Vermont
University of Washington
University of West Florida
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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

Assessment Process

UNIVERSITY of ALASKA SOUTHEAST

FACILITIES ASSESSMENT & PLANNING

Building Walkthroughs	***Documentation*** of all building assets
Supervisor Interviews	***Coordination*** of assets and priorities
Initial Data Review	***Validation*** of technical assessment
Portfolio Strategy Meeting	***Alignment*** with institutional goals
Presentation of Findings	***Delivery*** of assessed campus needs

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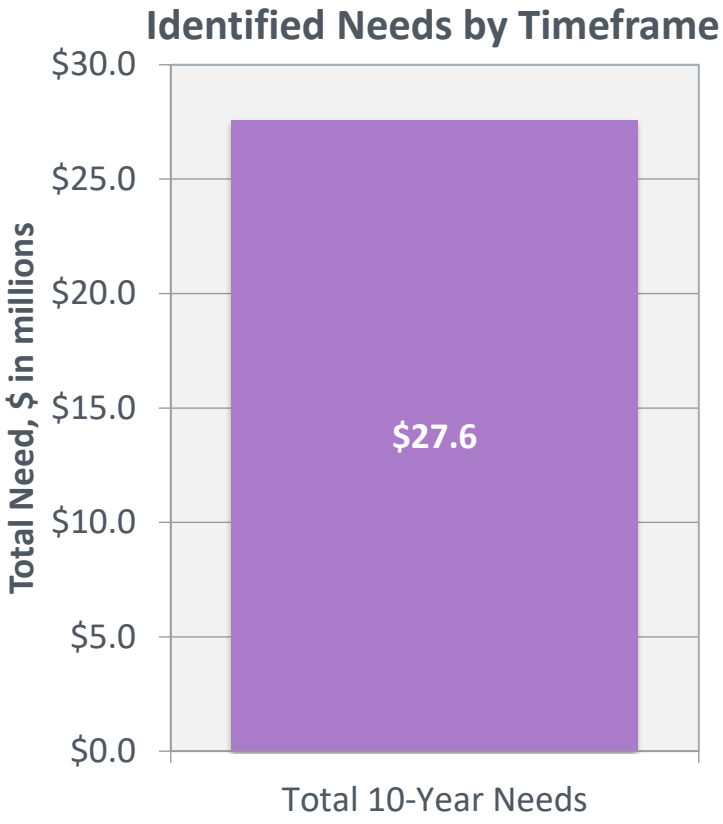
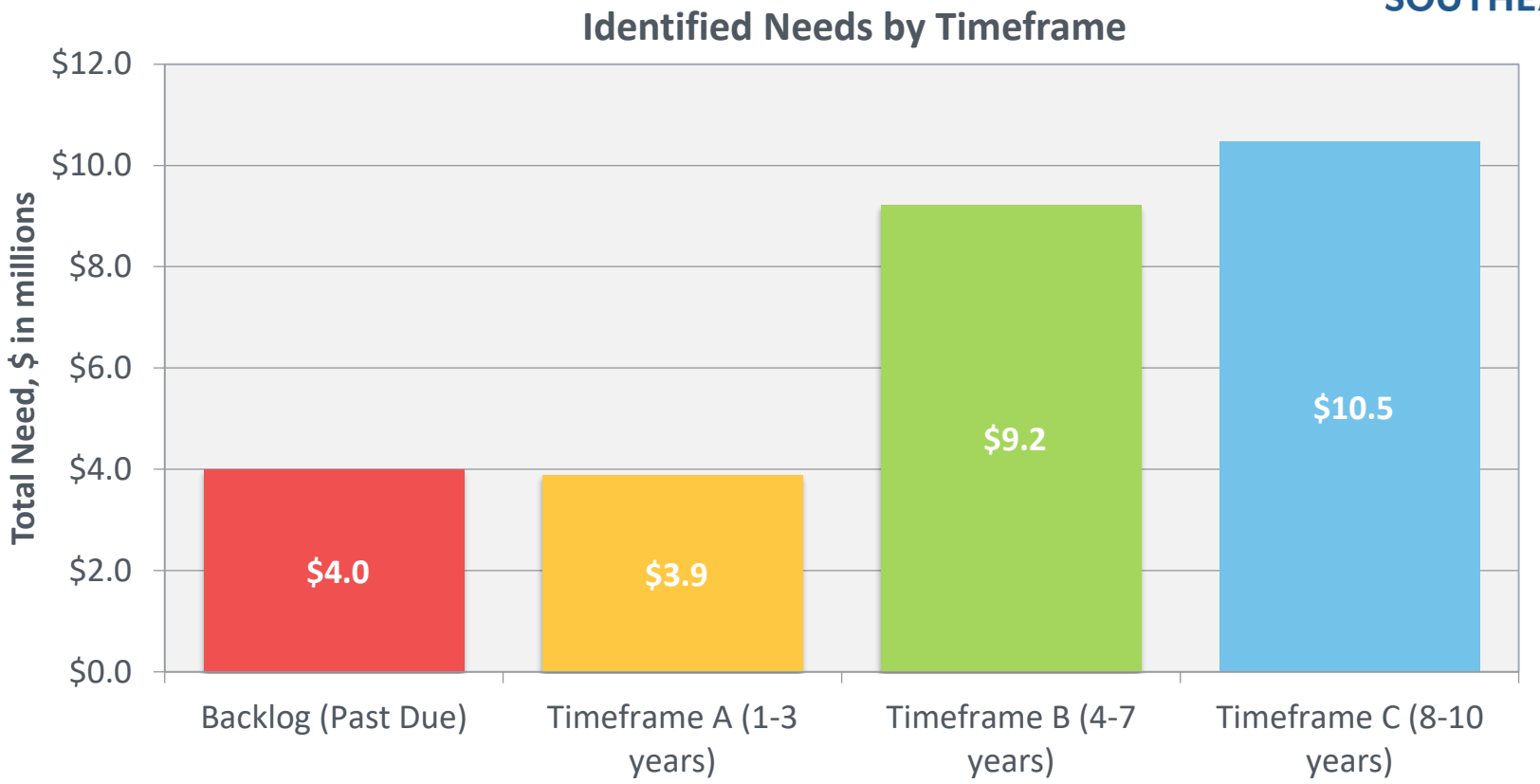
Identified Needs

Identified Needs by Timeframe

High need in Timeframe C presents strategic opportunities



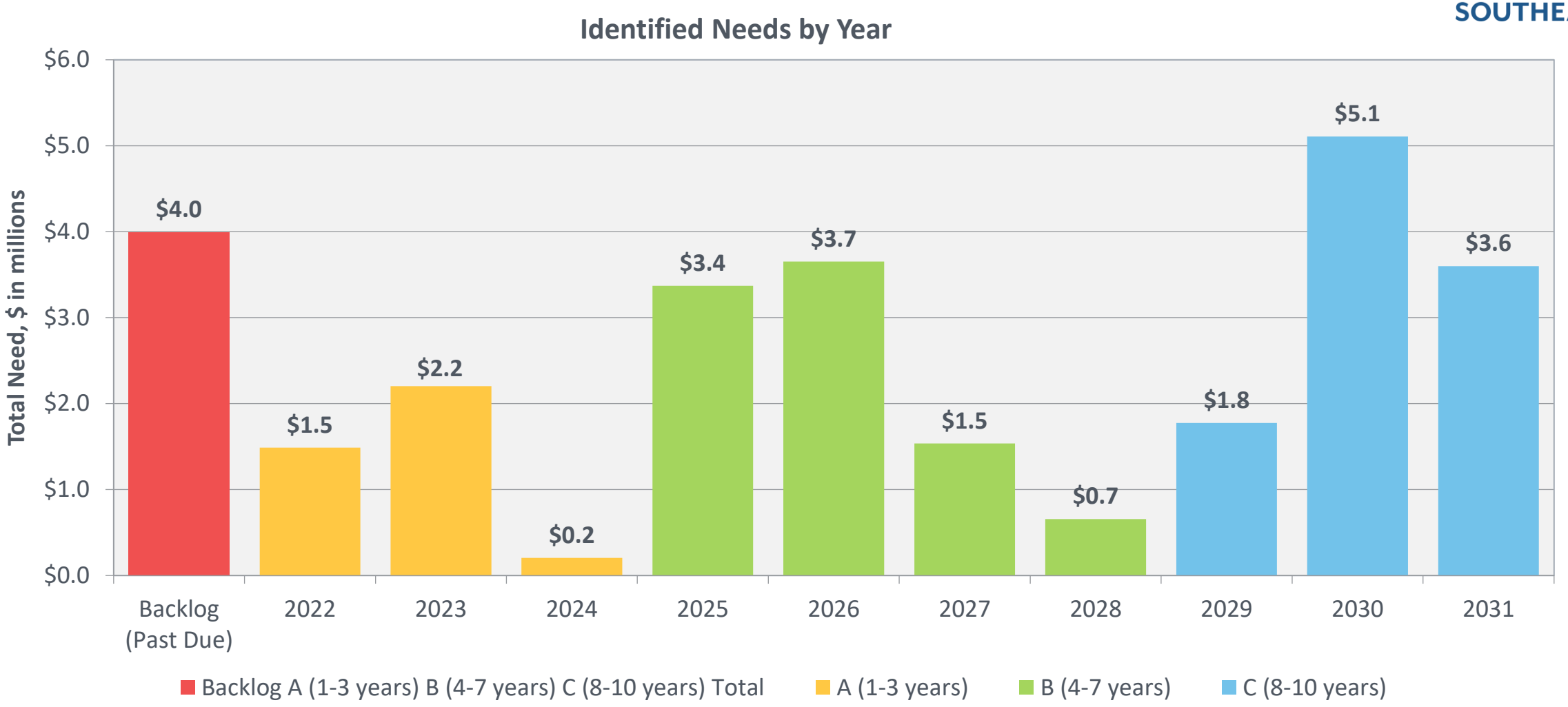


# of projects	498

65	58	162	213

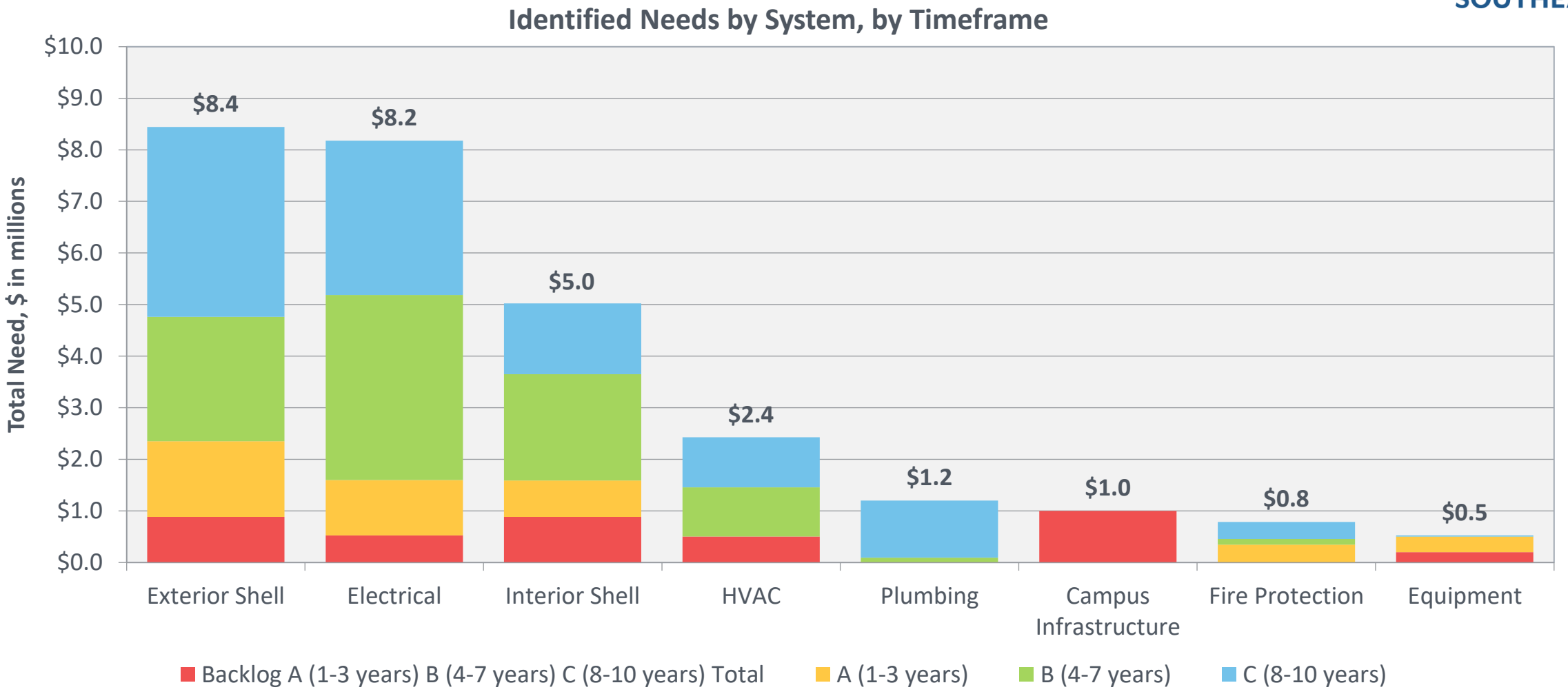
Identified Need By Year

Timeframes Backlog, A, B, & C only



Identified Needs by System

Timeframes Backlog, A, B, & C only



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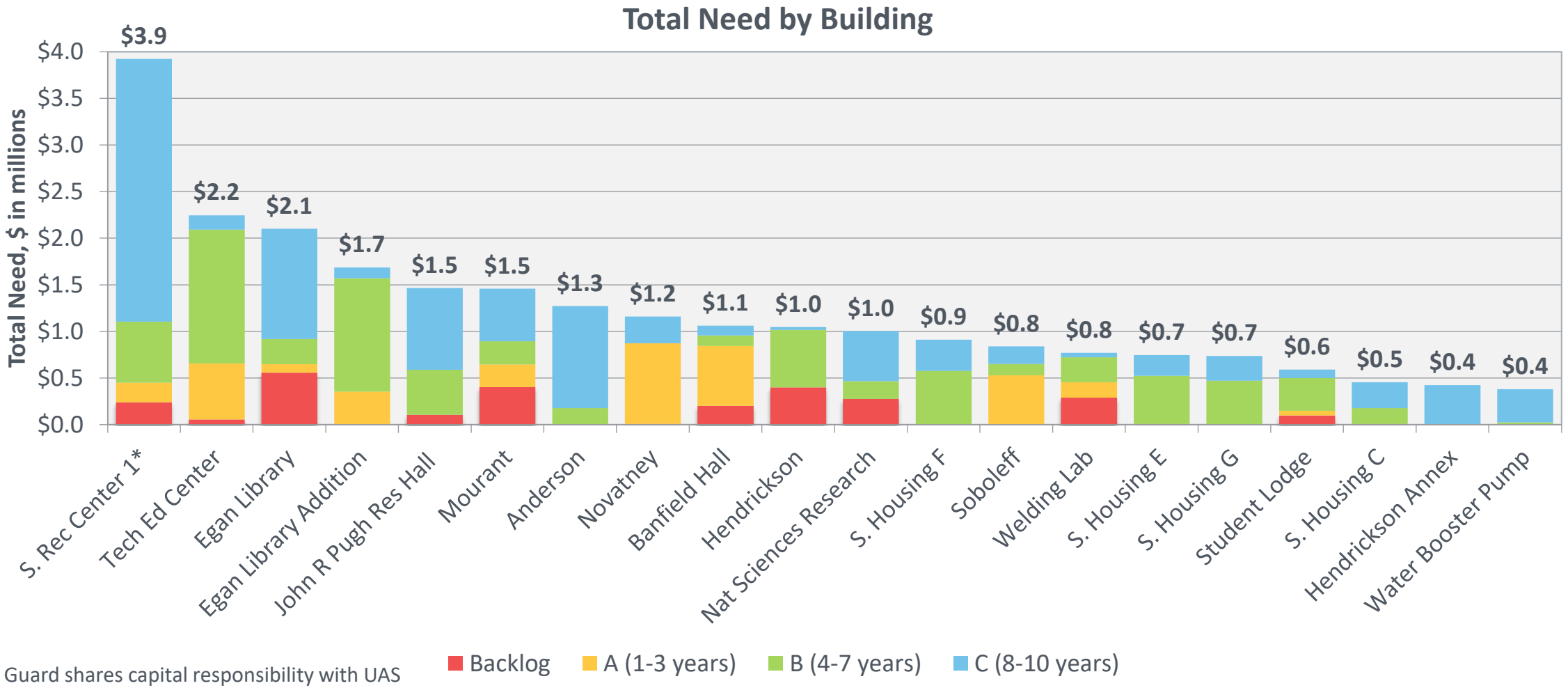
Identified Needs by Building

A Look at Building Needs Over 10 Years

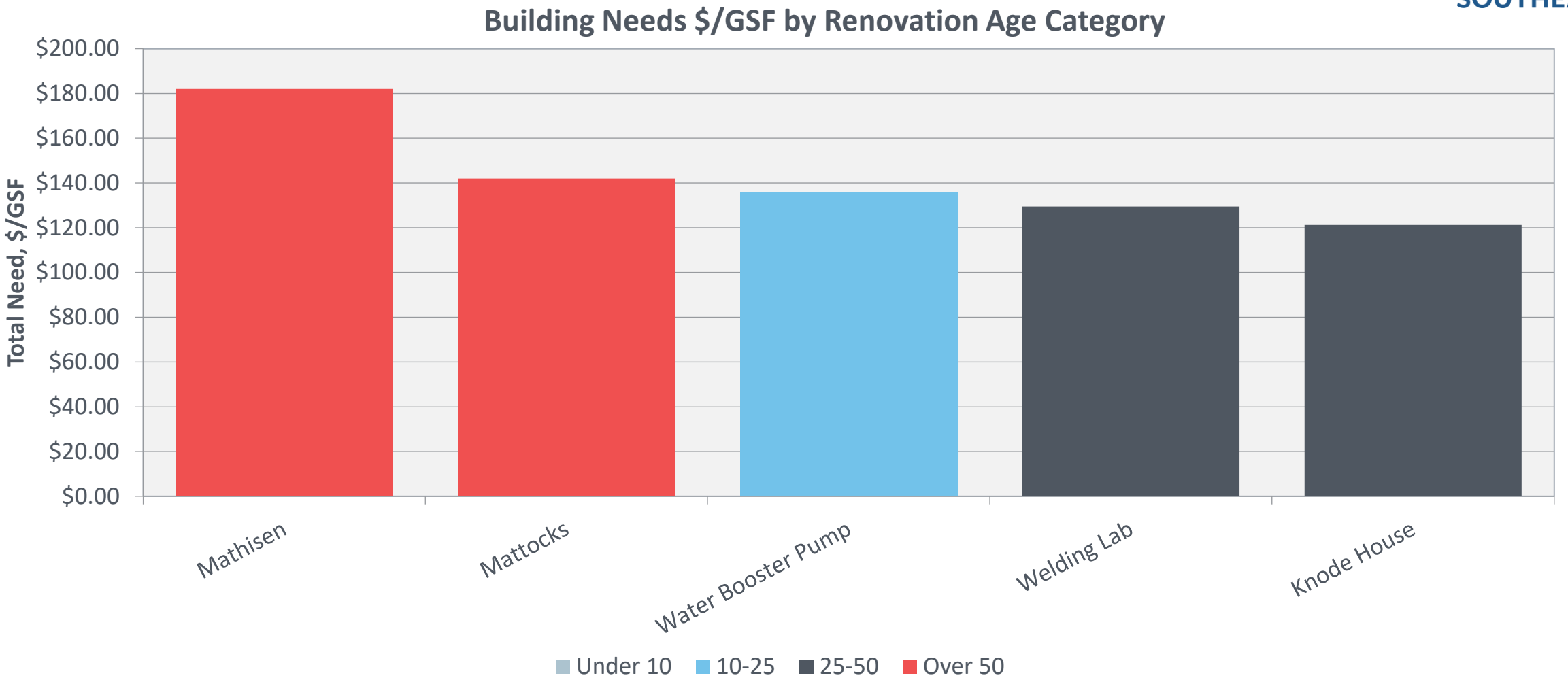
Top twenty buildings with highest amount of need



*Coast Guard shares capital responsibility with UAS

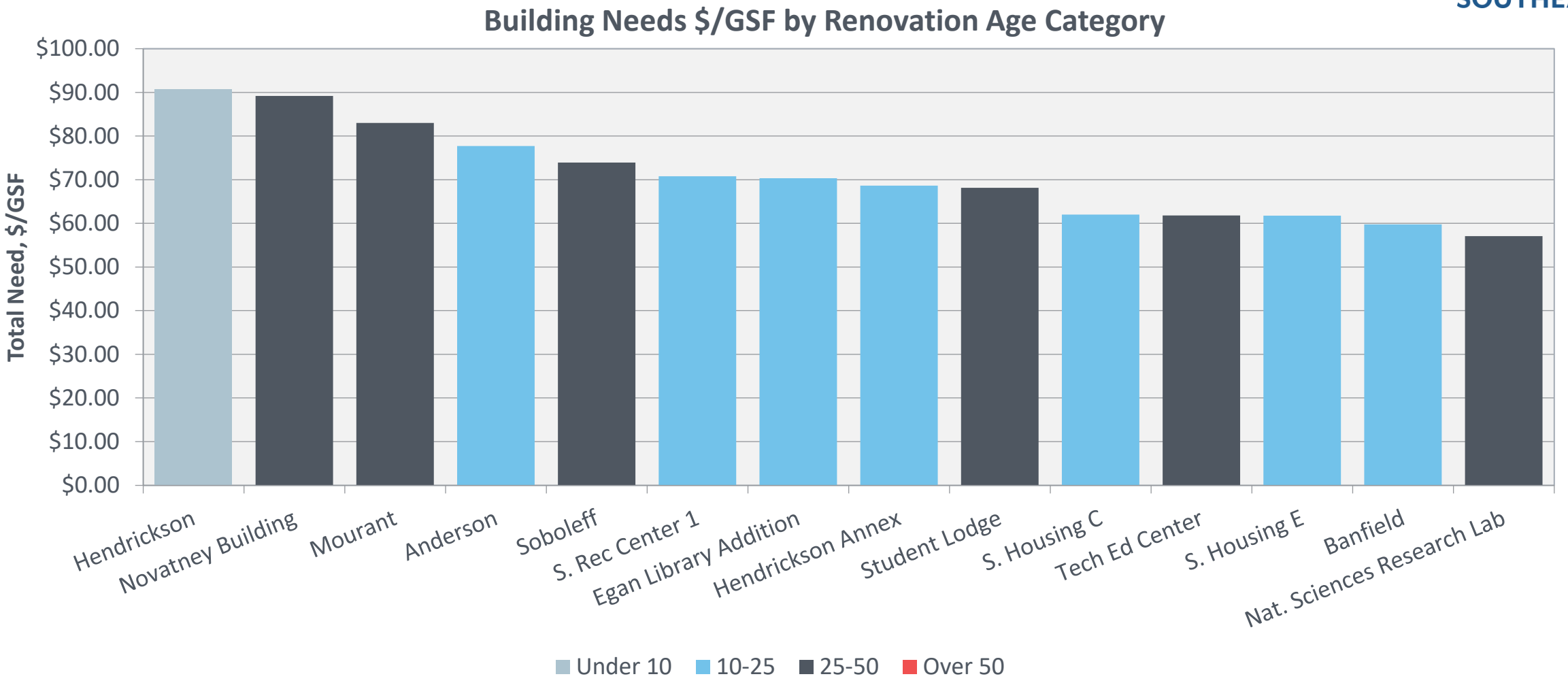
A Look at Building Needs Over 10 Years, High Need

5 buildings have an assessed need over $100/GSF, averaging $142/GSF



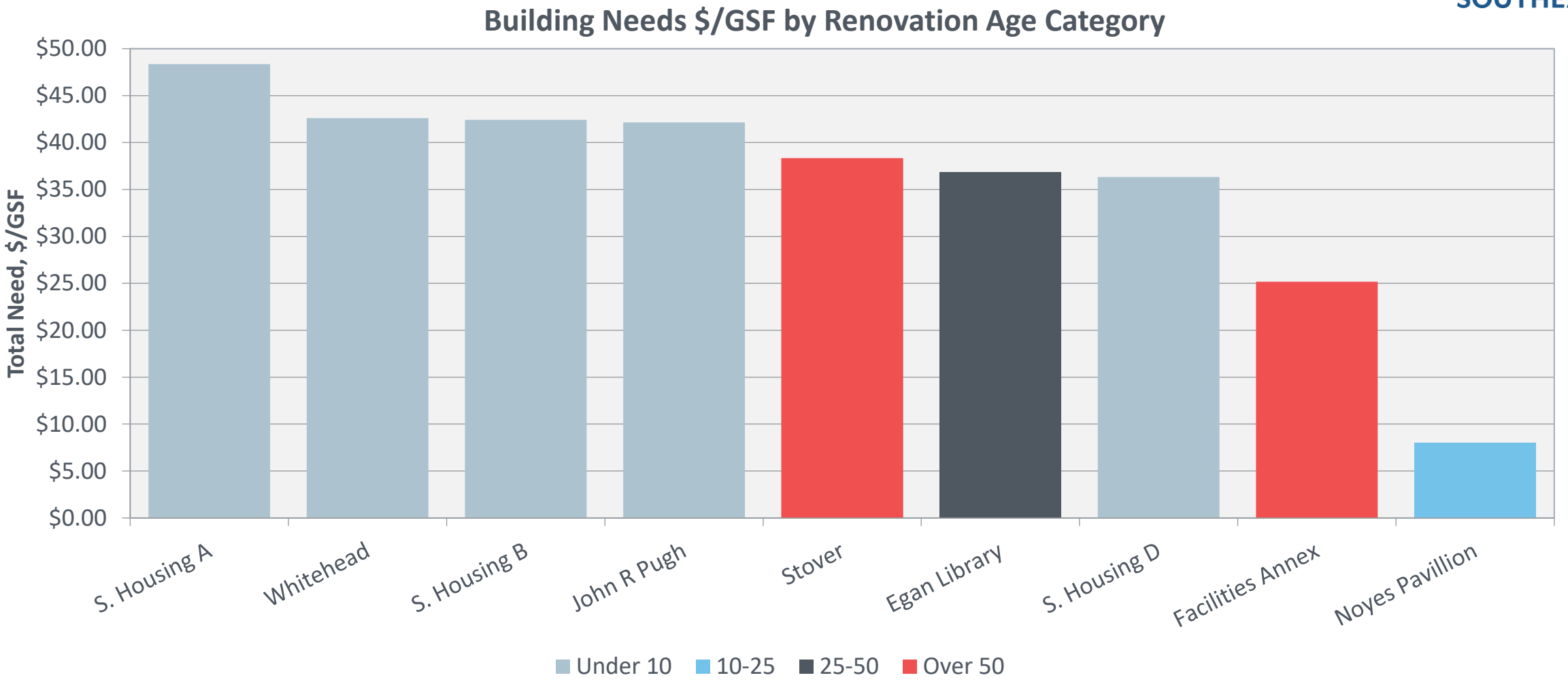
A Look at Building Needs Over 10 Years, Medium Need

16 buildings have need between $50 and $100/GSF, averaging $69/GSF



A Look at Building Needs Over 10 Years, Low Need

11 buildings with need less than $50/GSF, averaging $36/GSF



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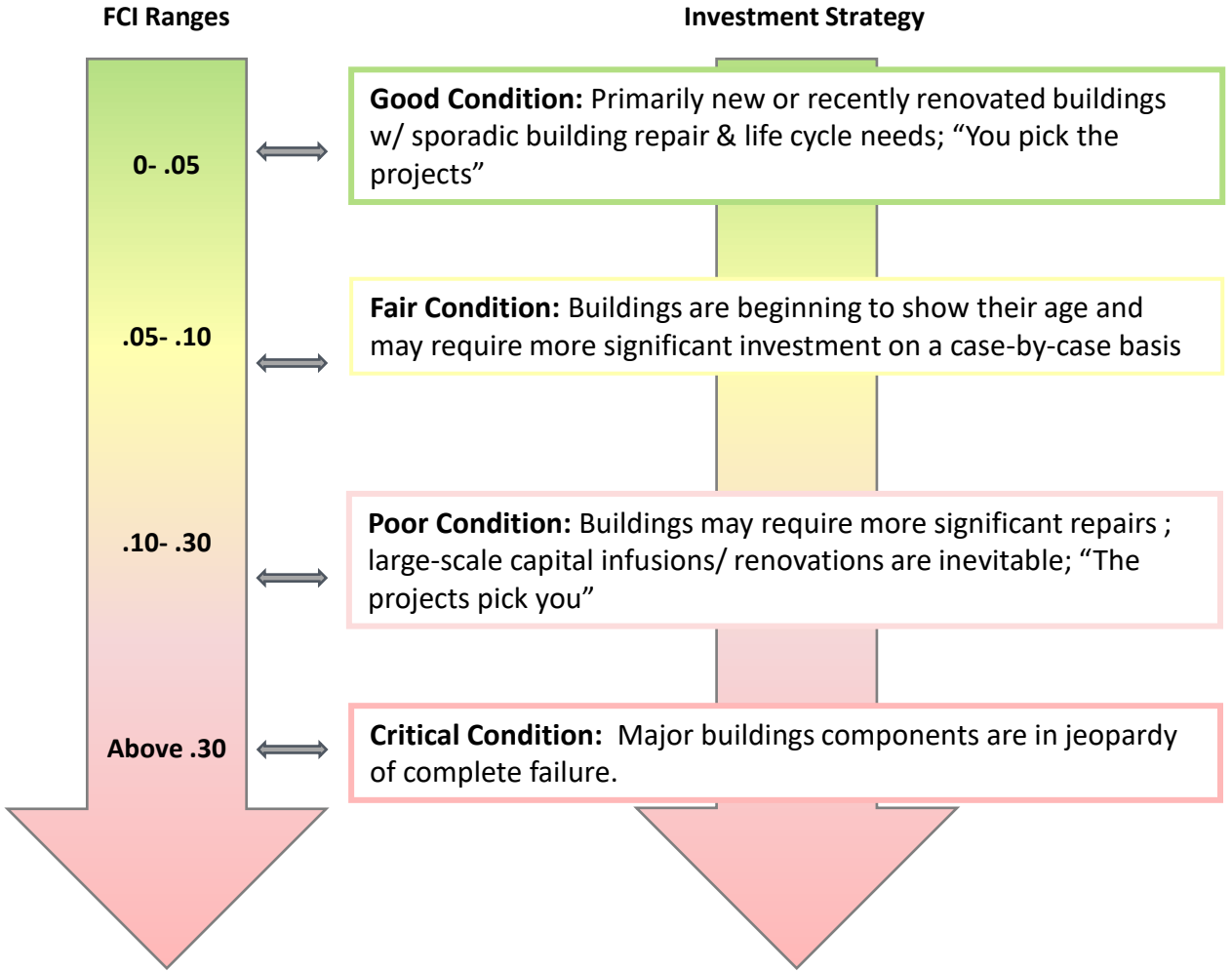
Project Categorization Tools

Facilities Condition Index

Condition based investment strategy

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

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 By Building

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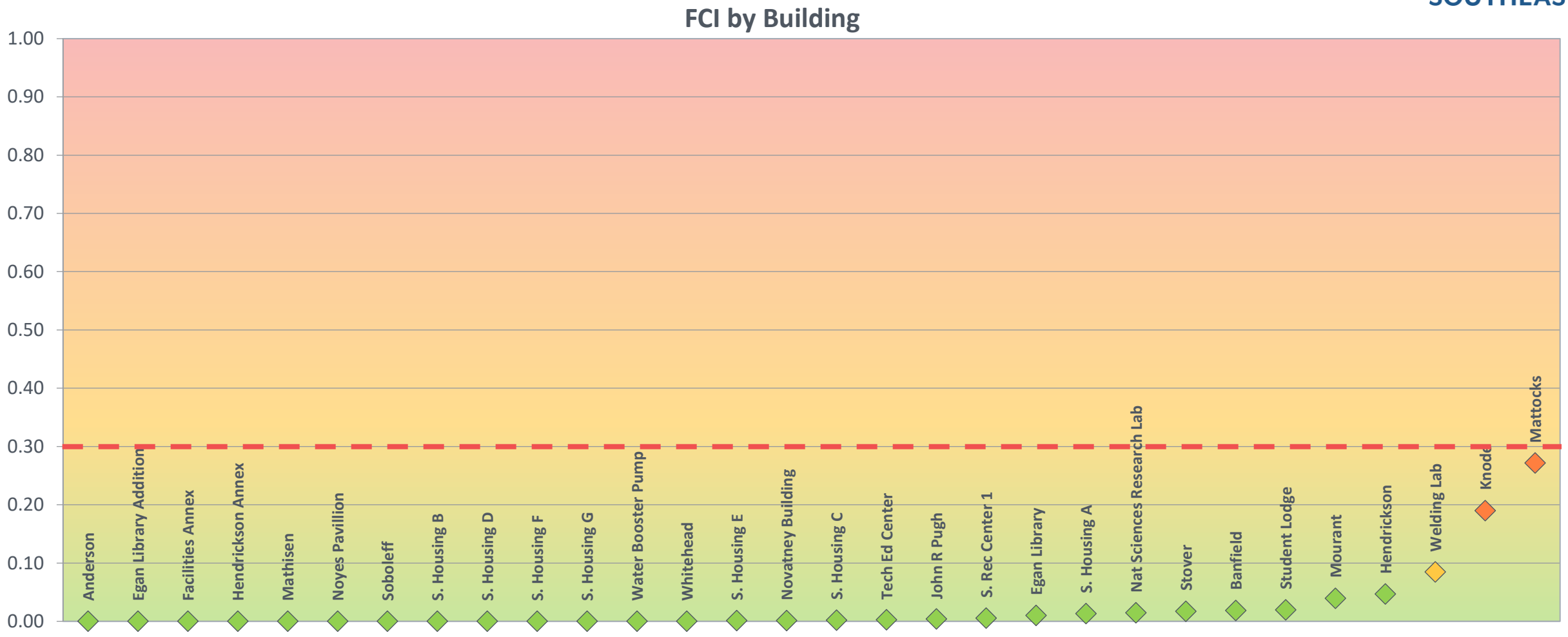
Buildings over 25 years of age Average FCI is .32



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Identified Needs by Project Category

Timeframes A, B, & C only

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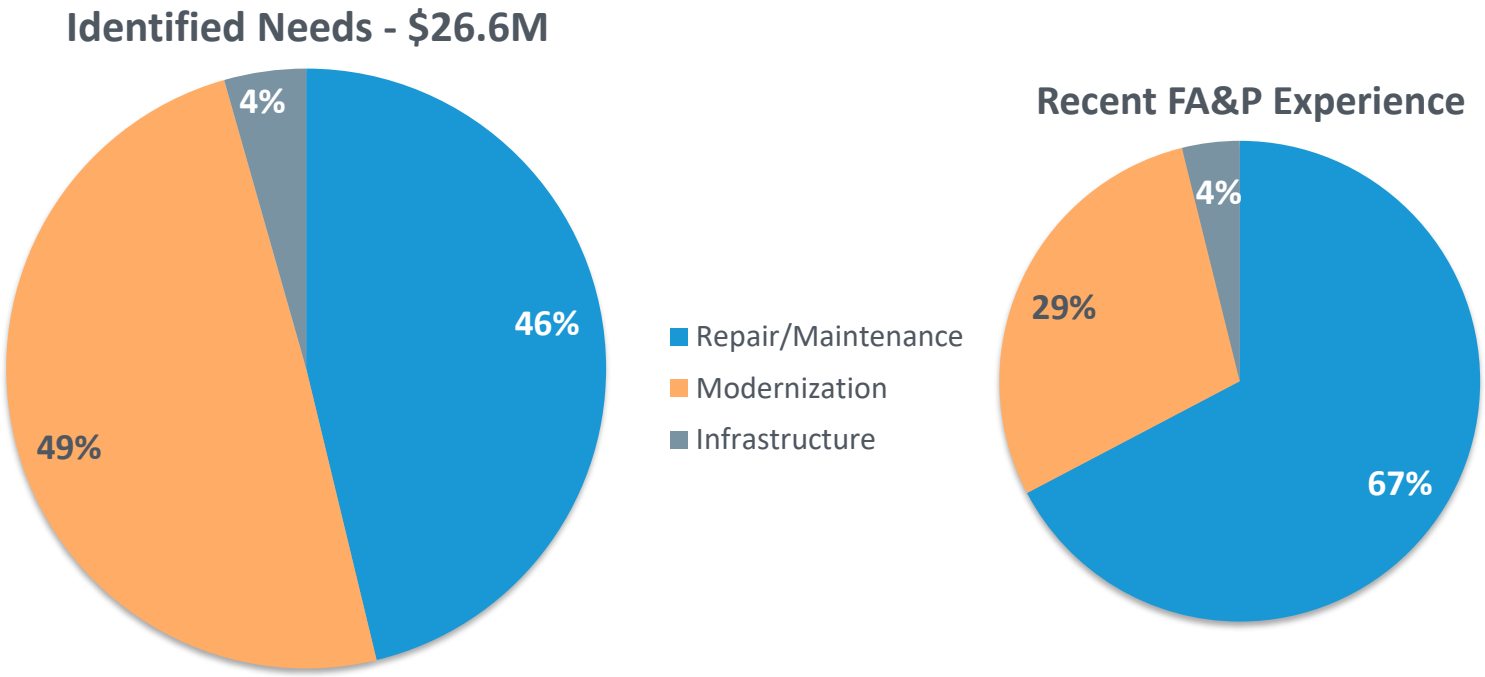


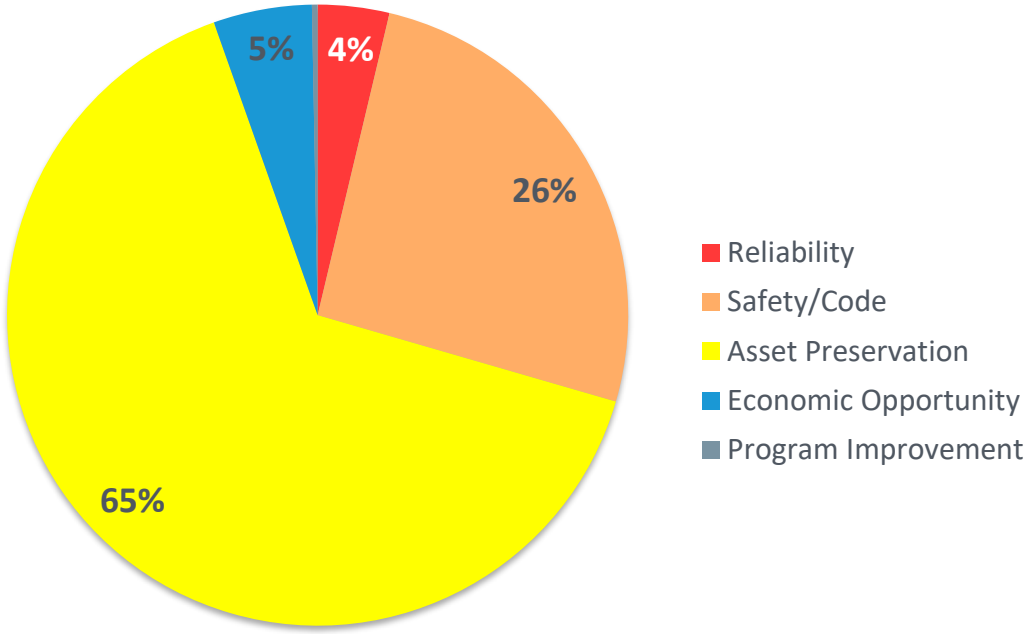
Project Category

- **Repair/Maintenance:** Replacement of components that have failed or are failing, or planned replacement at the end of a component's life expectancy
- **Modernization**: Upgrades to buildings and components to meet today's needs.
- **Infrastructure:** Replacement/modernization of grounds and utility components outside of buildings

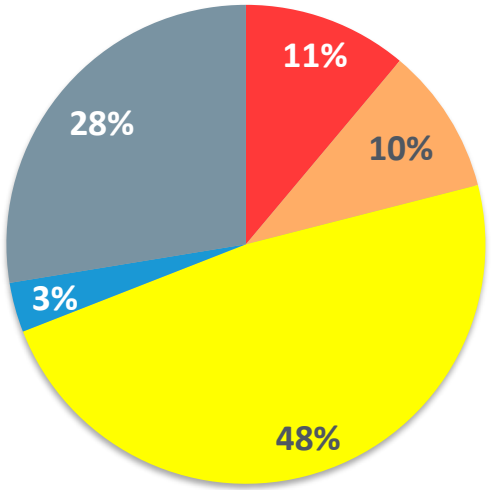
Identified Needs by Investment Criteria

Timeframes A, B, C, and Backlog

FA&P Identified Needs



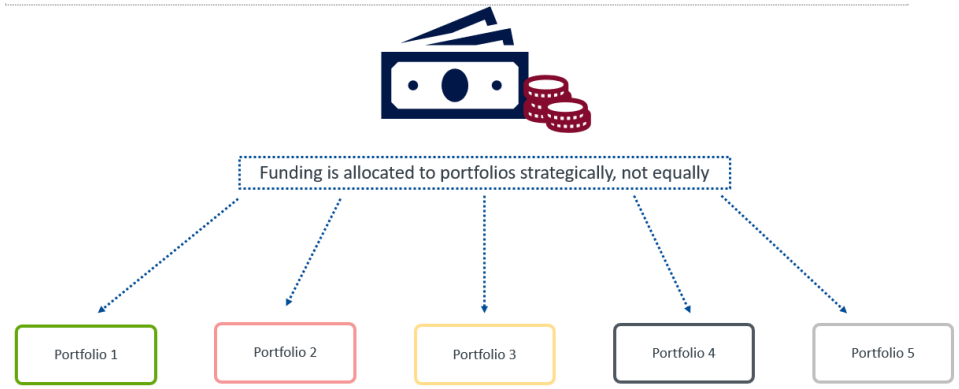
Recent FA&P Experience



- **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, 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.

Concept: Building Portfolios

Key Consideration: campus mission and existing master plan



Not all buildings are created equal

WHY?

Developing a portfolio approach will allow for a focused investment approach based on the Institutional Strategic Direction.

Core considerations to the portfolio approach

HOW?

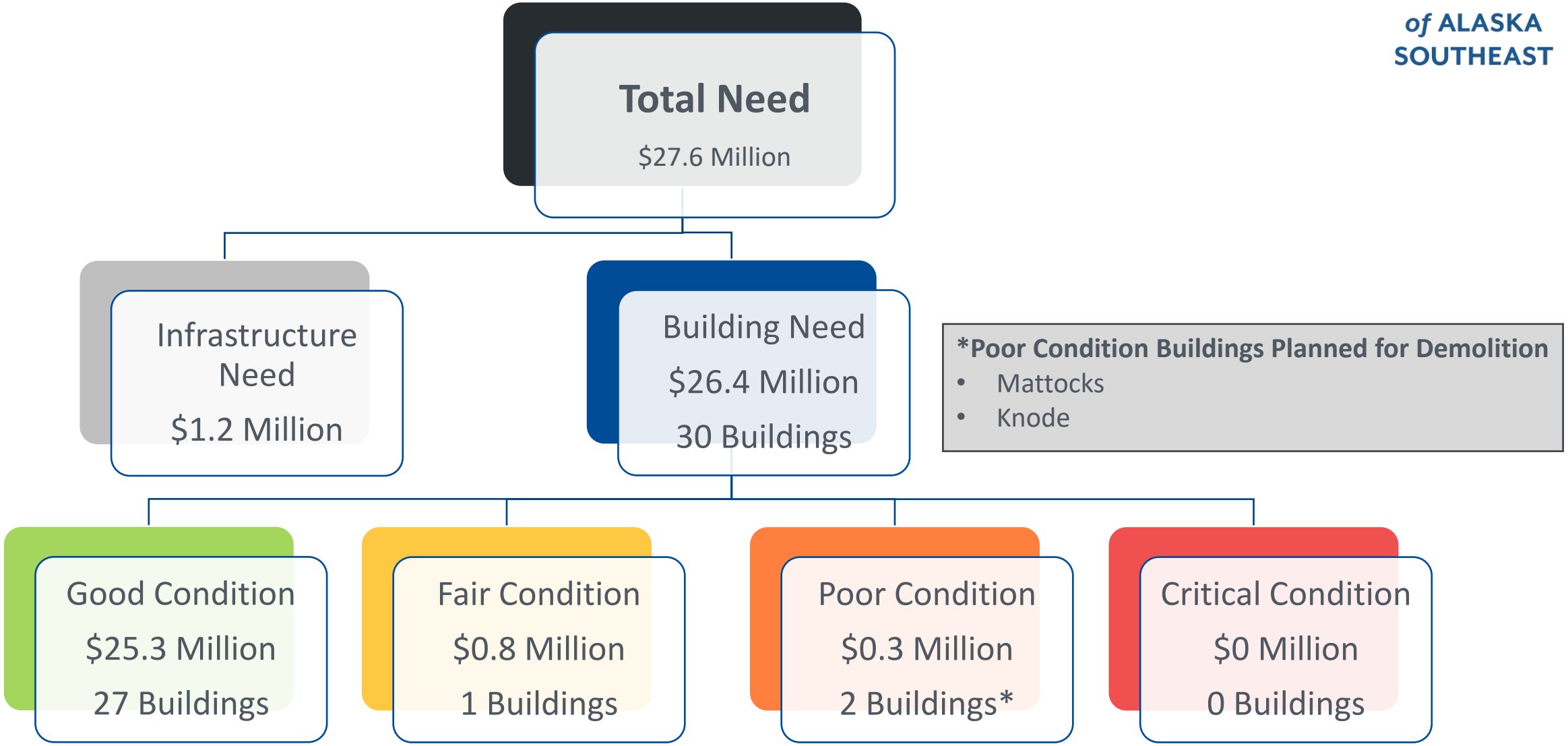
- **Building Age**
- **Building Condition**
- Building Location
- **Institutional function**
- Academic requirements
- Student needs
- Historical Significance
- Safety/Code requirements
- Recruitment/Retention
- **Transitional Space**
- Adaptive Reuse

Institutional Leaders for buy in and communication

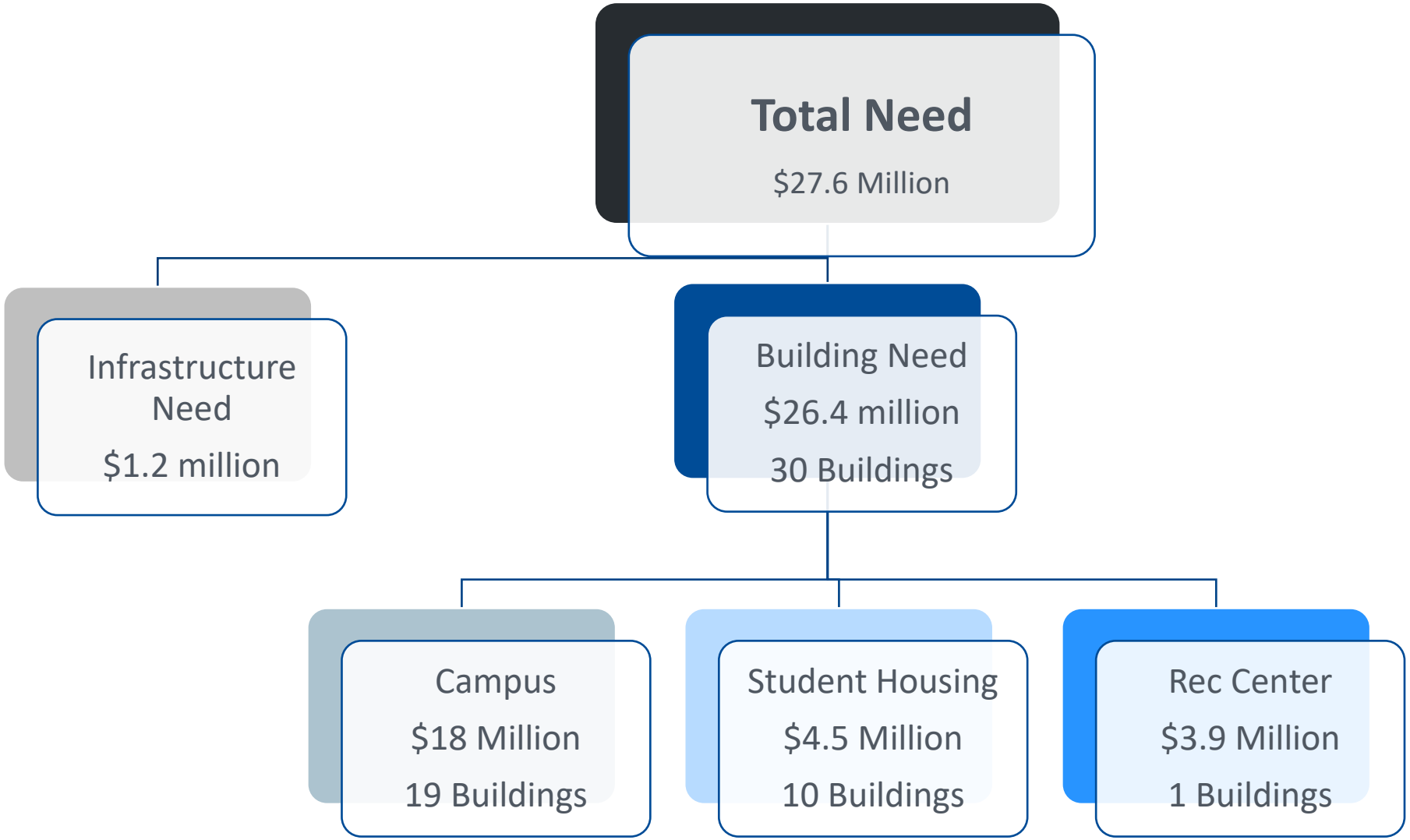
WHO?

- Institutional Priorities
- Building Needs
- Future Campus Direction

Portfolios By Facilities Condition Index



Portfolios By Function



Option - Select Projects based on Project Scoring

Scoring metrics are flexible

Building Score	
High need (>$100/gsf)	3
Medium need ($100/gsf >$50/gsf)	2
Low need (< $50/gsf) and majority life cycle/modernization	1

Investment Criteria Score	
Reliability	5
Safety/Code	4
Asset Preservation	3
Economic Opportunity	2
Program Improvement	1

Timeframe Score	
Backlog (due now)	4
A (1-3 years)	3
B (4-7 years)	2
C (8-10 years)	1

Institution Specific Scoring	
Divestment	0.1
All Others	1

Project Scoring

Comparing urgency of projects to total cost

High urgency (60-30) Medium urgency (29-10) Low urgency (9-1)

High Priority Project Breakout

Top twenty scoring projects using current methodology.

UNIVERSITY of ALASKA SOUTHEAST

Total Project Score	Building Score	Investment Criteria	Building Name	Project Id	Level4	Level5	Cost
60	3	Reliability	Welding Lab	452957	C3013214 - Drywall	Replace 5/8" drywall	$ 15,000
40	2	Reliability	Campus Infrastructure	521845	G3013XX0022 - Replace Main Water Line	Replace Main Water Line	$ 1,000,000
36	3	Asset Preservation	Welding Lab	452811	C3033107 - Gypsum Wall Board	Replace drop ceiling	$ 50,151
36	3	Asset Preservation	Welding Lab	452925	C1013110 - Concrete Block, Painted	Refinish concrete block wall painted	$ 20,000
36	3	Asset Preservation	Welding Lab	452940	B3013620 - Gutters and Downspouts	Replace aluminum downspout, 3" x 4", .024" thick	$ 10,000
36	3	Asset Preservation	Welding Lab	452986	B3013130 - Metal Panel Roofing	Replace Metal Roof	$ 175,000
36	3	Asset Preservation	Welding Lab	452997	B3013620 - Gutters and Downspouts	Replace aluminum gutter, enameled, 5" K type, .032 " thick	$ 15,000
36	3	Asset Preservation	Welding Lab	453096	C3013215 - Fiberglass Panels, Rigid	Replace glass cloth fiberglass panels	$ 5,276
32	2	Safety/Code	Banfield Hall-Residence Hall	452175	E1093XX0187 - (Custom) Elevators and Vertical Systems	Replace Elevator, Per Floor	$ 200,000
32	2	Safety/Code	Mourant Building	452355	D5023132 - Safety Switch, Heavy Duty	Replace safety switch	$ 793
32	2	Safety/Code	Natural Sciences Research Lab	452067	D5033760 - Fire Alarm Control Panel	Replace fire alarm control panel	$ 2,699
32	2	Safety/Code	Natural Sciences Research Lab	452078	D5093XX0069 - (Custom) Fire Alarm System	Replace Fire Alarm System	$ 93,000
32	2	Safety/Code	Natural Sciences Research Lab	452220	D5093XX0071 - (Custom) Smoke/Heat Detector	Replace combined smoke/heat detector	$ 89,362
32	2	Safety/Code	Natural Sciences Research Lab	452221	D5093XX0071 - (Custom) Smoke/Heat Detector	Replace combined smoke/heat detector	$ 89,362
32	2	Safety/Code	Student Recreation Center 1	452056	D5033760 - Fire Alarm Control Panel	Replace fire alarm control panel	$ 10,000
32	2	Safety/Code	Student Recreation Center 1	452198	D5093XX0069 - (Custom) Fire Alarm System	Replace Fire Alarm System	$ 200,000
27	3	Asset Preservation	Welding Lab	452511	B2033513 - Electric Bifolding Hangar Door	Remove and replace electric bi-folding hangar door	$ 86,053
27	3	Asset Preservation	Welding Lab	452721	B2013157 - Overhang, Exterior Entry	Refinish wood overhang	$ 50,000
24	3	Safety/Code	Welding Lab	452068	D5033760 - Fire Alarm Control Panel	Replace fire alarm control panel	$ 10,000
24	3	Safety/Code	Welding Lab	452204	D5093XX0071 - (Custom) Smoke/Heat Detector	Replace combined smoke/heat detector	$ 60,452

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Tying Project Scoring Into Planning Efforts

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Is the project scoring concept beneficial for your short-term planning efforts?
If so – what institution specific scoring attribute would be most impactful?

- Feasibility Score – Lower cost projects receive a higher score to identify low hanging fruit
- Future Plan Score – Do you expect to keep the building long-term?
- Program Impact Score – Is the project in a high-use building?
- ***FCI score, aligned with UAA?***

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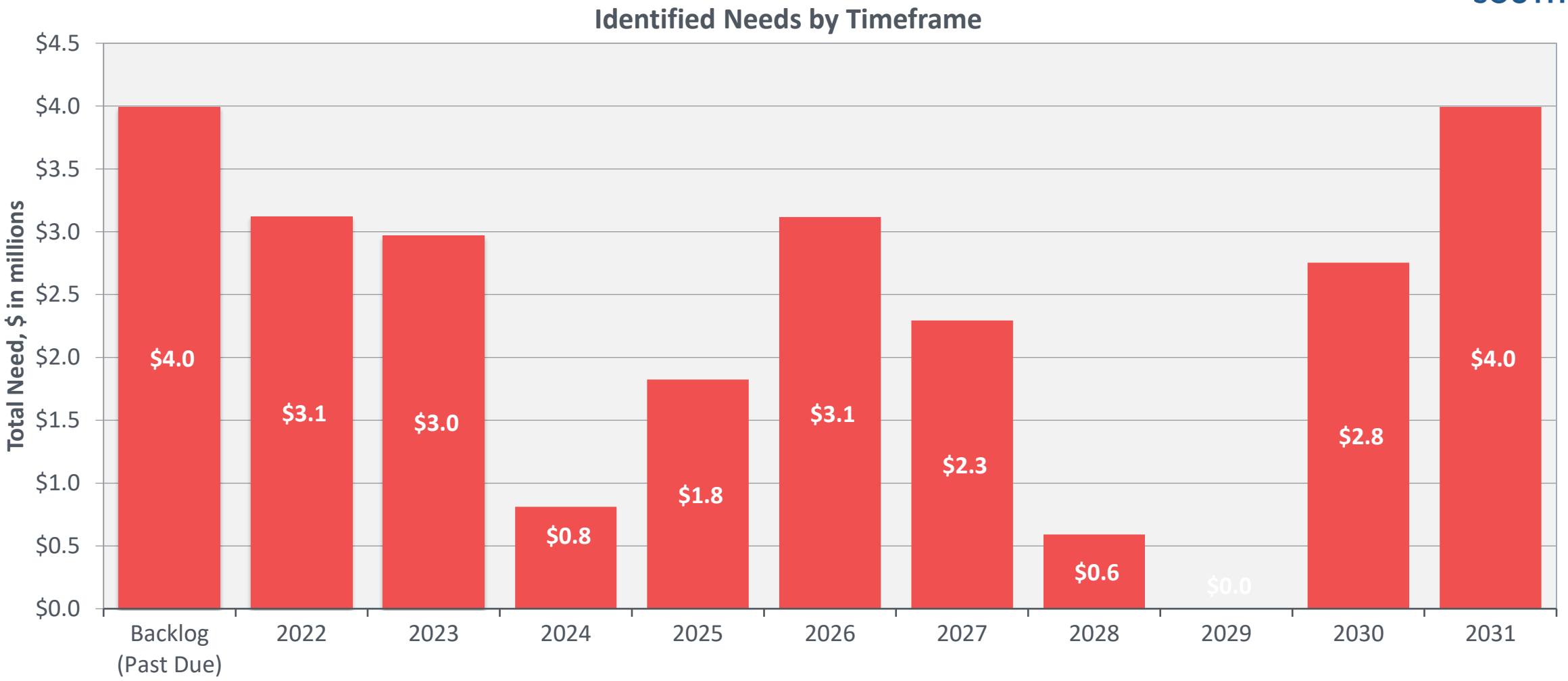
Future Need and Funding Scenarios

Funding Scenario- Backlog Maintained

To maintain current backlog, UAS should invest $2.4 million annually



Funding Scenario- Backlog Reduced

By investing $2.5 million each year UAA will reduce backlog by 35%