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FY2012 Facilities MB&A Presentation

November 21, 2013

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University of North Texas
University of Notre Dame
University of Oregon
University of Pennsylvania
University of Portland
University of Redlands
University of Rochester
University of San Diego
University of San Francisco
University of Southern Maine
University of Southern Mississippi
University of St. Thomas (TX)
University of Tennessee, Knoxville
University of the Pacific
University of the Sciences in Philadelphia
University of Vermont
Upper Iowa University
Utica College
Vassar College
Virginia Commonwealth University
Virginia Department of General Services
Virginia State University
Wagner College
Washburn University
Wellesley College
Wesleyan University
West Chester University of Pennsylvania
West Virginia Health Sciences Center
West Virginia University
Western Connecticut State University
Western Oregon University
Westfield State University
Wheaton College (MA)
Whitworth University
Widener University
Williams College
Worcester State College



ConnSCU Space Profile

- Significant investment into new space and major renovations have resulted in over 50% of the physical footprint being less than 25 years old.
- Busy campus populations within the CT State Universities drive the overall density factor above peer system average.

ConnSCU Capital Investment Profile

- Capital project funding has focused on new space since FY2007 and has resulted in an 8% increase in ConnSCU GSF. The growth in space has helped circumvent unsustainable density levels from appearing across the state.
- Annual Stewardship funding is limited and impacts the ability each institution has to “keep-up” with building needs.
- The overall Net Asset Value of ConnSCU is higher than peer system averages. However, a significant backlog of projects exist across the state.

ConnSCU Operations & Service Levels

- Daily service spending to run facilities is above peer system average. This may be impacted by elevated density factors and building technical complexities as well as regional labor rates.
- Energy consumption has decreased since FY07 and is consistent with peer system levels.
- Service process scores among the CT State Universities are above peer system average and provide effective work management processes. However, service process scores among the CT Community Colleges are below average and limits the impact the service process can have within facilities.

Space Profile



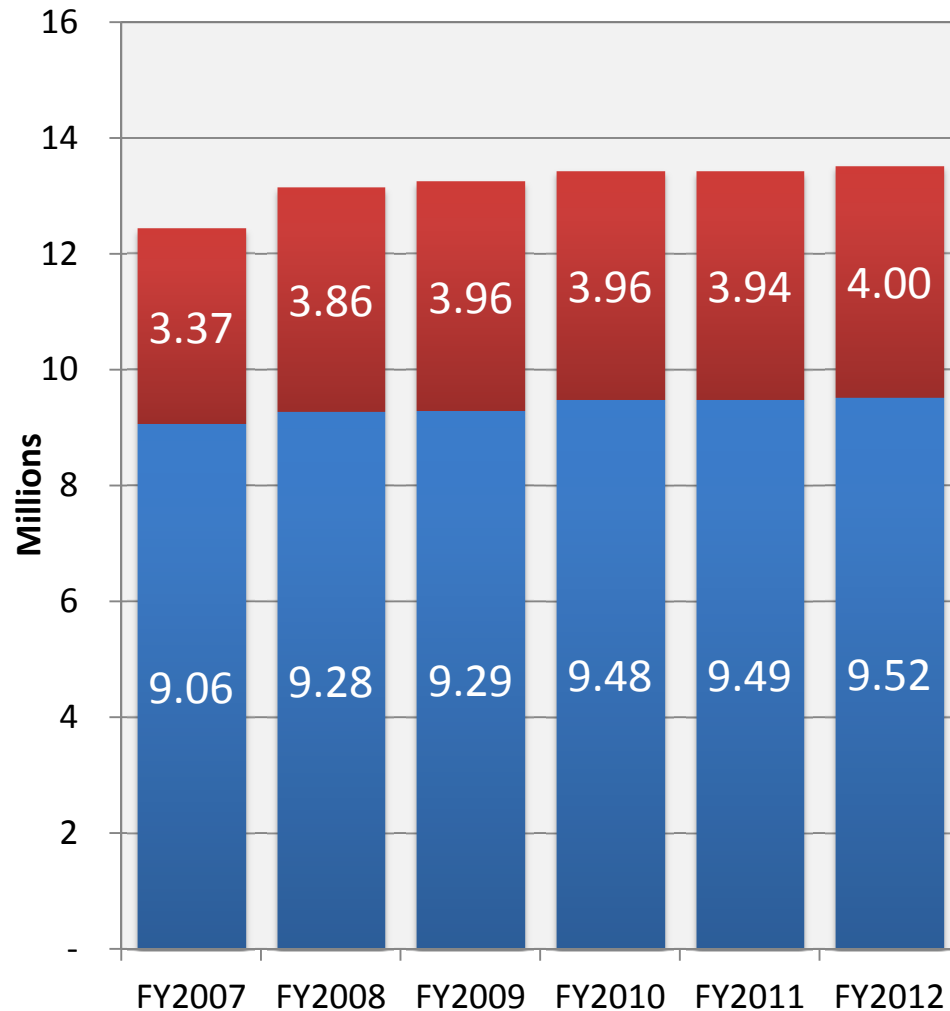
Total ConnSCU GSF

Total GSF in FY12: 13.51 Million (8% growth in space since FY07)



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ConnSCU GSF



Total GSF	FY2007	FY2008	FY2009	FY2010	FY2011	FY2012
	12.43	13.14	13.25	13.44	13.44	13.51

■ State Universities ■ Community Colleges

Campus	New Construction (FY07-FY12)
CCSU	Anthony and Helen G. Bichum Engineering Laboratory Arute Field Visitor Grandstands Auxiliary Office Baseball Grandstands East Hall Fuel Cell East Hall Storage Shed Hitchcock-Young Pavilion New Maintenance Building New Public Safety Complex Soccer Press Box
ECSU	New Softball Facility Police Station Science Building South Parking Garage
Manchester	Great Path Academy Maintenance Building, 3 bay garage
Naugatuck	New Technology Building (sq ft)
Northwestern	Art and Science Center Art and Science Center atrium
Norwalk	Health & Wellness Center
Quinebaug Valley	Modular Bldg, Construction Tech program Modular Bldg, Stride-offices
SCSU	Buley Library Addition Office Building One
Three Rivers	A Wing B Wing C Wing Central Utility Plant
Tunxis	Academic Bldg (600 building) Library 700 Building dpw # 14631
WCSU	Westside Campus Center

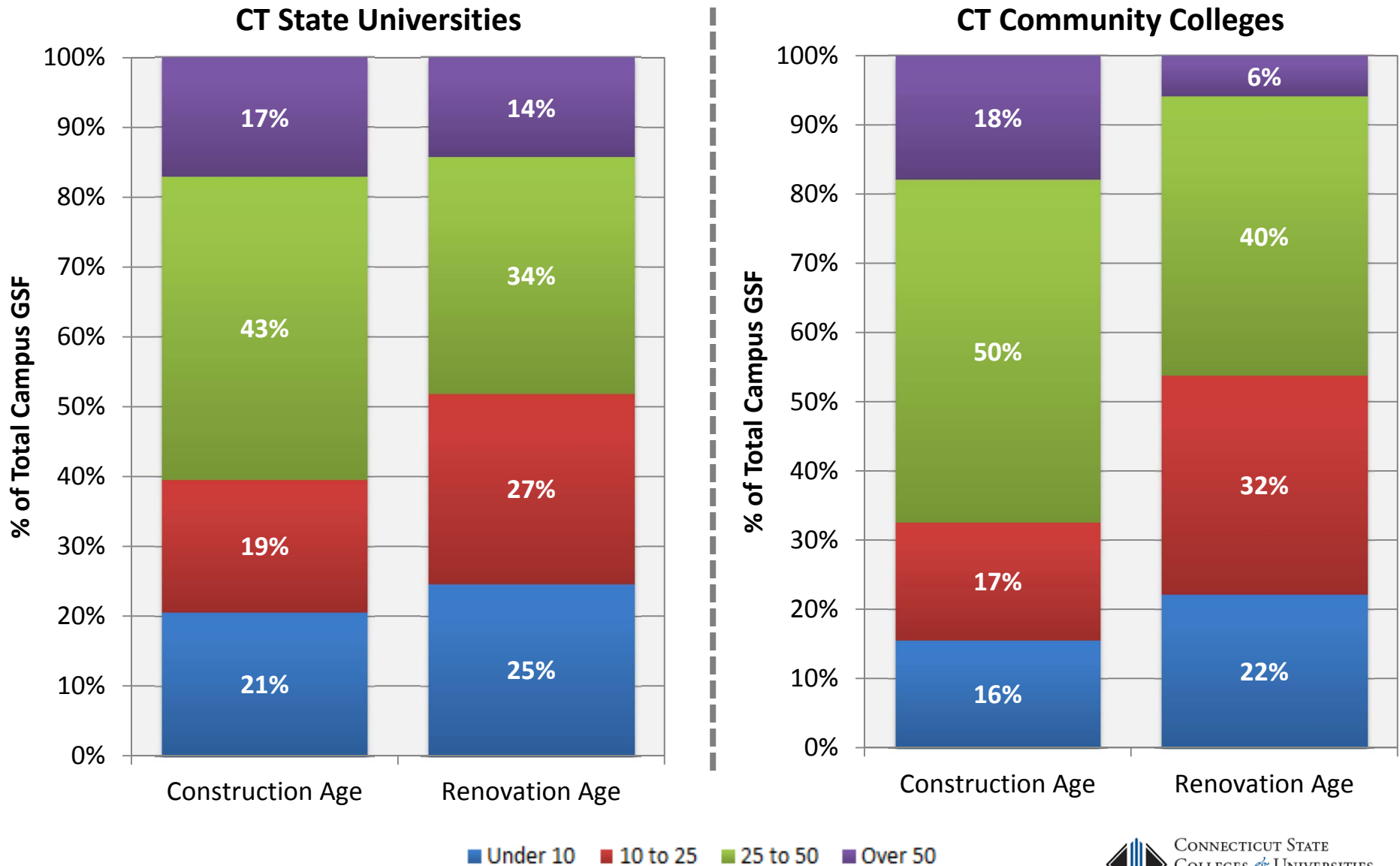
ConnSCU Age Profile

New Construction and Major Renovations results in 50%+ of GSF less than 25 years old



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Gross Square Footage by Age Category (Construction vs. Renovation)



Capital Profile



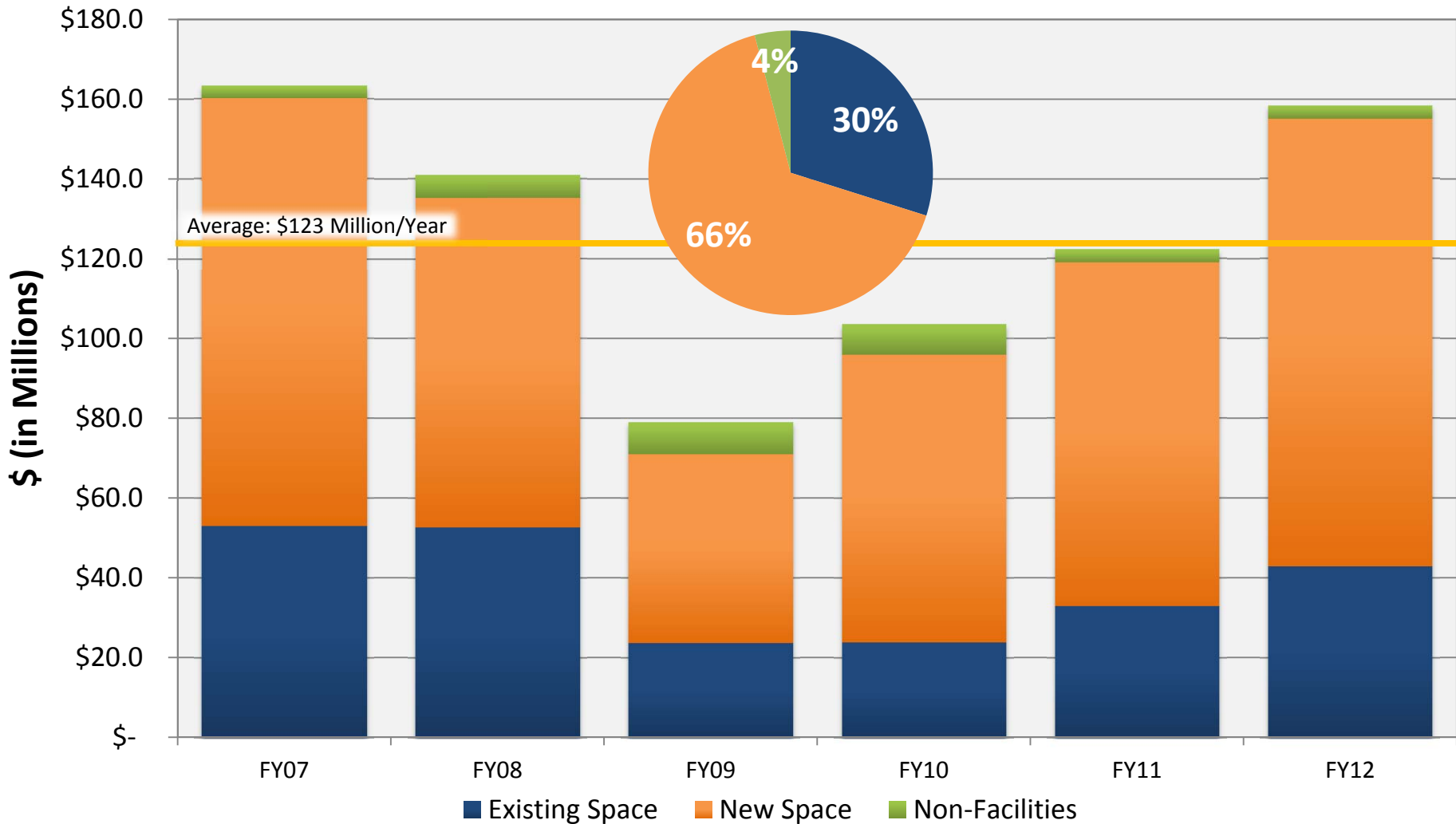
Total ConnSCU Capital Investment

Total capital investment: \$768 Million



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ConnSCU Total Capital Investment



Total Capital Investment

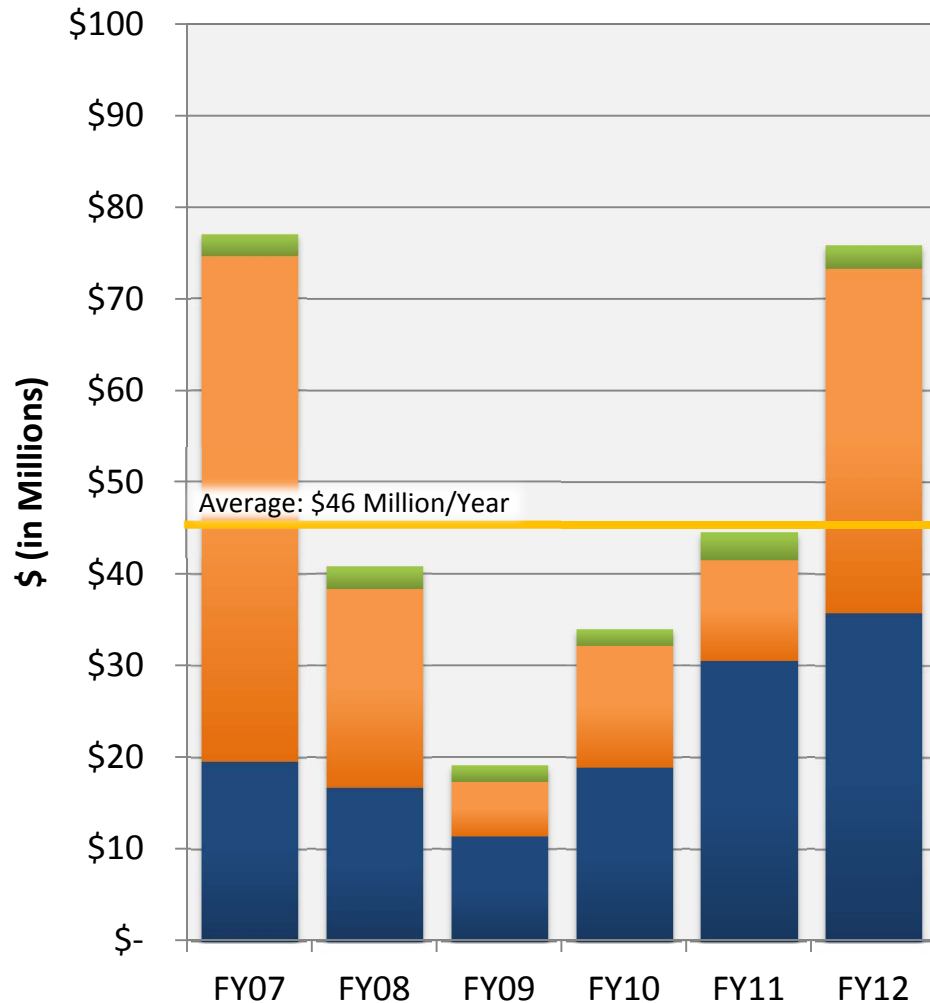
ConnSCU capital investment focuses on new space projects since FY07



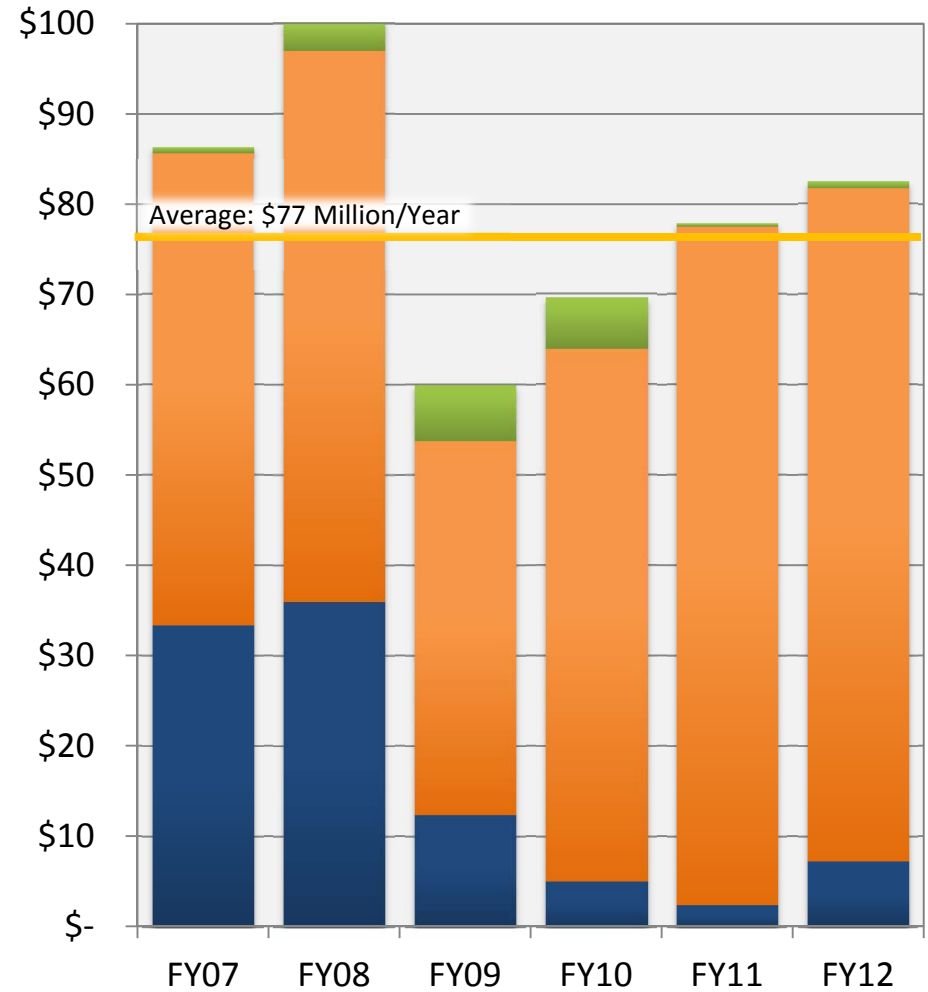
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Total Capital Investment since FY2007

CT State Universities



CT Community Colleges



■ Existing Space ■ New Space ■ Non-Facilities

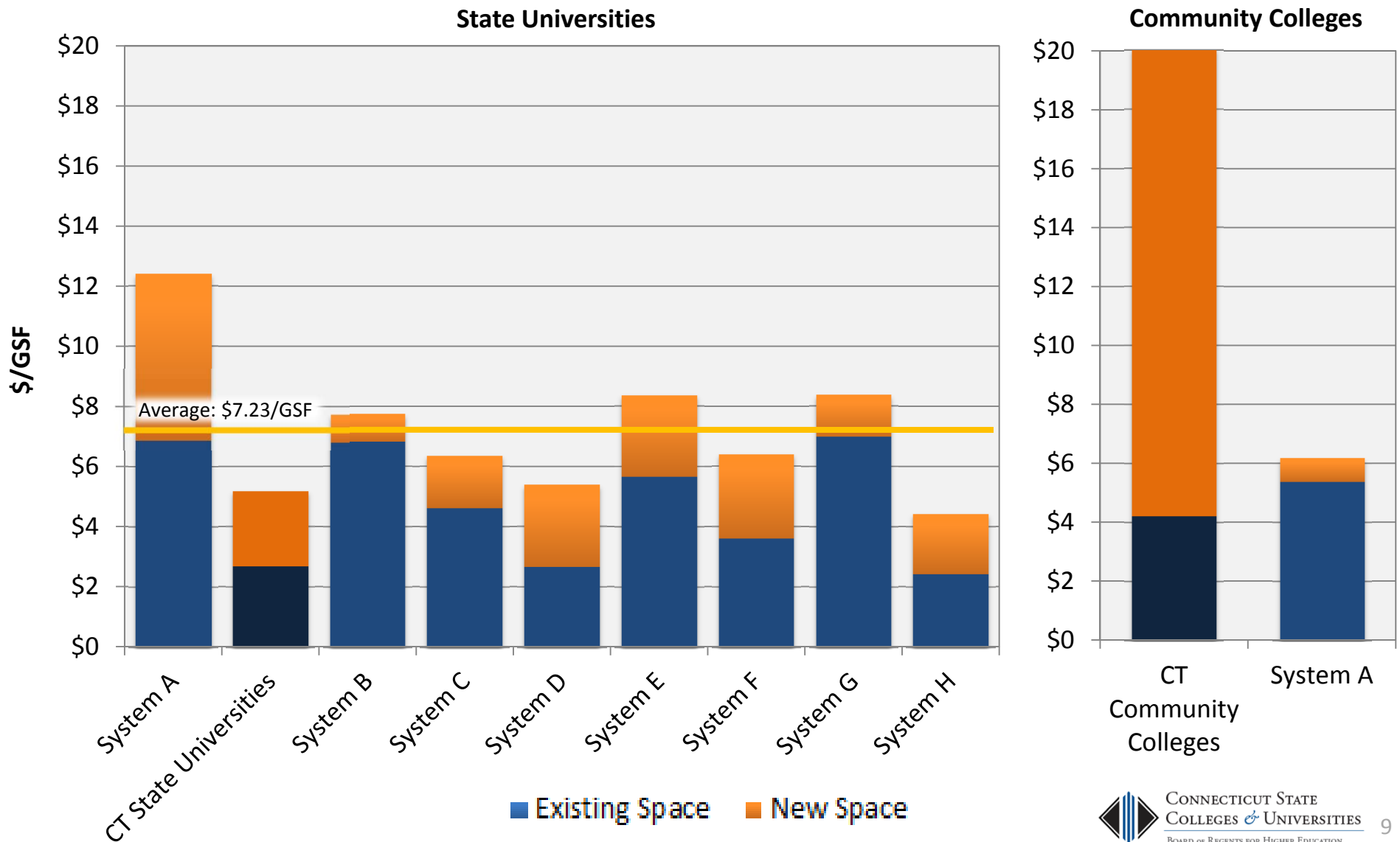
Average Annual Capital Investment Compared to Peer Systems

CT State Universities are below peer average; CT Community Colleges are well above



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Average Annual Capital Investment/GSF



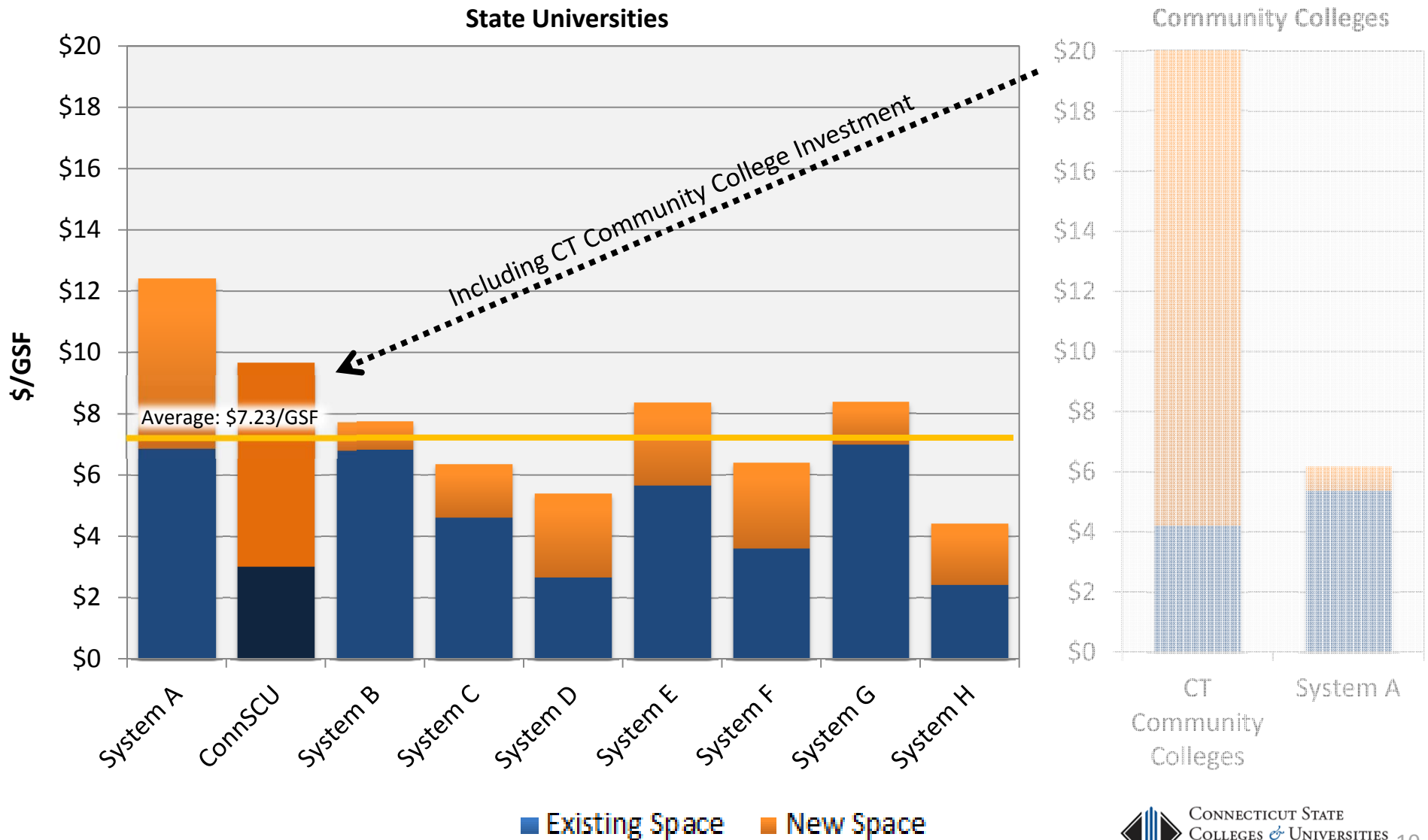
Average Annual Capital Investment Compared to Peer Systems

Including CT Community Colleges; capital investment is above peer system average



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Average Annual Capital Investment/GSF



Annual Stewardship Target

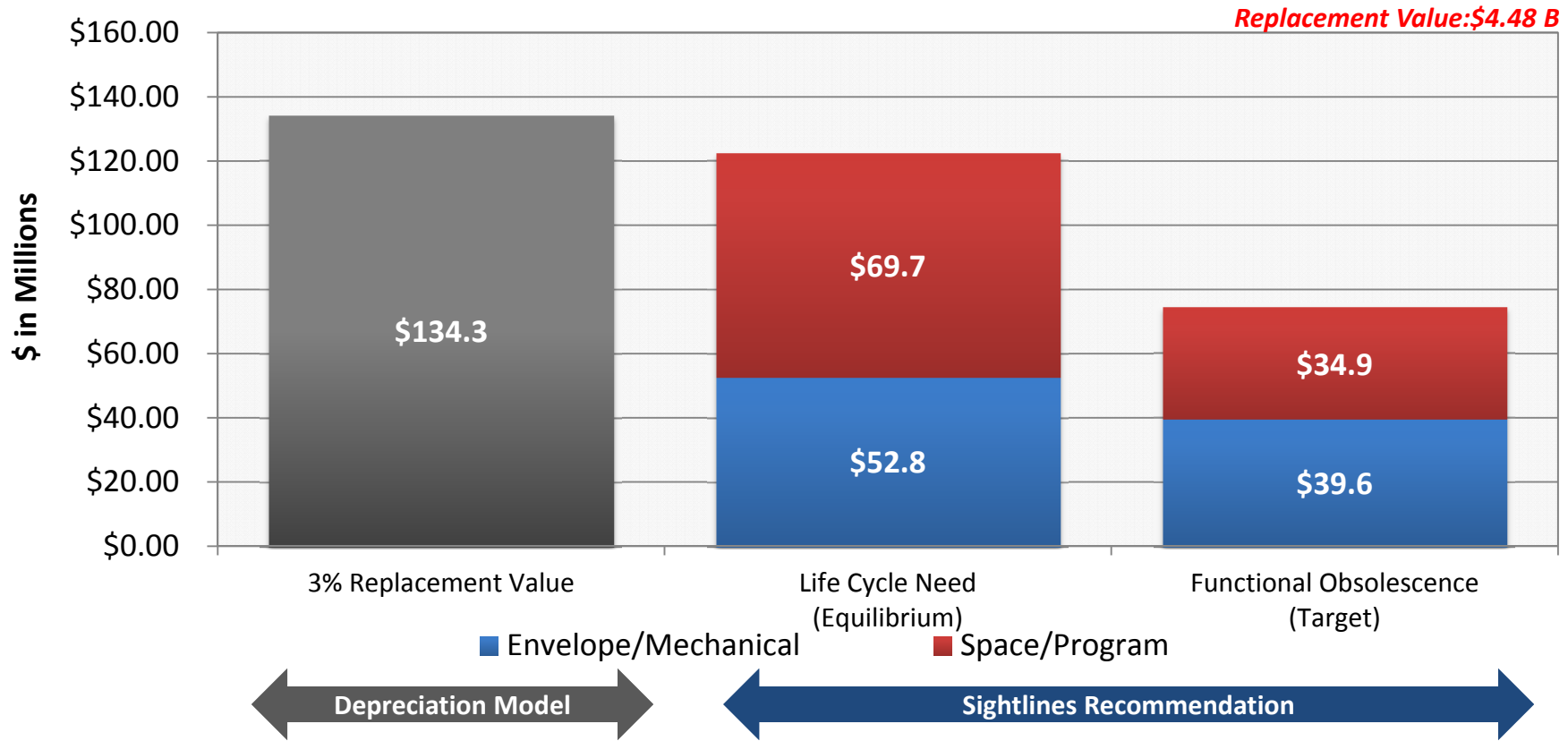


Defining the Annual Stewardship investment target

FY2012 Annual Stewardship investment target: ConnSCU



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	3% Replacement Value	Life Cycle Need (Equilibrium)	Functional Obsolescence (Target)
Total \$ in Millions	\$134.3	\$122.5	\$74.4
CT State Universities	\$91.1	\$82.7	\$50.2
CT Community Colleges	\$43.1	\$39.8	\$24.2

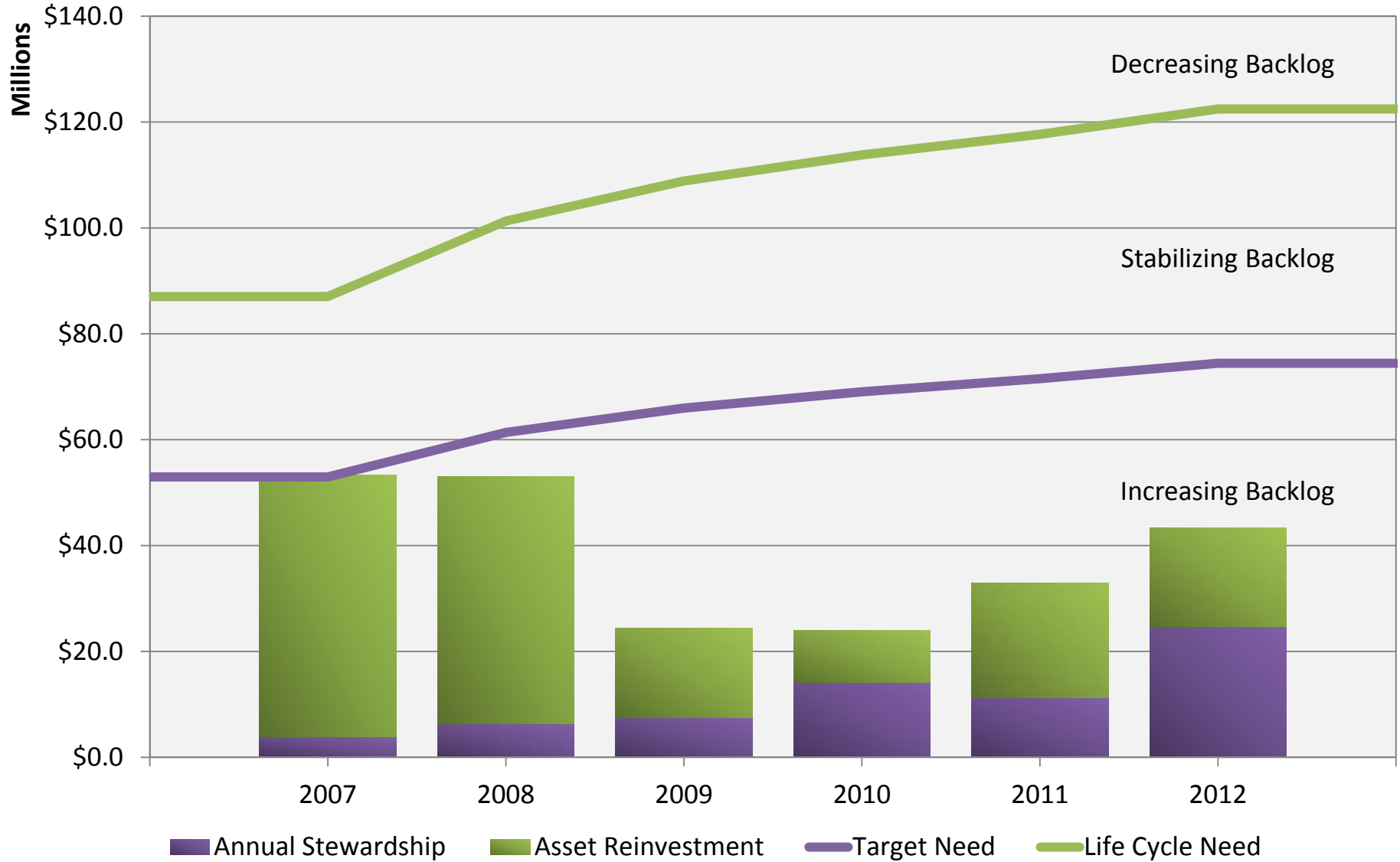


ConnSCU: Total Capital Investment into Existing Space vs. Target

Spending into existing space isn't meeting investment targets; backlog is growing



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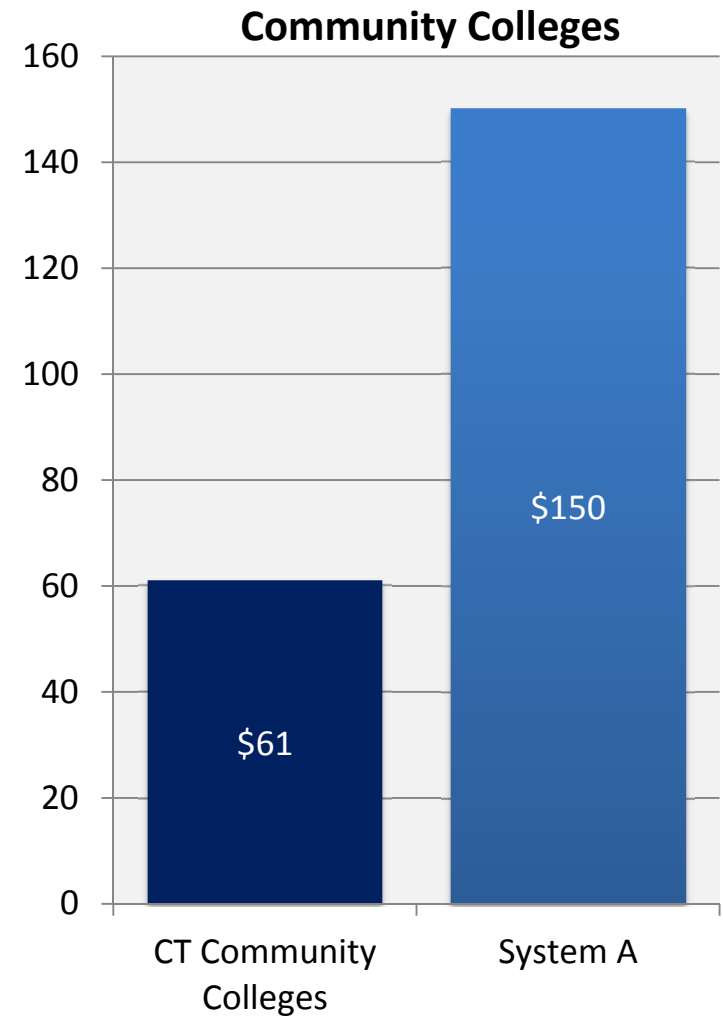
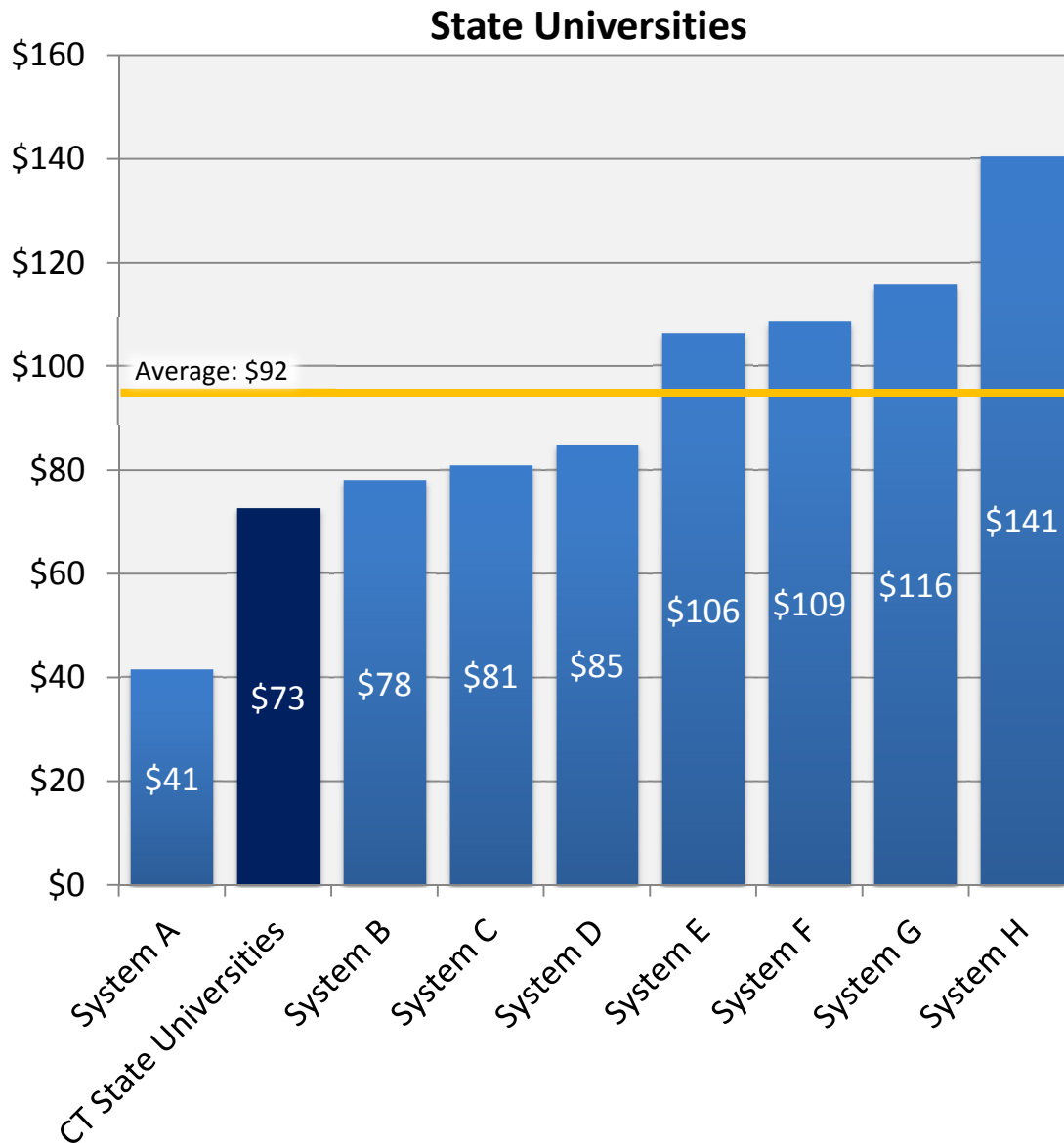
Asset Reinvestment Backlog (\$/GSF) Compared to Peer Systems

Estimated ConnSCU Backlog: \$836 Million



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Total Asset Reinvestment Backlog Benchmark (\$/GSF)



Operations & Service



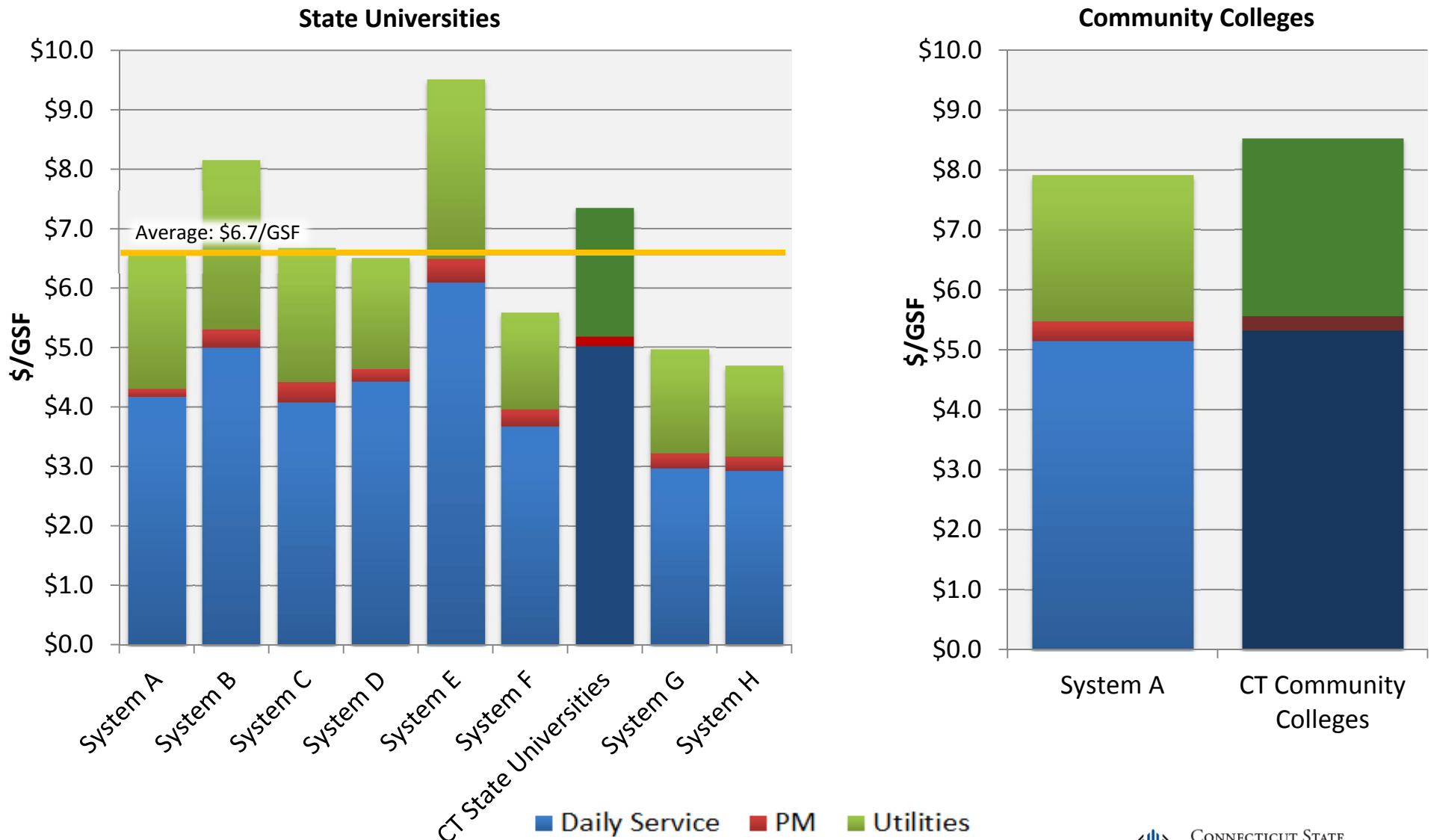
Operating Budget Actuals Compared to System Peers

Operating costs are above peer system averages



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Operating Budget Actuals (\$/GSF)



Institutions Ordered by Tech Rating

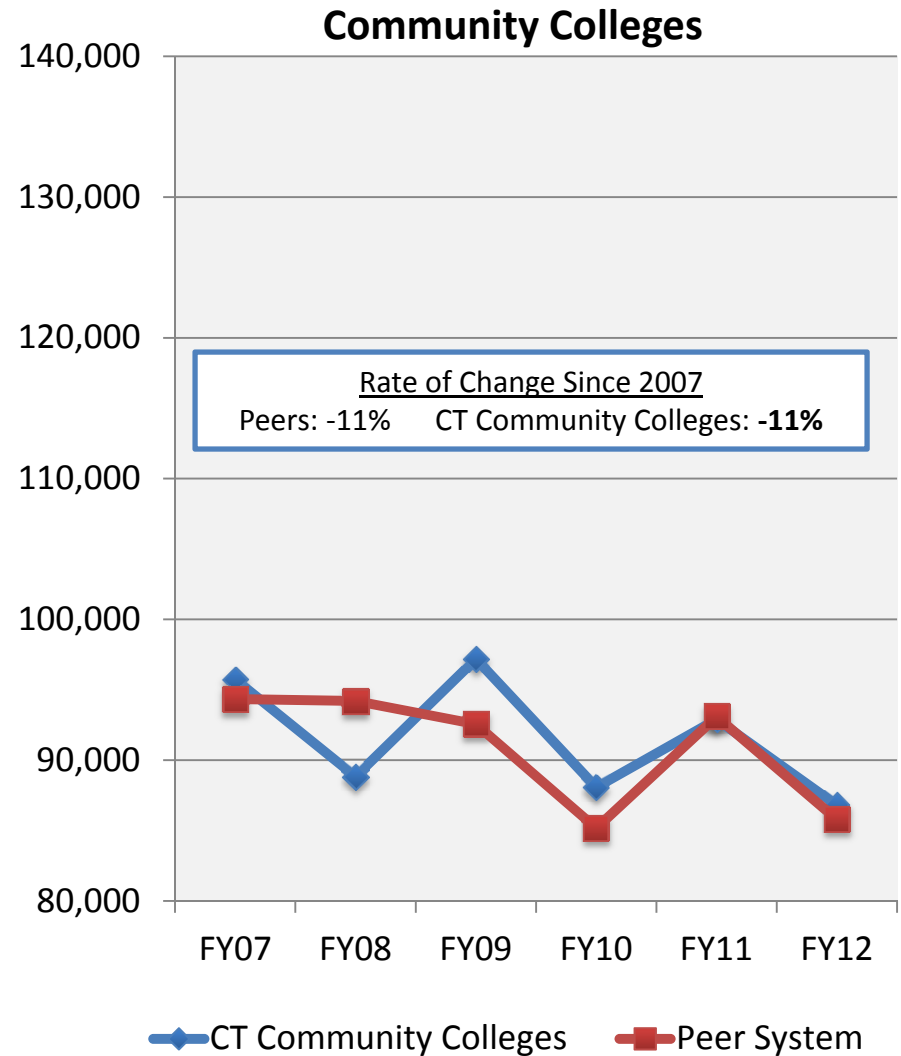
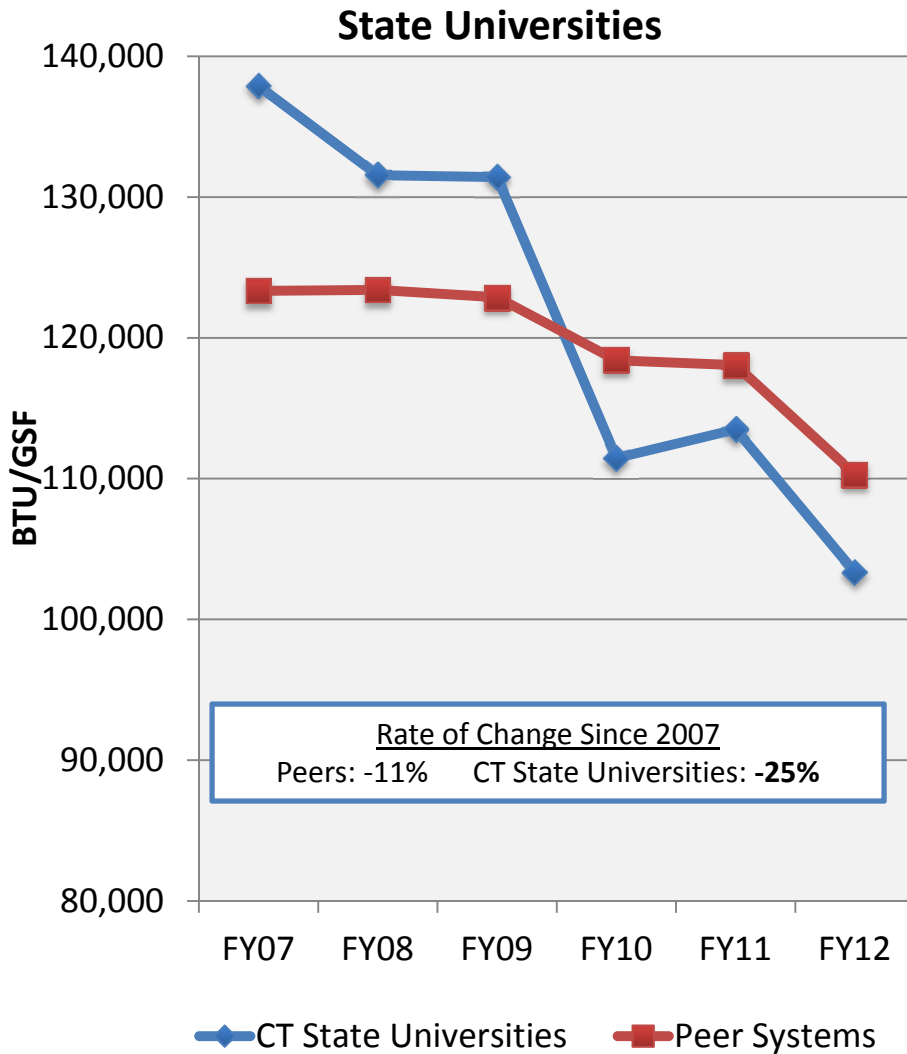
Energy Consumption Benchmark(BTU/GSF)

CT State Universities have reduced their energy consumption by 25% since FY2007



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Energy Consumption(BTU/GSF)



Note: Alaska System excluded due to climate differences

Service Process Index

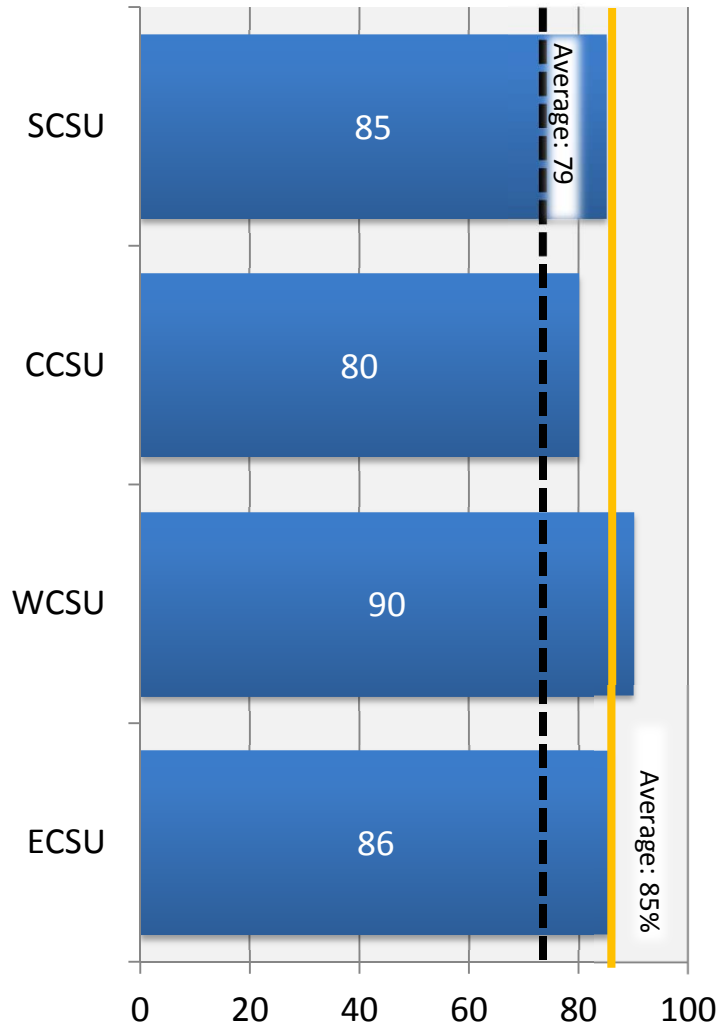
Distinct opportunity for the CT Community Colleges to improve Service Process



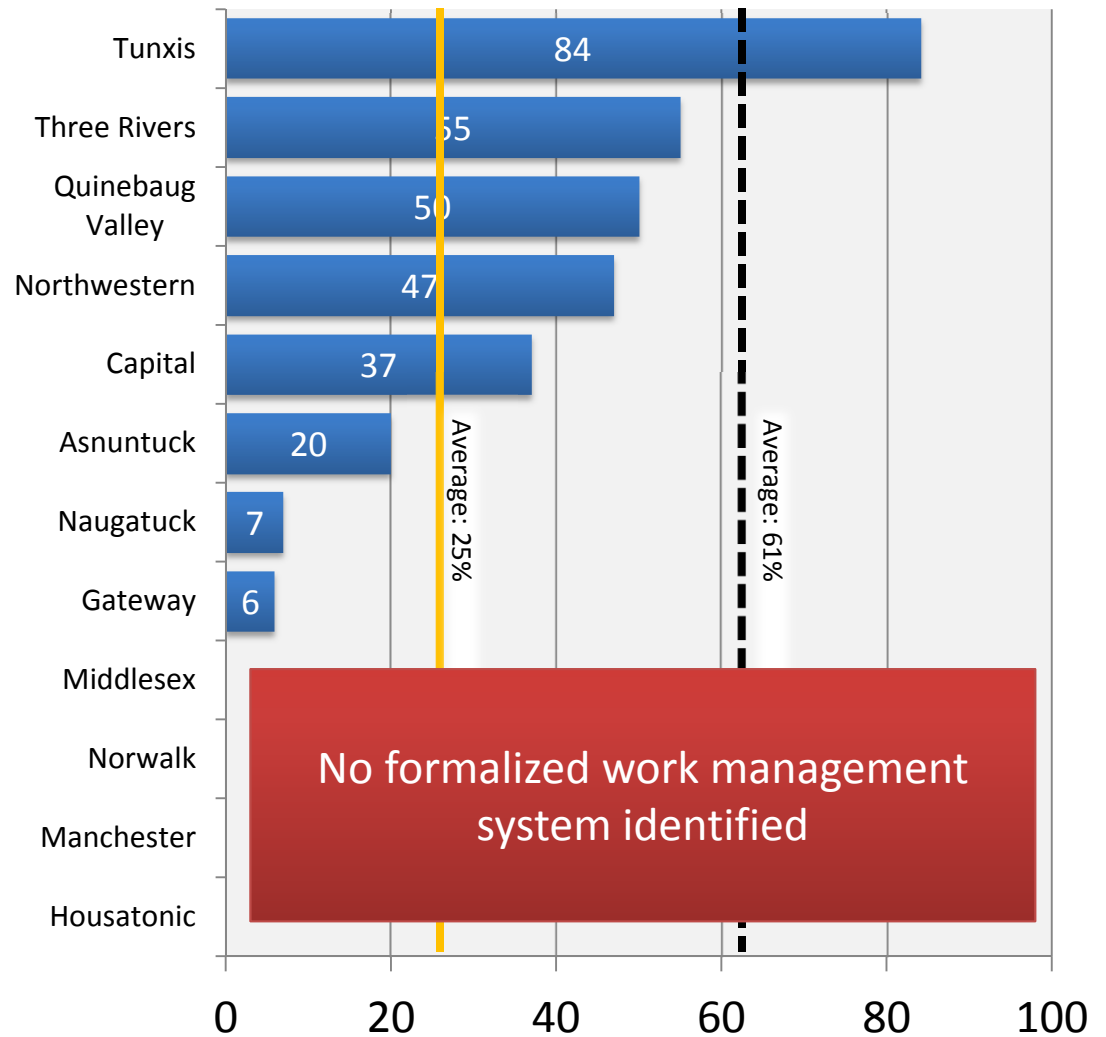
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Service Process Index FY12

CT State Universities



CT Community Colleges



— CT Average - - - Peer System Average

Concluding Comments





- 1. New Space Investment Stabilizes ConnSCU:** The recent investment into new construction has reduced the renovation age profile of ConnSCU, addressed unsustainable campus density levels, and helped meet the ever-changing needs of today and tomorrow's campus demographic.
- 2. Reinvestment into Existing Buildings Falls Short:** Capital reinvestment into existing facilities has been balanced by placing priority on reliability and asset preservation projects. Funding for this work has grown since FY2009, yet remains below target and has resulted in a growing backlog of needs across ConnSCU.
- 3. "Keep-Up" Funding Matters:** Partnering with each ConnSCU institution to establish and maintain a joint "keep-up" fund for reliable access to capital funding will result in critical, long-term physical asset protection. This is especially important given the large-scale reinvestment appropriation invested across ConnSCU since FY2007.
- 4. Manage a Growing Backlog Strategically:** Although current backlog levels are below peer system average, a substantial backlog exists at some ConnSCU campuses and needs to be comprehensively documented. Implementing a building portfolio approach will provide ConnSCU the ability to prioritize projects based not only condition, but also on programmatic initiatives and the long-term vision of each institution.
- 5. Supplement "Keep-Up" Funding with Energy Savings:** ConnSCU has reduced energy consumption across the state since FY2007. However, the cost of energy remains substantially higher than peer system averages. Savings could be used to augment "keep-up" funding for existing facilities.
- 6. Improve Service Process Across CT Community Colleges:** An effective work management system needs to be installed in all community colleges to improve productivity, pinpoint campus hotspots, integrate with project planning, and release additional operational savings.



Question & Comments

