

Agenda Item IX.A USNH Deferred Maintenance/Facilities Condition Assessment

Board of Trustees
October 20, 2017

USNH Deferred Maintenance Planning – FCA

Project Mission:

Develop a full understanding of USNH's facility's needs through a comprehensive facilities condition assessment that leverages institutional knowledge, aligns facility needs and priorities, develops a capital strategy to identify funding requirements for deferred maintenance, modernization and future lifecycle needs and creates a data-informed decision making framework to track progress of capital investments.

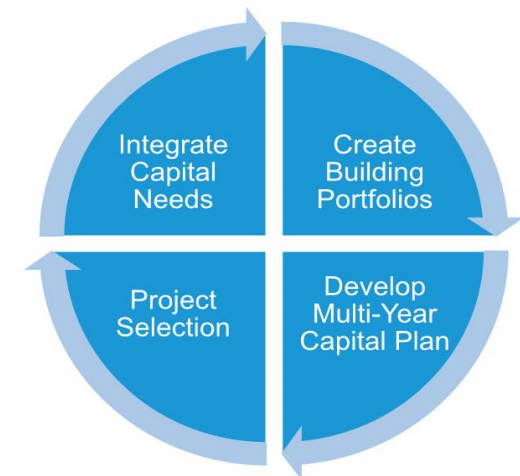
Project Milestones:

Background Data Collection	June 2, 2017
Data Synthesis & Analysis	July 31, 2017
Site Level Reporting	August 25, 2017
Trustees Presentation	October 20, 2017

Current Status/Next Steps:

Sightlines completed the Facilities Condition Assessment program and next steps include the uploading to the interactive database (4Tell), system integration, training and use.

Sightlines Assessment Strategy



sightlines

a **GORDIAN**® company

University System of New Hampshire Building Portfolios Presentation

October 2017

University of the Sciences in Philadelphia
University of Toledo
University of Vermont
University of Washington
University of West Florida
University of Wisconsin - Madison
Vanderbilt University
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



Introduction



Review of the Building Portfolio Solutions Process

Goals and methodology

Independent and Inclusive

- The inventory is both independent with our staff and inclusive of the diverse knowledge of Facilities staff to verify the inventory on get buy-in from the ground

Credible

- The process is comprehensive and consistent in the identification and codification of projects

Flexible

- The inventory is flexible to changes in institutional priorities and renovation coordination

Affordable

- The plan will be cognizant of the finite availability of institutional resources

Sustainable

- The BPS should become an internal planning tool for the Facilities Services organization

Mission and Vision of the System

Mission

The mission of the University System of New Hampshire is to serve the higher educational needs of the people of New Hampshire. The University System strives to assure the availability of appropriate higher educational opportunities to all New Hampshire people; seeks to enroll a diverse student population to enhance educational experiences; and provides programs and activities based on a commitment to excellence. Through its institutions, the University System engages in research which contributes to the welfare of humanity and provides educational resources and professional expertise which benefit the state and its people, the region and the nation.

Vision

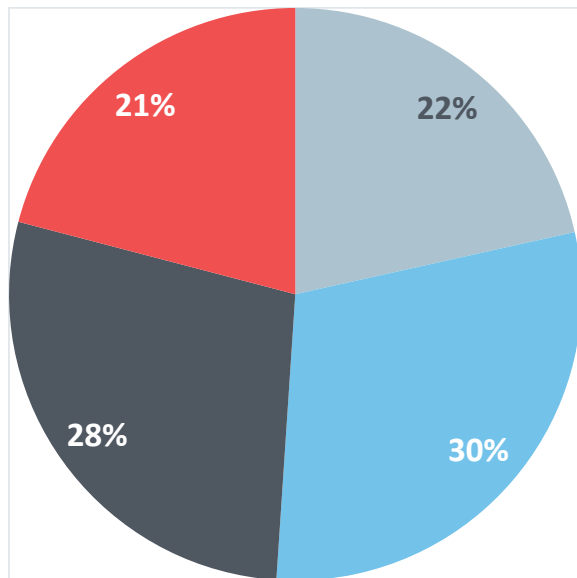
The University System of New Hampshire is one of the smallest public university systems in the United States, but our vision is to be the very best small university system in the country. We seek to achieve this vision by:

1. being truly student oriented.
2. being truly committed to excellence in selected programs and services.
3. being efficient and effective in the use of our resources through partnerships, both internal and external.
4. being widely recognized as a valued partner to the people and communities of our state.

USNH Campus Age Profile

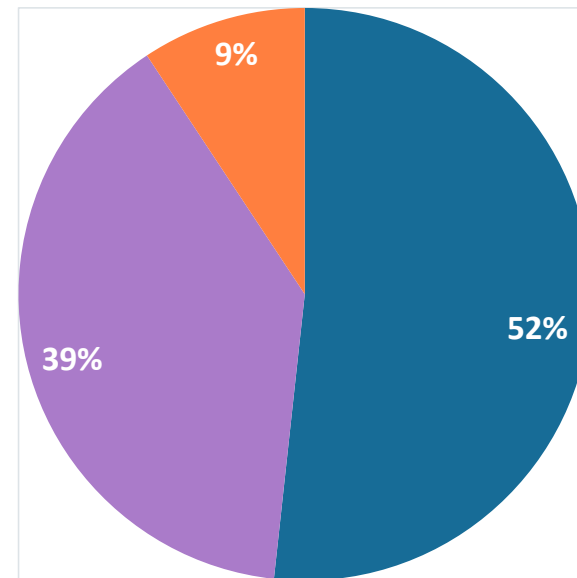
265 Buildings – 8.8 M GSF

Campus Age by Category



■ Under 10 ■ 10 to 25 ■ 25 to 50 ■ Over 50

Campus Function



■ E&G ■ Residential ■ Auxiliary

Building Portfolio Vocabulary

- **Timeframe**

- A: 1-3 years
- B: 4-7 years
- C: 8-10 years

- **Project Category**

- **Repair/Maintenance:** Replacement of components that are failing or planned replacement at the end of a component's life expectancy
- **Modernization:** Replacement of components before the end of their life expectancy
- **Infrastructure:** Projects addressing systems and grounds outside of buildings

- **Investment Criteria**

- **Reliability** - Issues of imminent failure or compromise to the system that may result in interruption to program or use of space.
- **Asset Preservation** - Projects that preserve or enhance the integrity of building systems or building structure, or campus infrastructure.
- **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.
- **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.
- **Economic Opportunity:** Projects that result in a reduction of annual operating costs or capital savings.



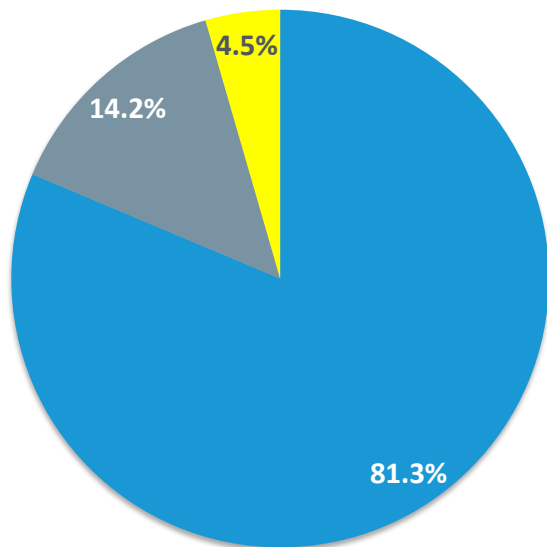
Identified Need



Identified Needs by Structure

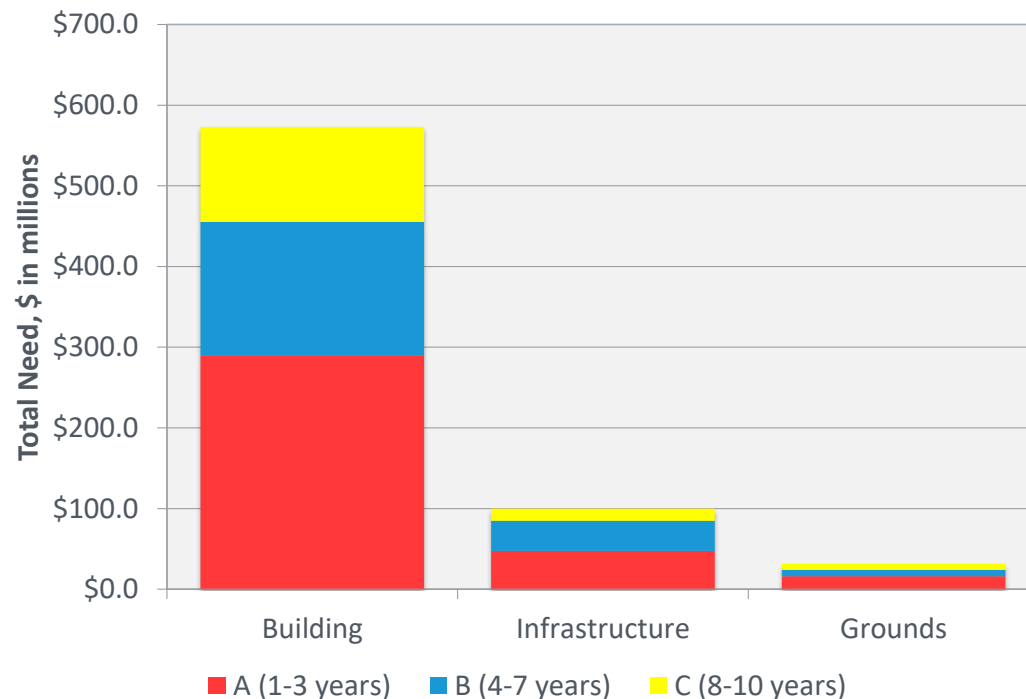
Categorizing the \$704.4 M in campus need

Total Needs by Structure



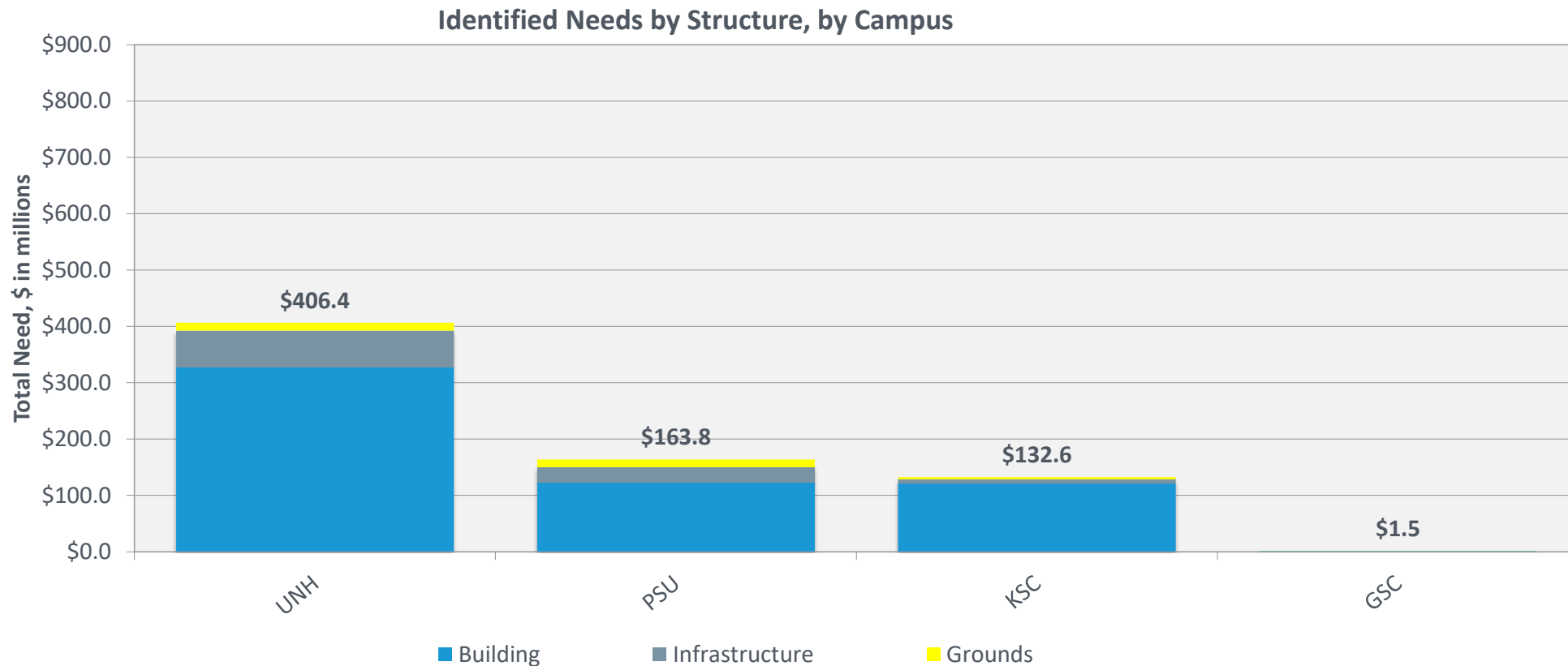
■ Building Needs ■ Infrastructure ■ Grounds Needs

Total Needs by Structure and Timeframe



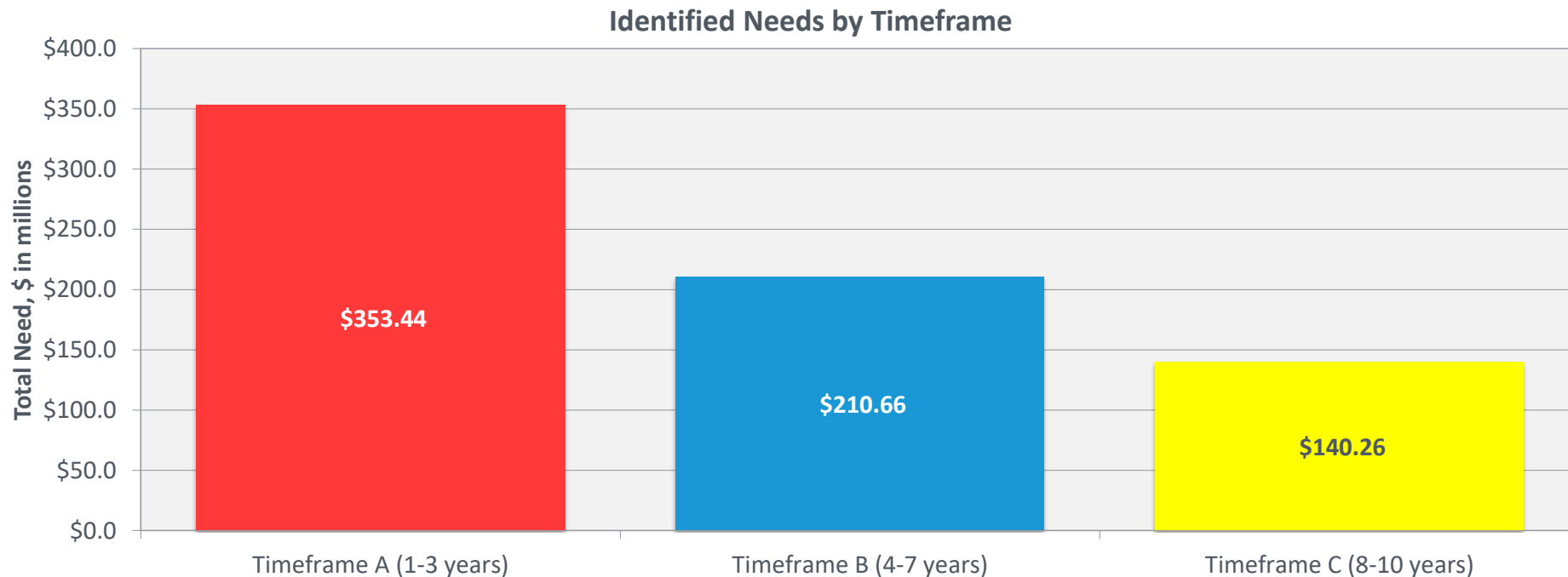
Identified Needs by Structure by Campus

Includes all projects within A, B, & C timeframes



Identified Needs by Timeframe

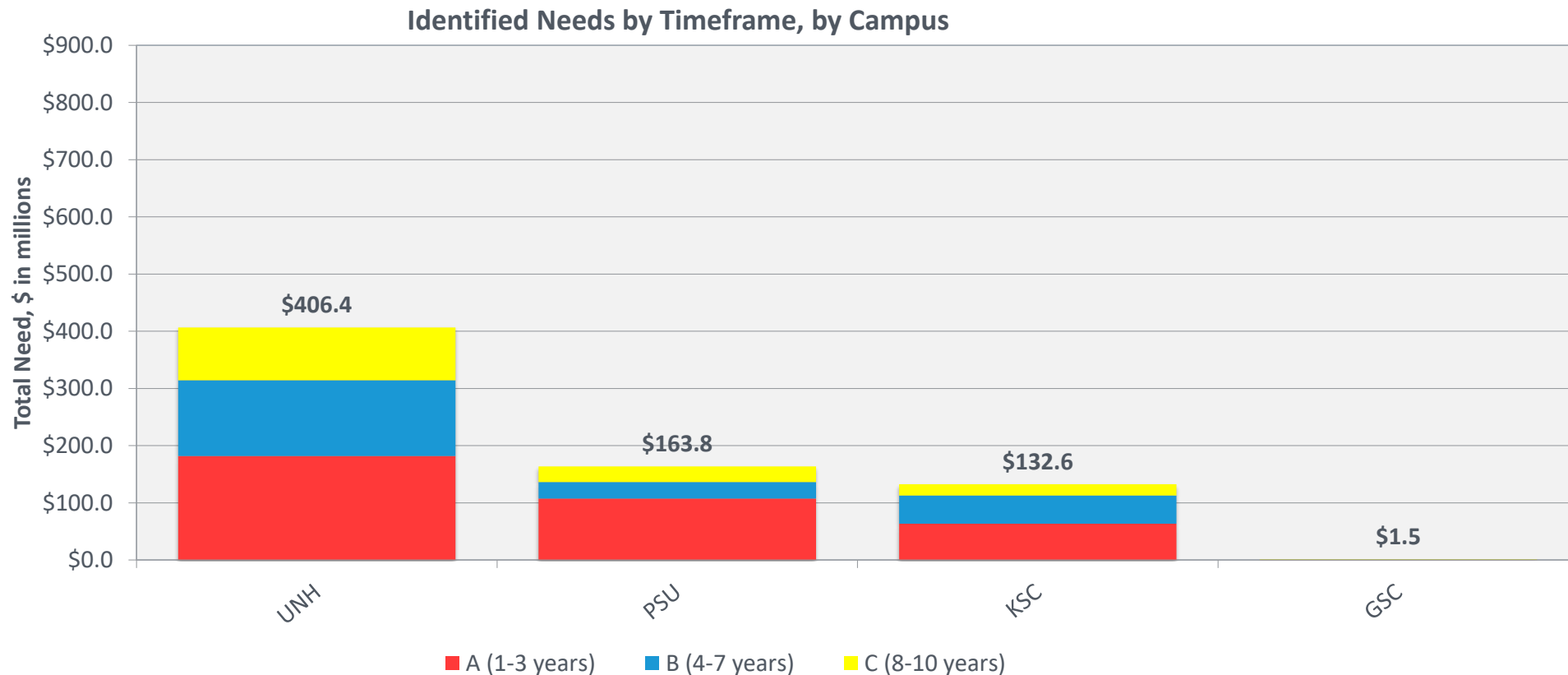
Timeframes A, B, & C only



# of projects	1,839	1,731	1,032
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Identified Needs by Timeframe by Campus

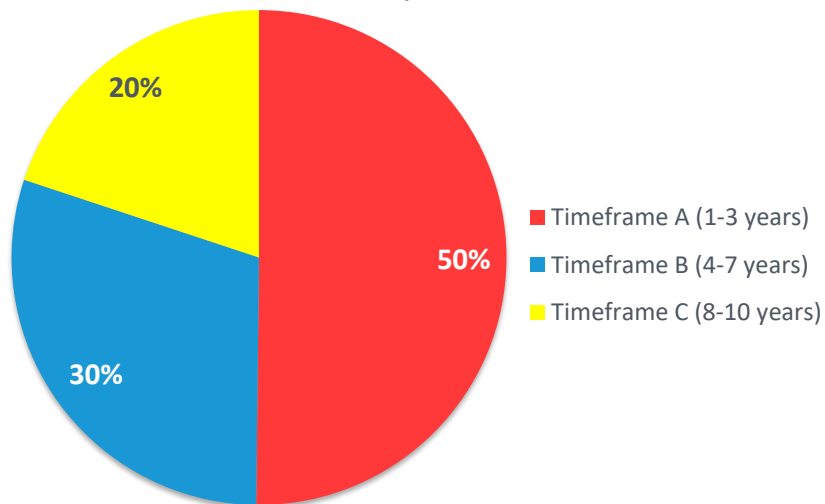
Timeframes A, B, & C only



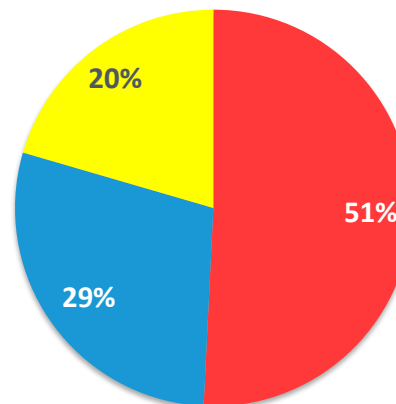
Identified Needs by Timeframe

Timeframes A, B, & C only

USNH Identified Needs - \$704.4 M



Recent BPS Experience



Timeframes

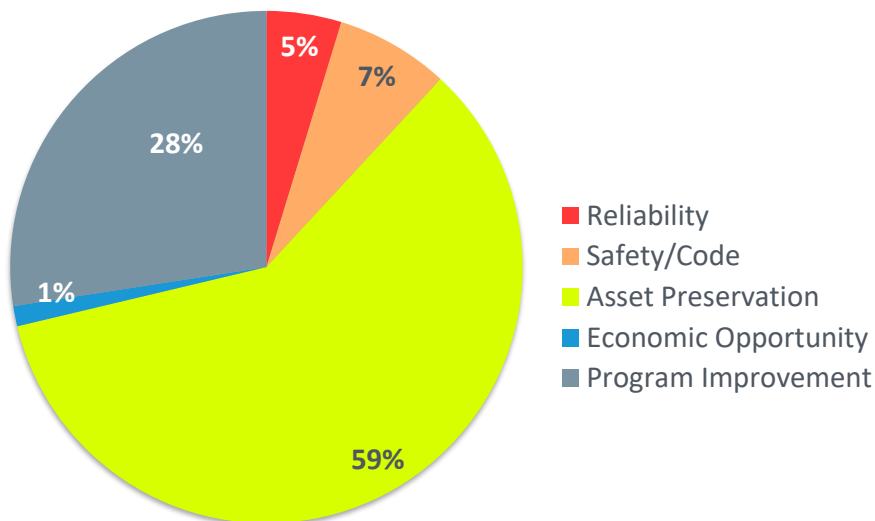
- **A Timeframe:** Projects due or coming due within the next one to three years
- **B Timeframe:** Projects coming due within the next four to seven years
- **C Timeframe:** Projects coming due within the next eight to ten years.

Outside of ten years is considered "X" timeframe and outside of the scope of work for Building Portfolio Solutions

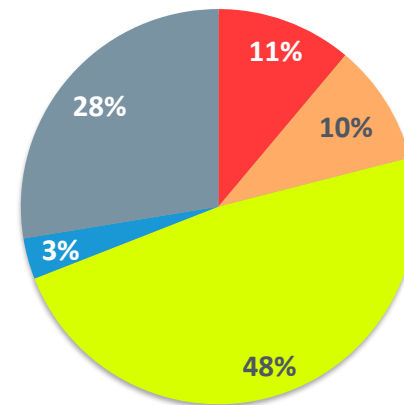
Identified Needs by Investment Criteria

Timeframes A, B, & C only

USNH Identified Needs



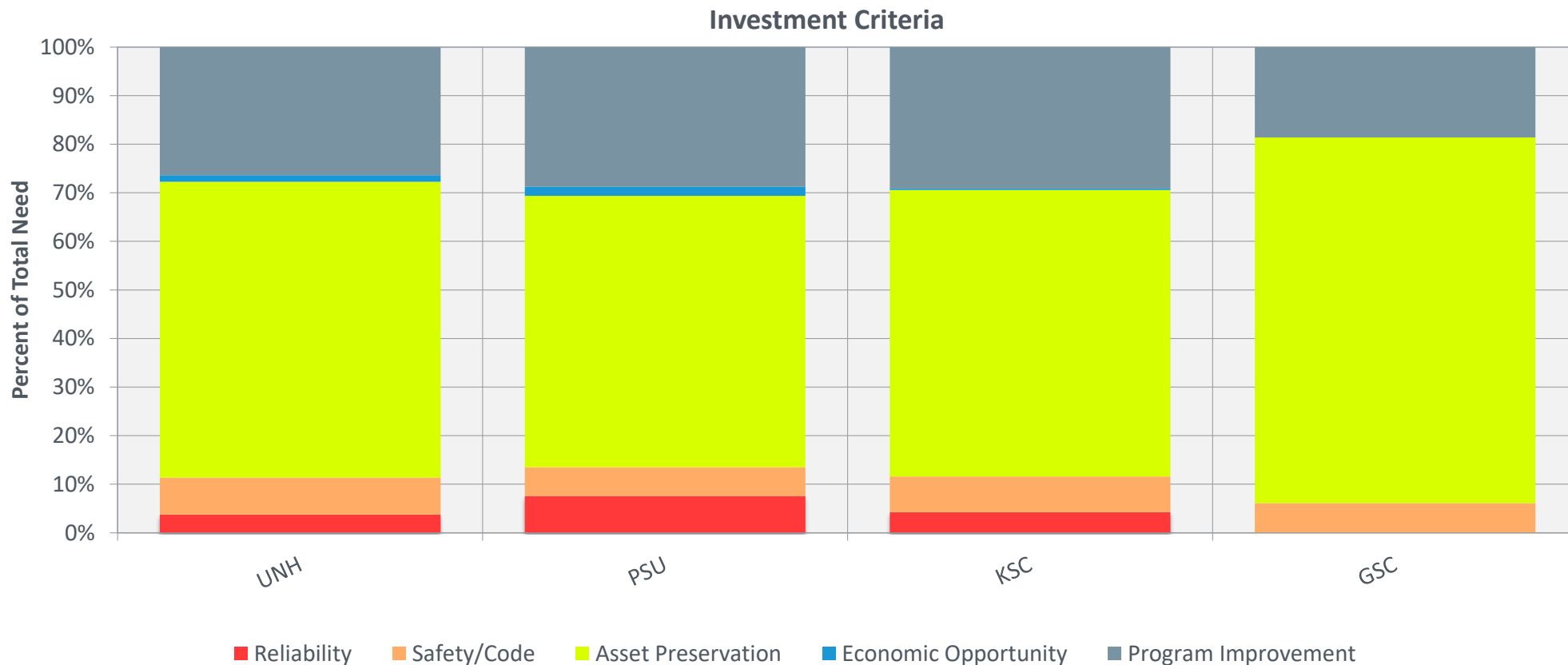
Recent BPS Experience



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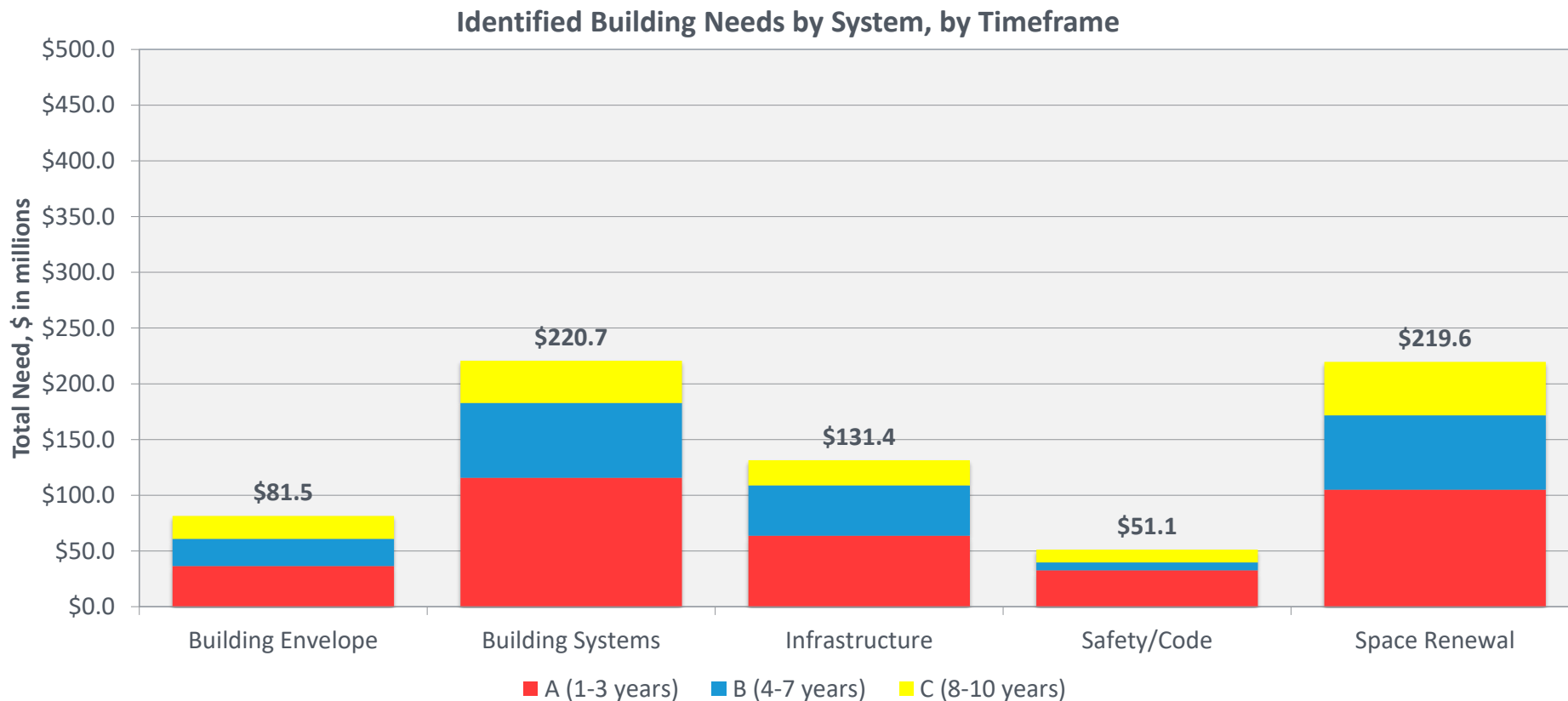
Identified Needs by Investment Criteria

All projects by Investment Criteria as a percentage of total need

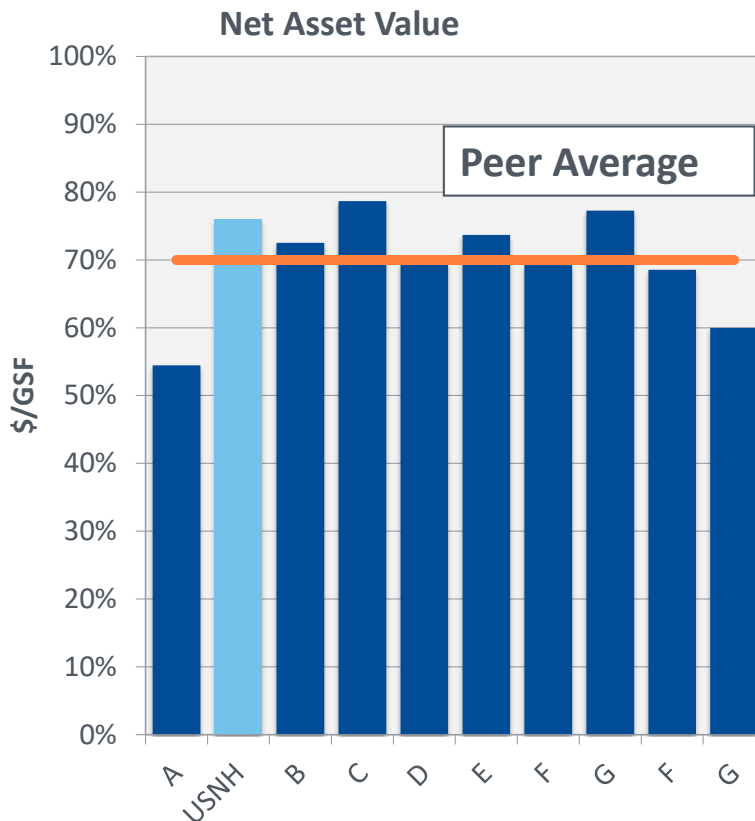
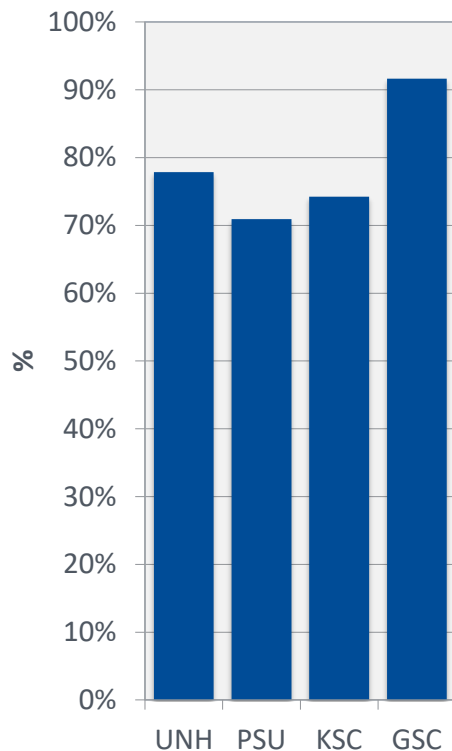


Identified Needs by System

Timeframes A, B, & C only



Benchmarking the Backlog – Net Asset Value

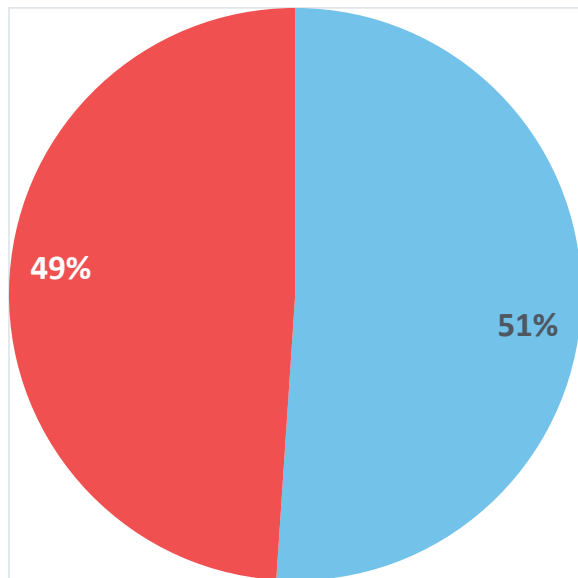


System Comparison Group
Connecticut State Colleges & Universities
Mississippi Institutions of Higher Learning
Oregon University System
PASSHE System
University of Alaska System
University of Maine System
University of Massachusetts System
University of Missouri System
West Virginia Higher Education Policy Commission

USNH Space Distribution vs. Needs

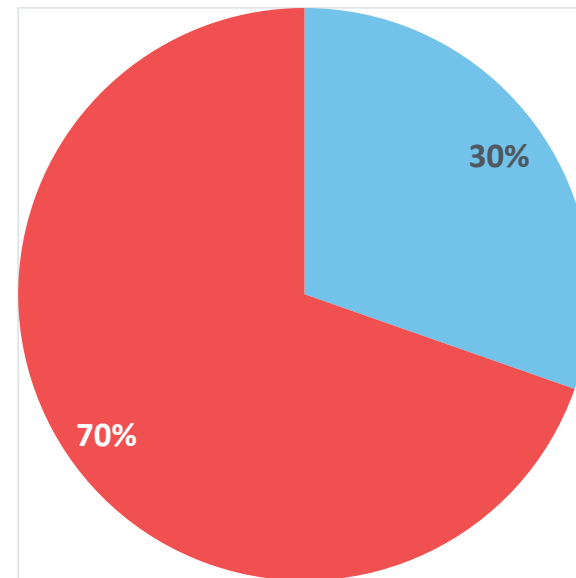
265 Buildings – 8.8 M GSF

USNH Space Distribution



■ Under 25 ■ 25 and Older

USNH Building Needs



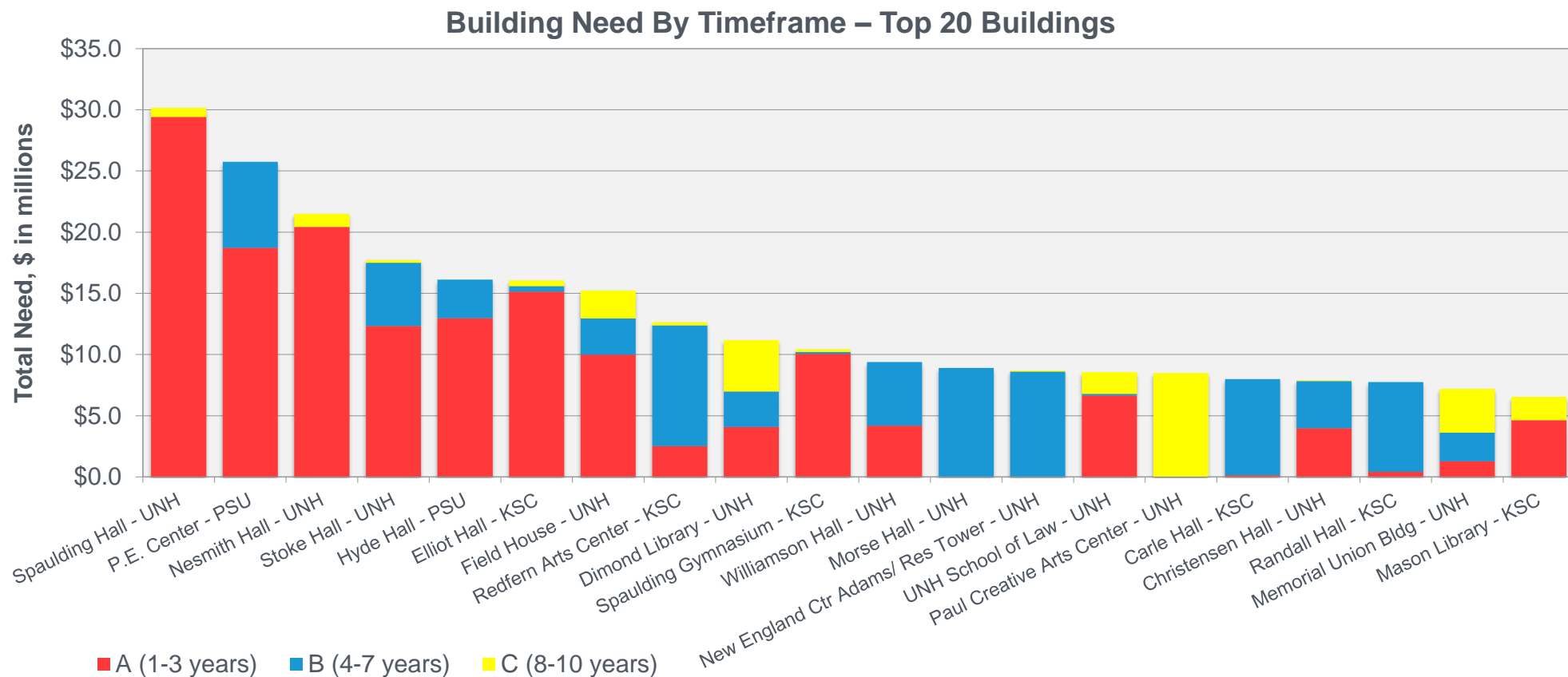
■ Under 25 ■ 25 and Older

Identified Needs by Building

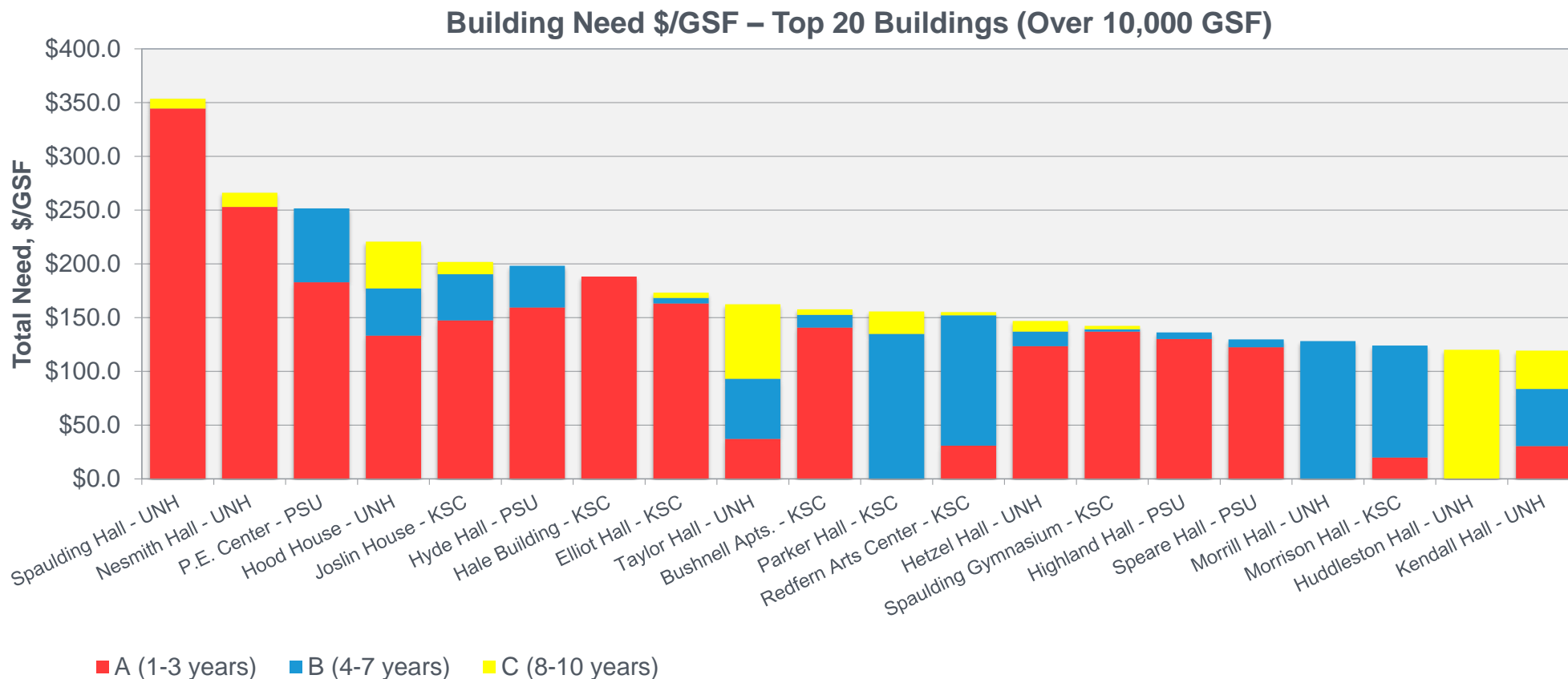


A Look at Building Needs Over 10 Years

All building needs within 10 years across campuses



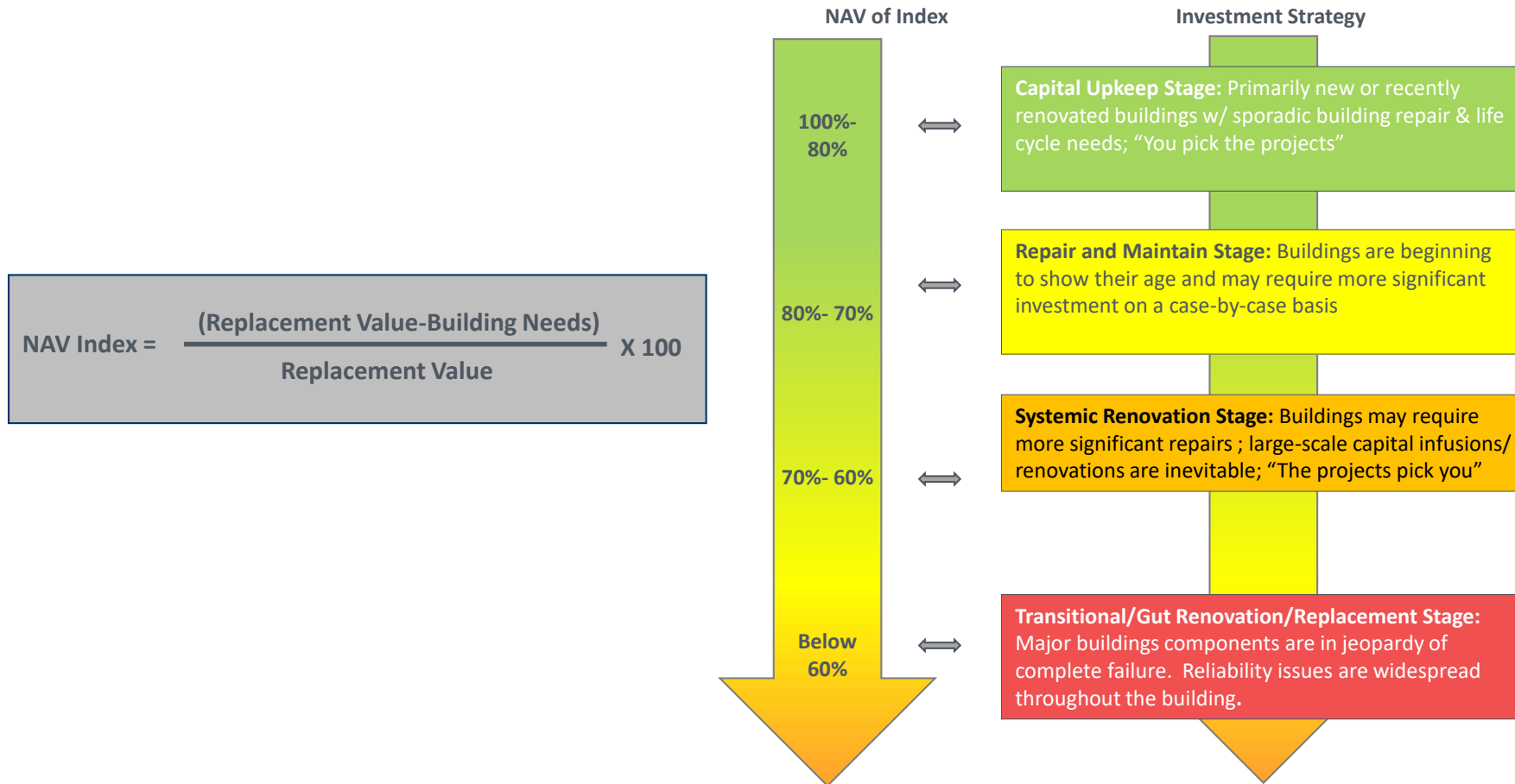
A Look at Building Needs Over 10 Years



Identified Needs by NAV



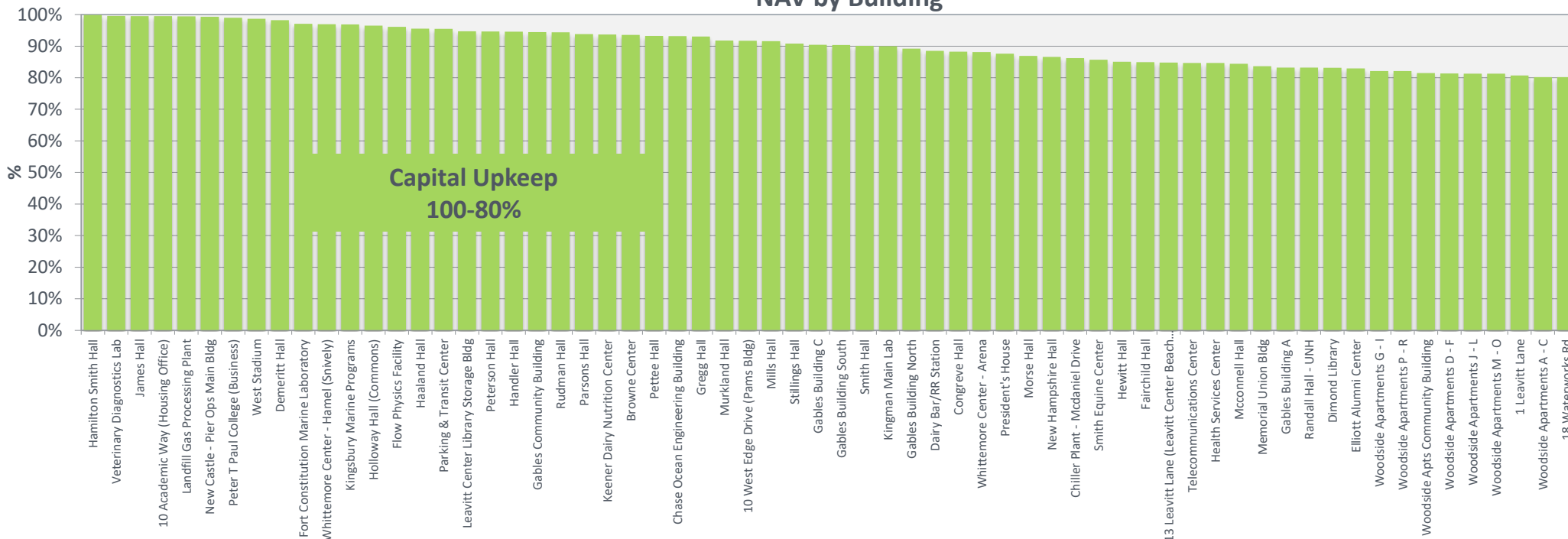
Understanding NAV



NAV by Building

Understanding the percent “good” throughout campus

NAV by Building



Capital Upkeep Stage: Primarily new or recently renovated buildings w/ sporadic building repair & life cycle needs; “You pick the projects”

Repair and Maintain Stage: Buildings are beginning to show their age & may require more significant investment on a case-by-case basis

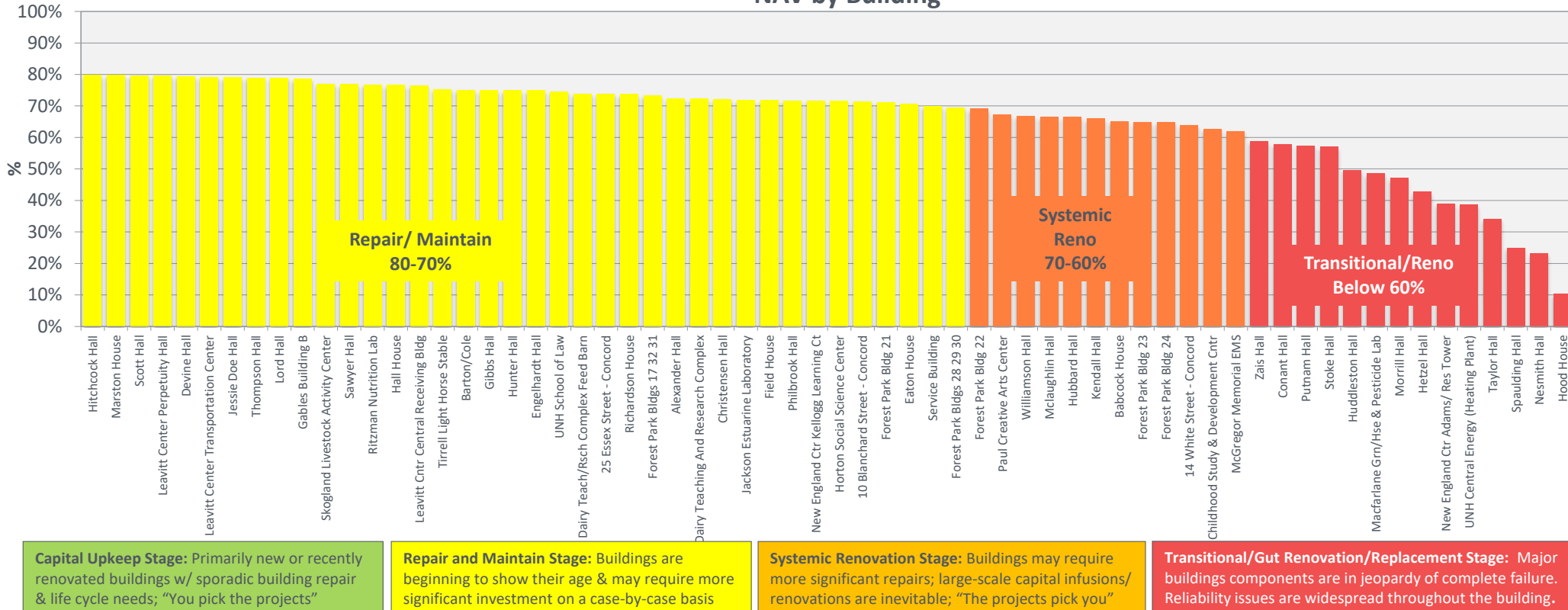
Systemic Renovation Stage: Buildings may require more significant repairs; large-scale capital infusions/renovations are inevitable; “The projects pick you”

Transitional/Gut Renovation/Replacement Stage: Major buildings components are in jeopardy of complete failure. Reliability issues are widespread throughout the building.

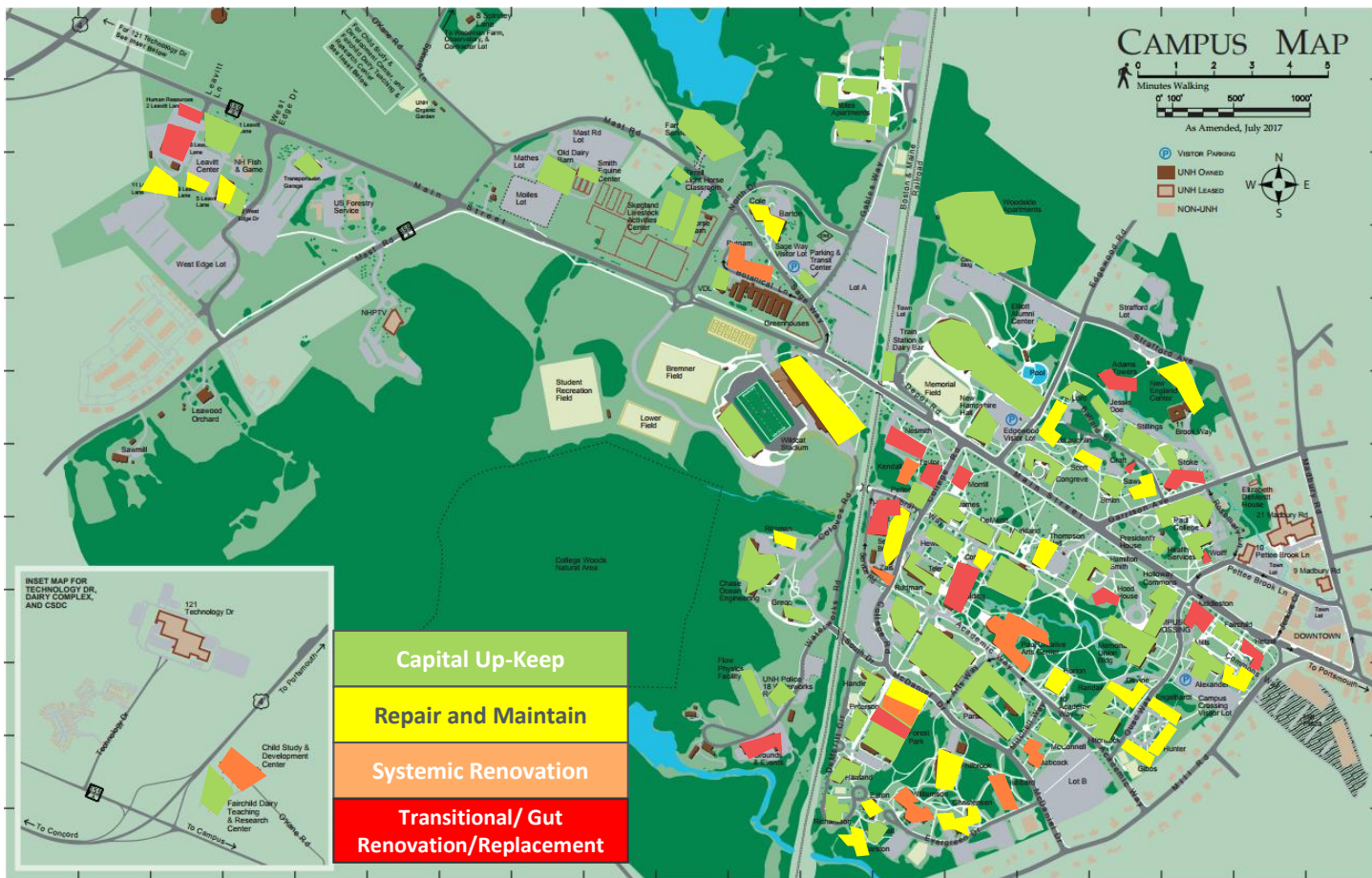
NAV by Building

Understanding the percent “good” throughout campus

NAV by Building



University of New Hampshire Campus Map

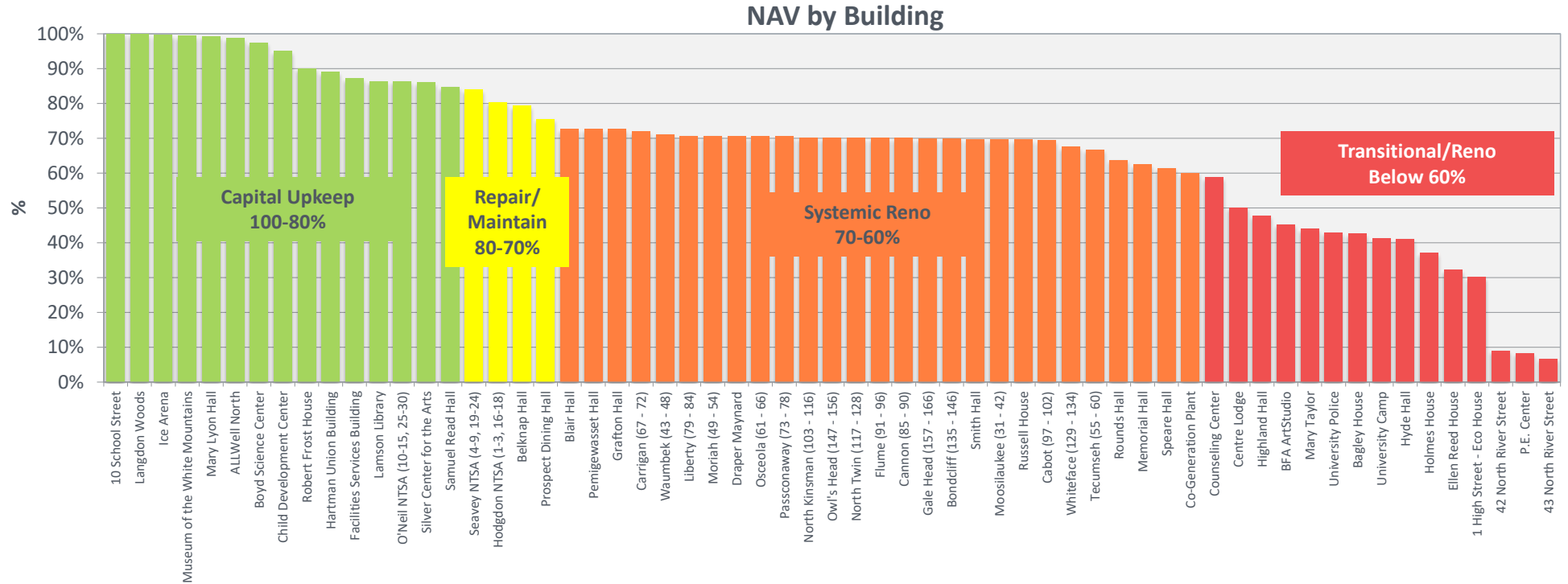


Buildings are colored by NAV score

Transitional/ Gut Renovation/Replacement		
Building	NAV	
Zais Hall	59%	
Conant Hall	58%	
Putnam Hall	57%	
Stoke Hall	57%	
Huddleston Hall	50%	
Macfarlane Grn/Hse & Pesticide Lab	49%	
Morrill Hall	47%	
Hetzel Hall	43%	
New England Ctr Adams/ Res Tower	39%	
UNH Central Energy (Heating Plant)	39%	
Taylor Hall	34%	
Spaulding Hall	25%	
Nesmith Hall	23%	
Hood House	10%	

NAV by Building

Understanding the percent “good” throughout campus



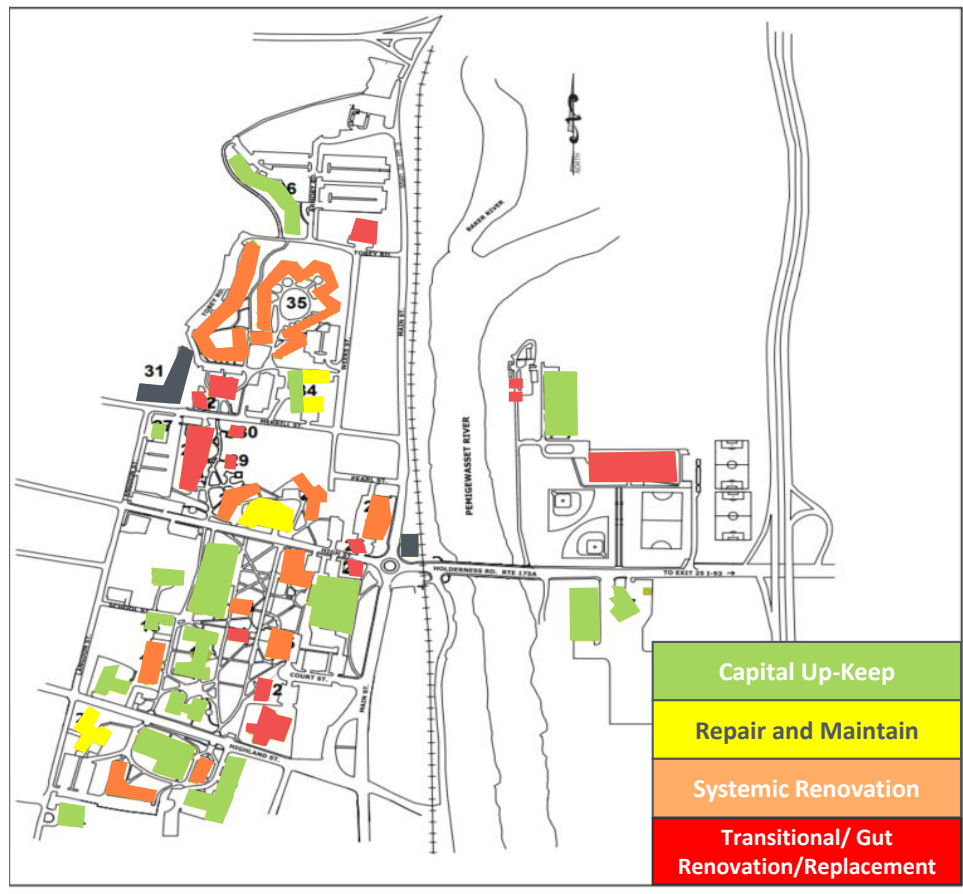
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Plymouth State University Campus Map

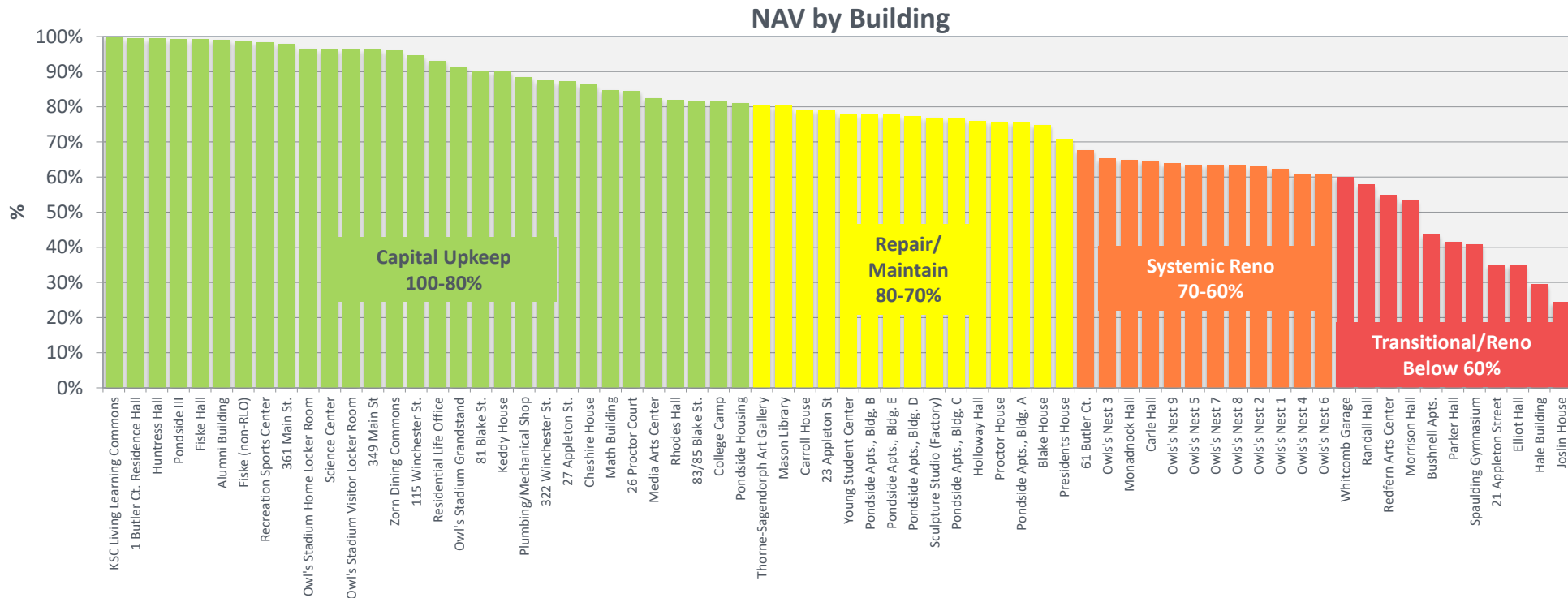


Buildings are colored by NAV score

Transitional/ Gut Renovation/Replacement	
Building	NAV
Counseling Center	59%
Centre Lodge	50%
Highland Hall	48%
BFA Art Studio	45%
Mary Taylor	44%
Bagley House	43%
University Police	43%
Hyde Hall	41%
University Camp	41%
Holmes House	37%
Ellen Reed House	32%
1 High Street – Eco House	30%
42 North River Street	9%
P.E. Center	8%
43 North River Street	7%

NAV by Building

Understanding the percent “good” throughout campus



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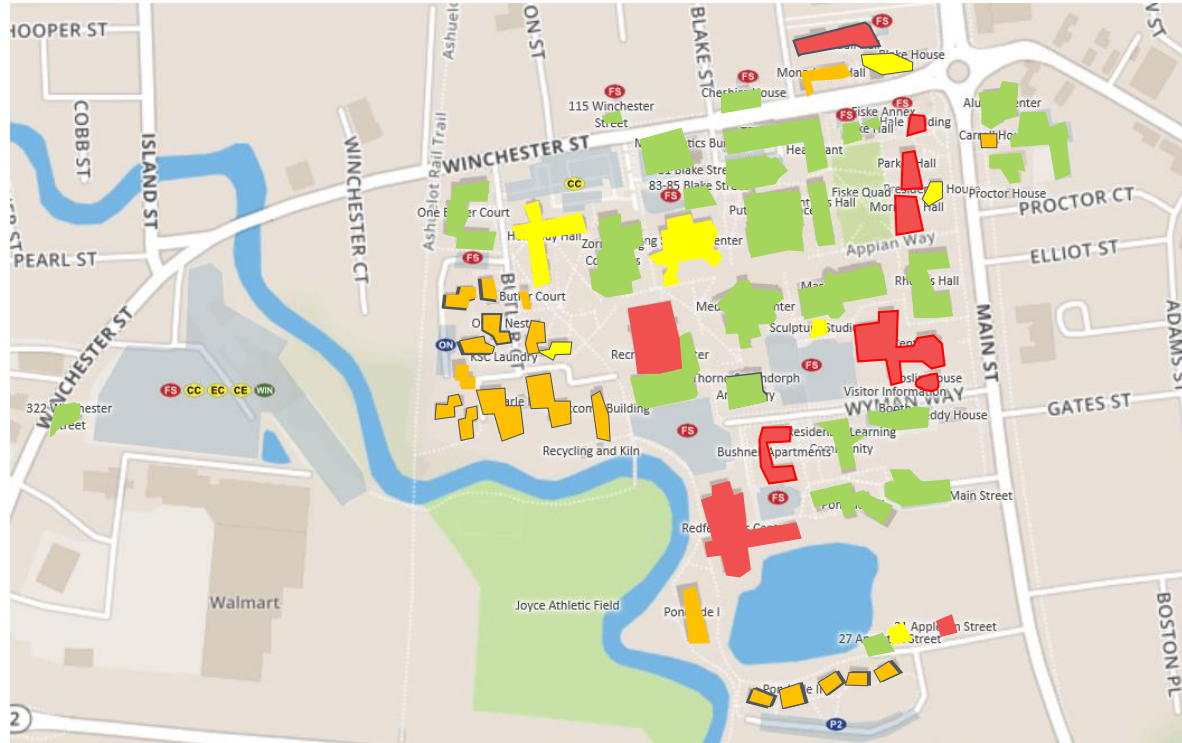
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Keene State College Campus Map

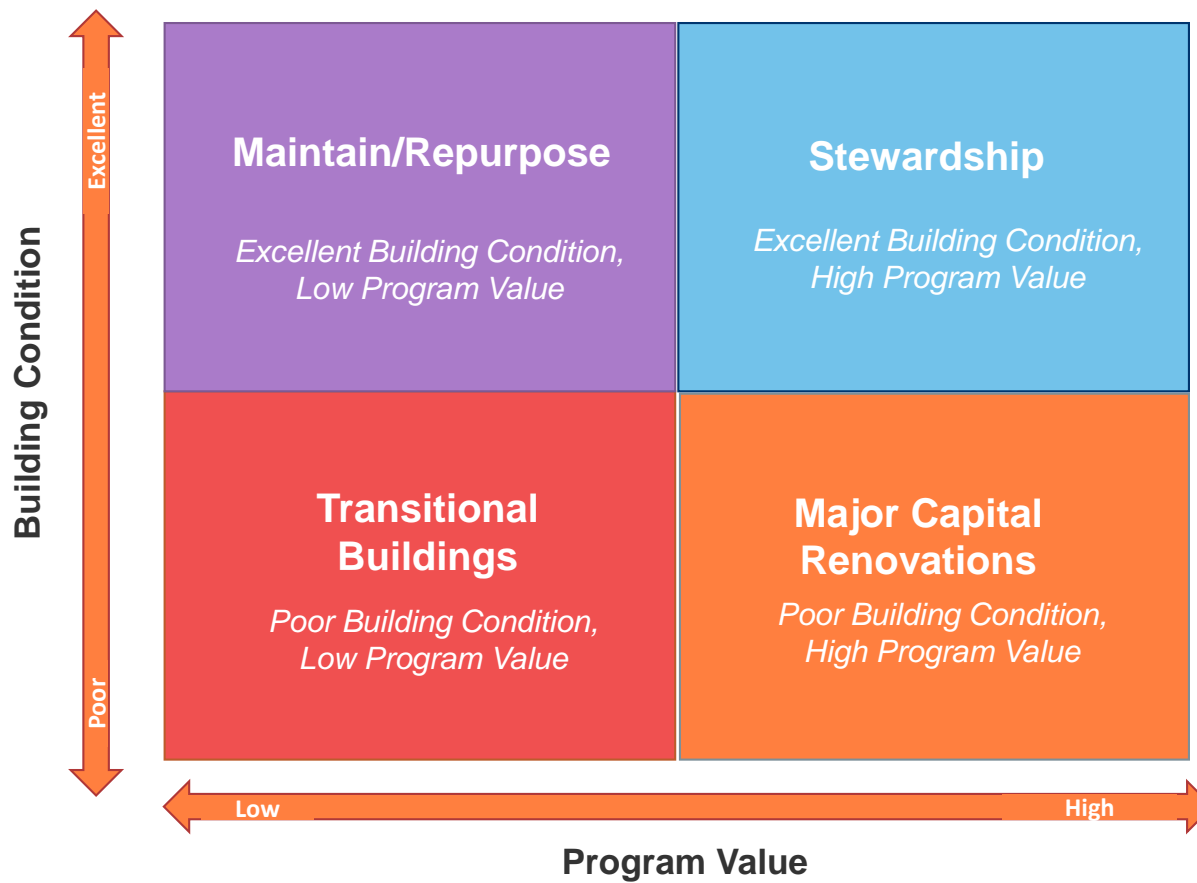
Buildings are colored by NAV score



Transitional/ Gut Renovation/Replacement

Building	NAV
Joslin House	26%
Hale Building	31%
21 Appleton Street	35%
Elliot Hall	36%
Spaulding Gym	41%
Parker Hall	43%
Bushnell Apts.	48%
Morrison Hall	55%
Redfern Arts	56%
Randall Hall	59%

Prioritize Buildings To Program Value



Next Steps

- Break down each of the campuses facilities into “portfolios of impact” – groupings of facilities to attain a specific program outcome; examples include decreasing deferred maintenance, investing into student spaces, etc.
- Develop facilities investment strategies that balance the key repair, renewal and modernization priorities across each of the campuses.
- Although a focus on specific buildings will be determined by the total investment need of these spaces, the majority of work could be driven by correction to systems and infrastructure.
- Sightlines working with 4Tell will upload the information collected from the assessment to the 4Tell system where facilities and the system office will be able to update the projects continuously utilizing the online platform.



Questions & Discussion