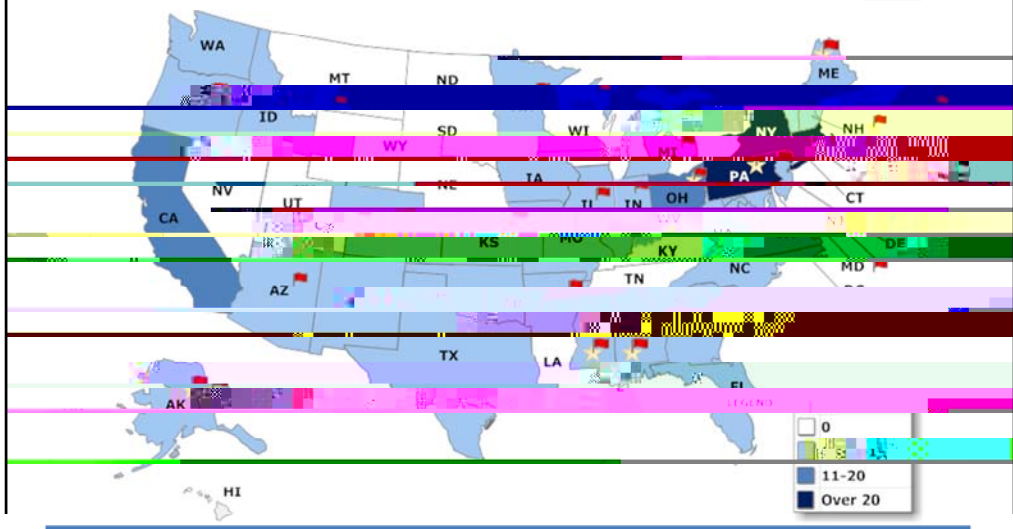


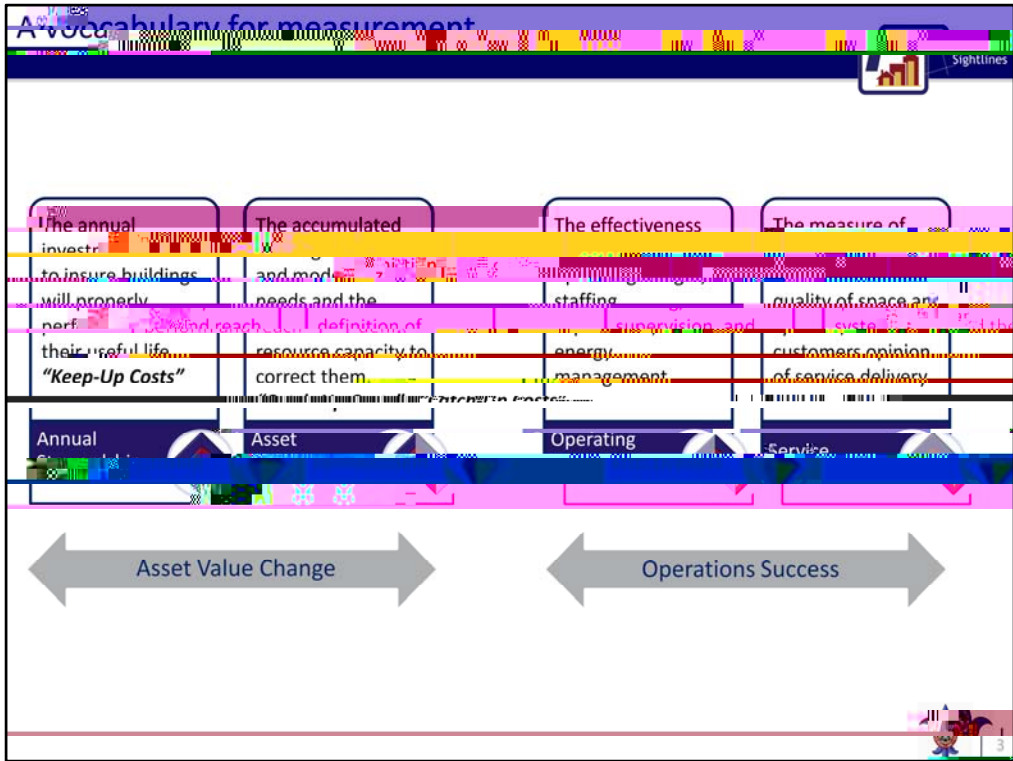


# Sightlines profile



Sightlines





Core Issues

Sightlines

### Shifting Age Profile

- Enrollment growth has outpaced space growth, increasing
- Substantial portions of SLU's campus are moving

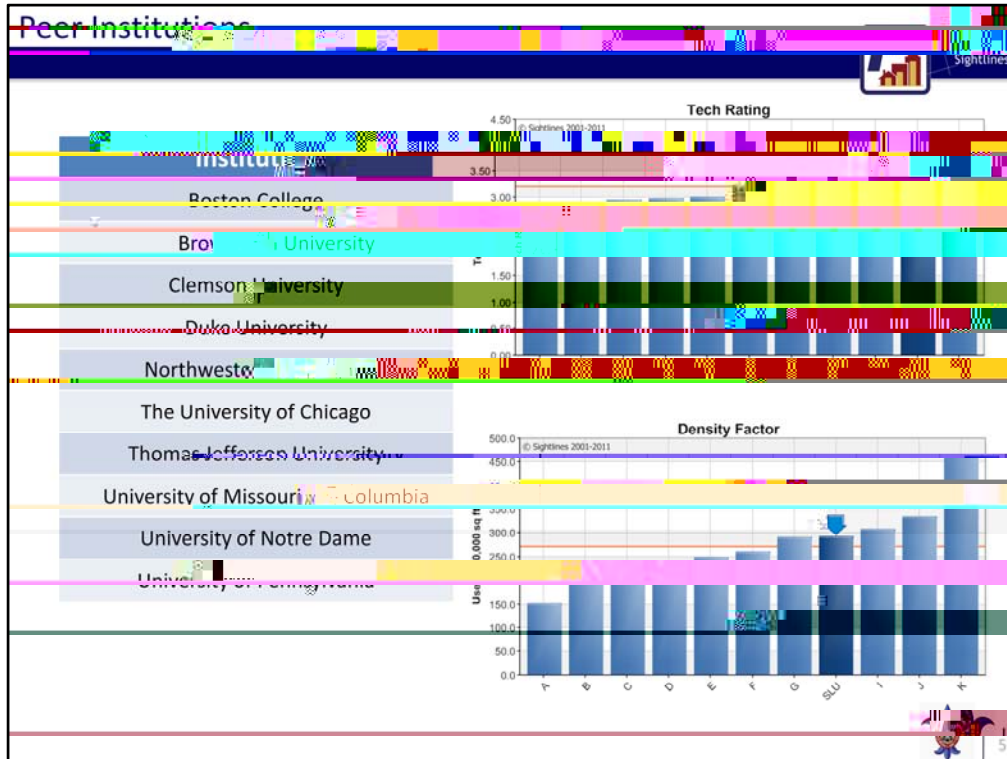
### Limited Historical

- Investment levels are significantly below peers and annual investment levels
- The backlog of needs on campus has been steadily increasing while peers have managed a decrease

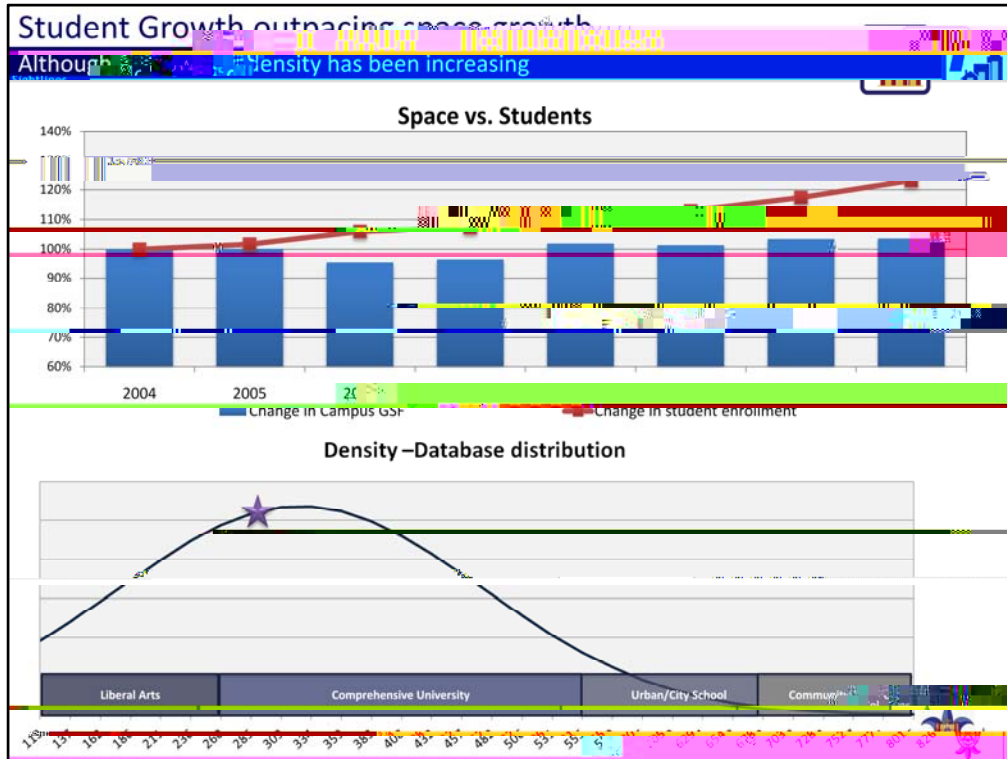
### Strong Capital

- SLU's
- Despite the lower
- Main
- There exist some early warning signals to the impact on effectiveness of the limited investment

4

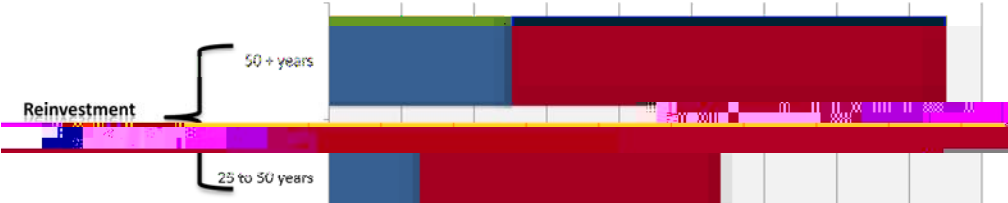


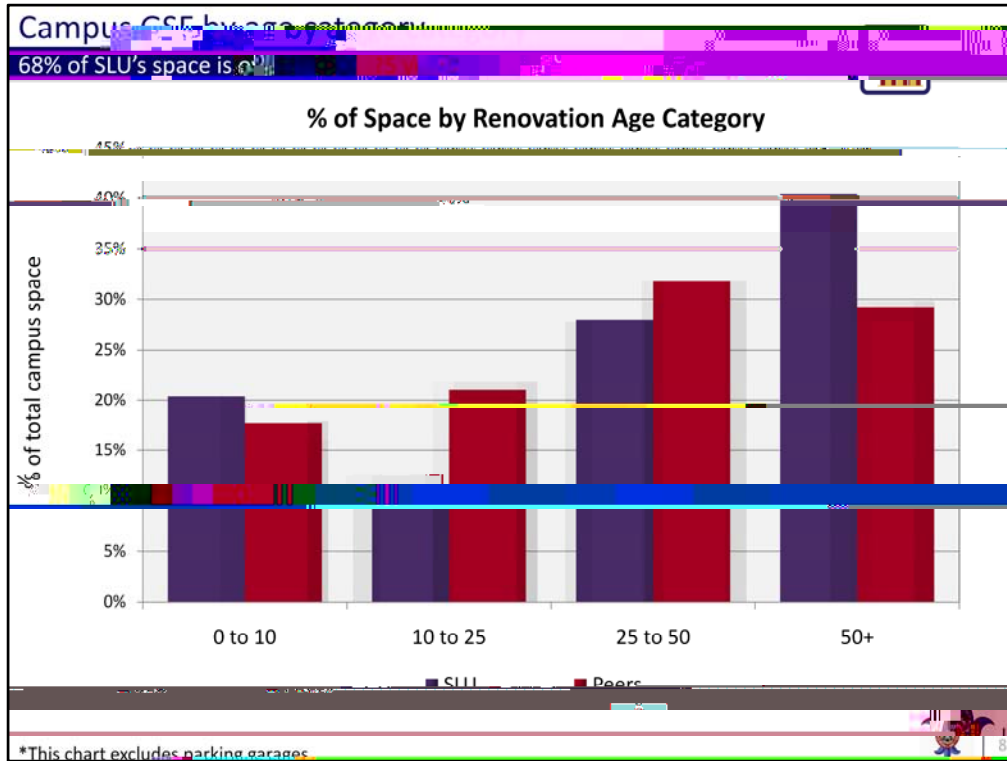
We use a number of factors to determine a peer group such as location, program, enrollment and various facility profile metrics. Among the facility profile metrics, we focus on Tech Rating and Density factor. Tech Rating determines the technical complexity of the systems within a building and Density Factor is Campus Users (in FTEs)/100,000 GSF.



Student Enrollment has outpaced the growth in space over the last 8 years. This means campus density has increased. The database distribution shows, that while density has increased, it is still relatively low compared to our database. It does however fall well within the range we see for comprehensive Universities.

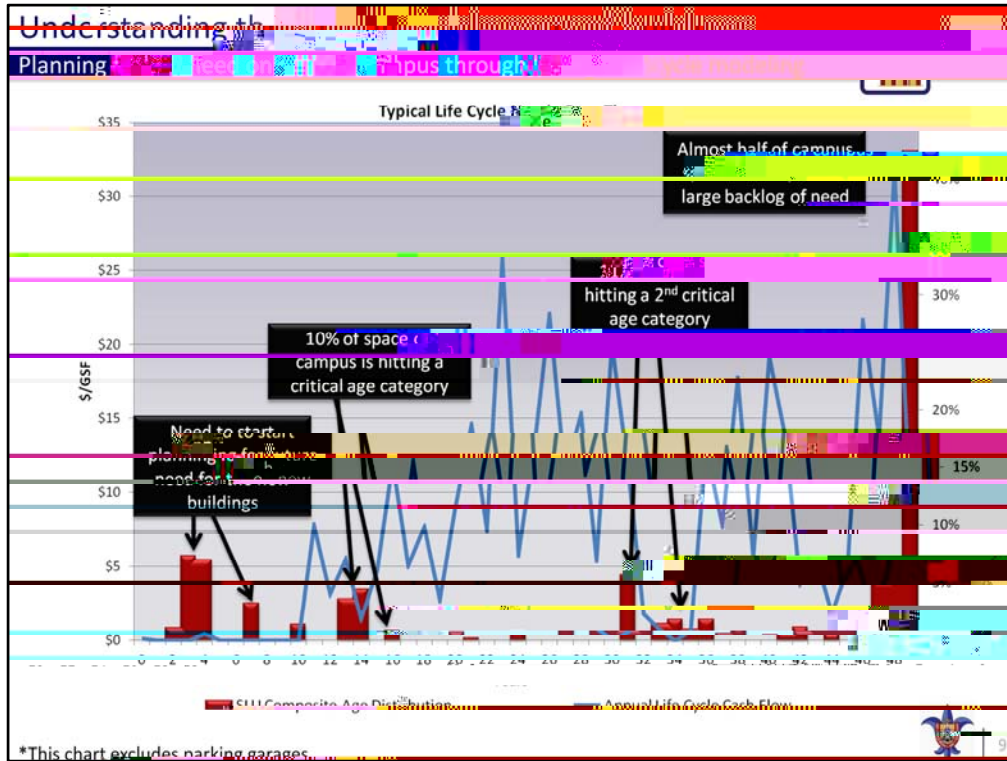
% of Space by Age category



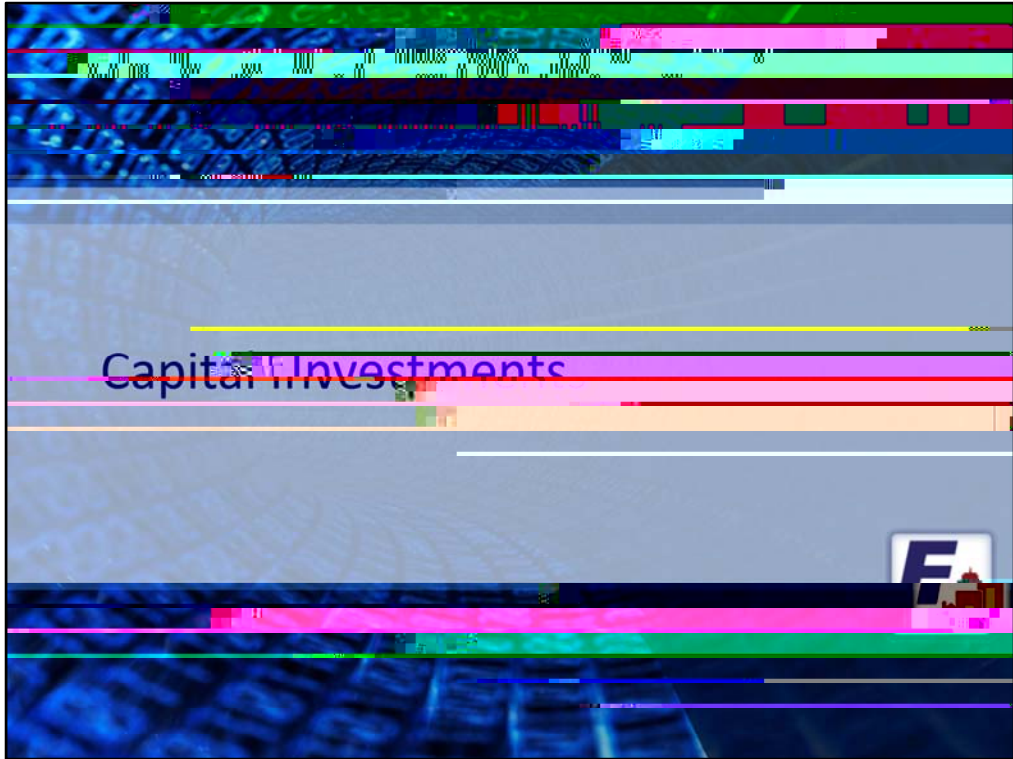


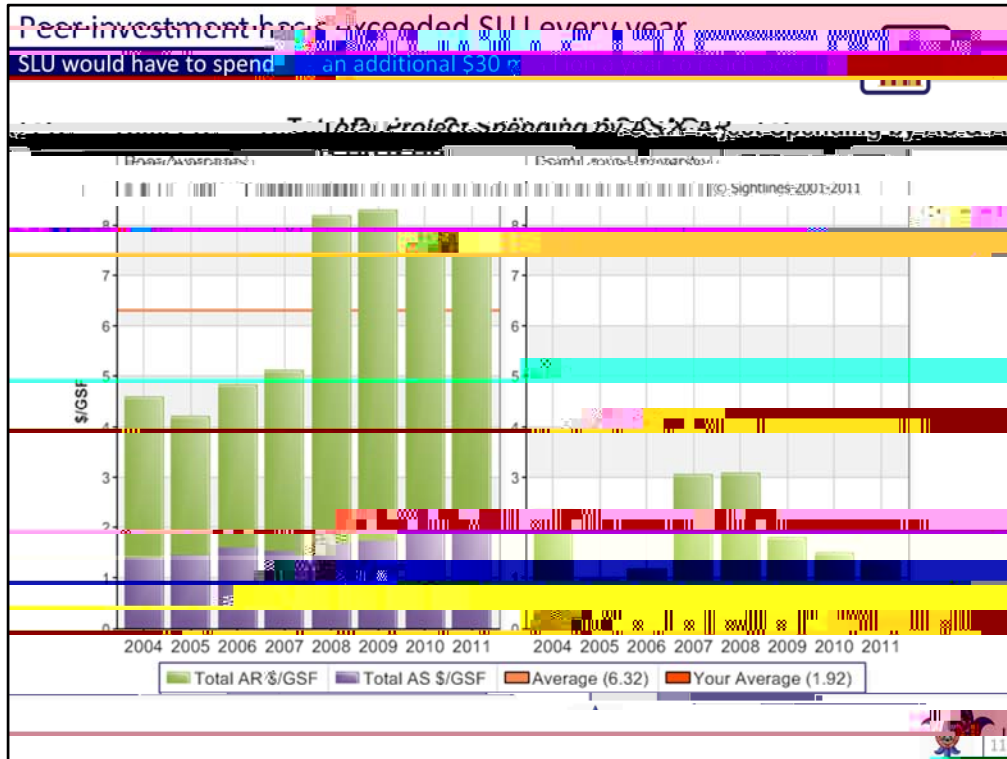
Compared to peer institutions, SLU has an older campus profile. Particularly in the Over 50 category. These are the facilities that require significant investments in the coming years and also increase strain on maintenance operations.



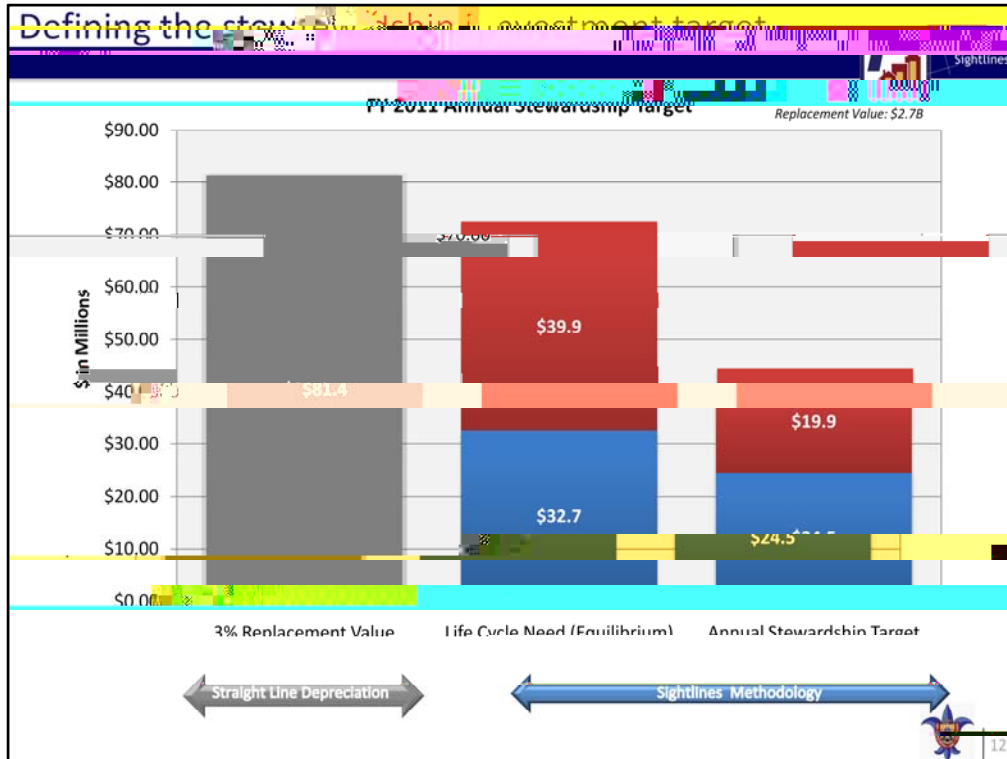


Understanding the life cycle needs of your buildings also help with understanding upcoming or deferred capital needs. Using a typical life cycle chart, one can see that SLU's campus can be broken roughly into four categories based on where they fall on the life cycle curve.

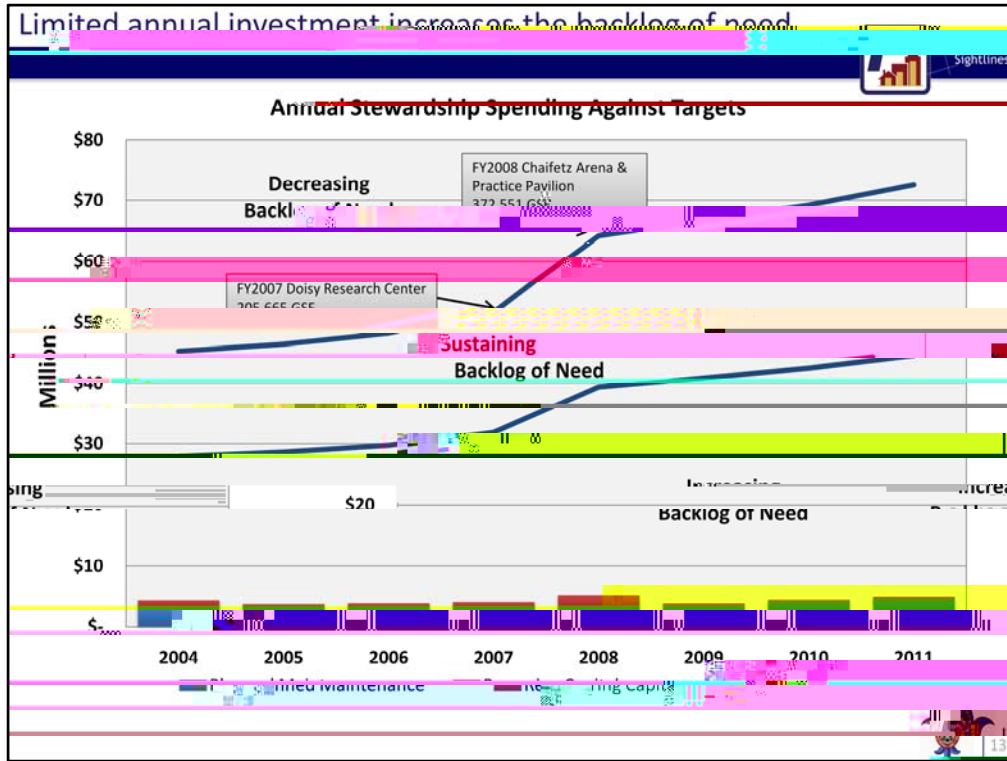




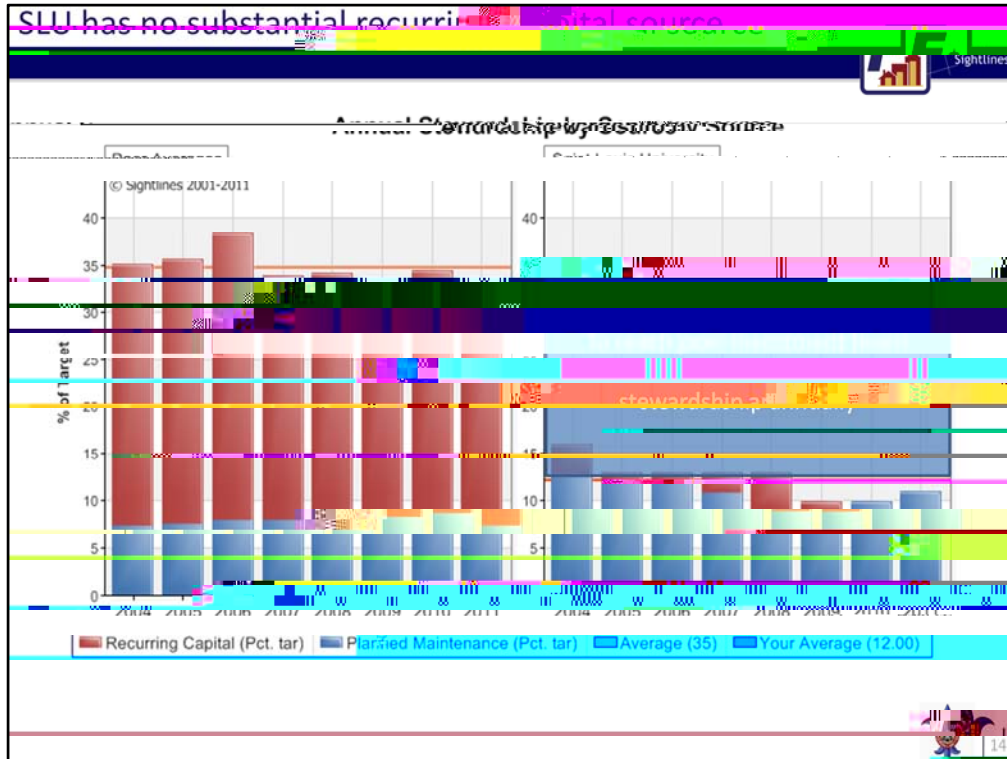
Capital Investment levels at SLU remain significantly below peer institutions. Both sources of funding are below peers Annual Stewardship – Purple & Asset Reinvestment – Green). While peers have been able to address deferred maintenance and perform major renovations through significant investments, SLU has not.



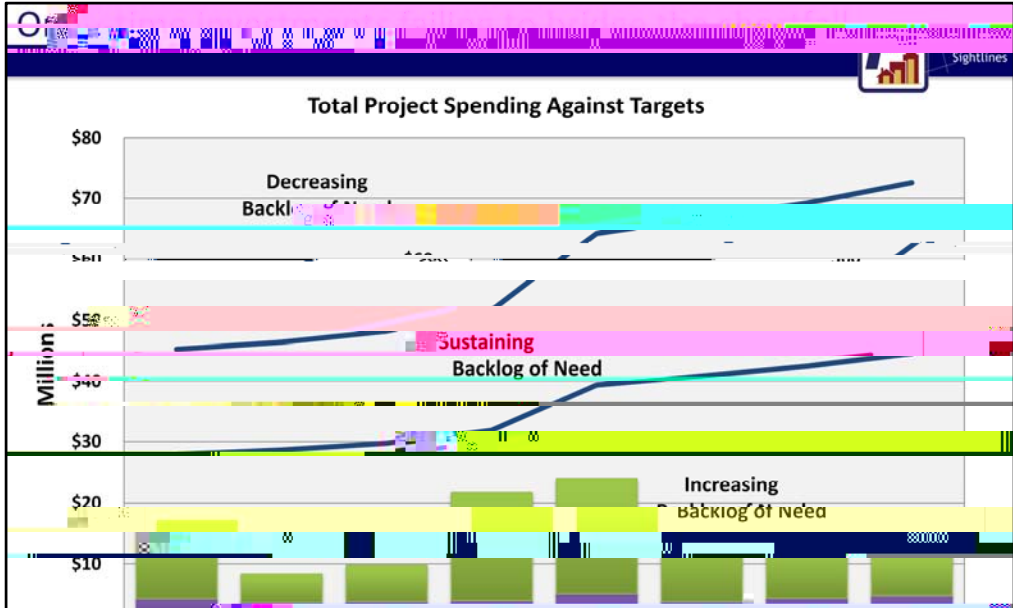
How much does an institution need to invest on an annual basis?  
**3% Of replacement value** – Reference point. Based on Straight line depreciation of assets.  
**Life Cycle Need** – annual–annual \$39.9M in Straight

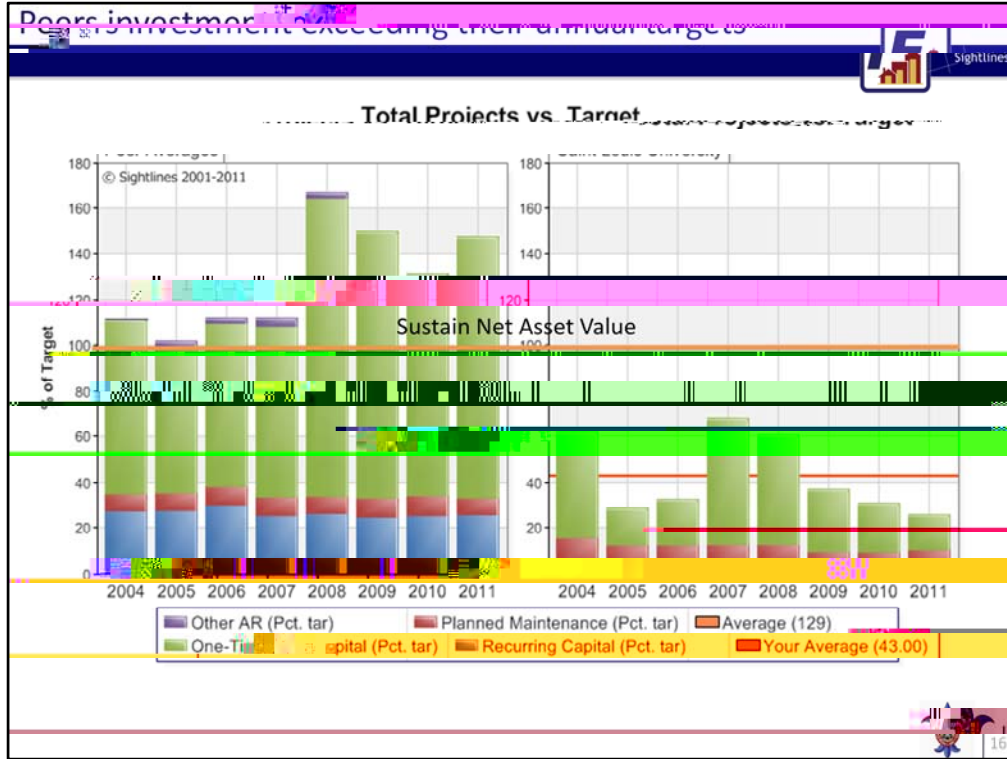


The lines represent the two Sightlines generated targets. They grow over time lines grow separate to line 1 T



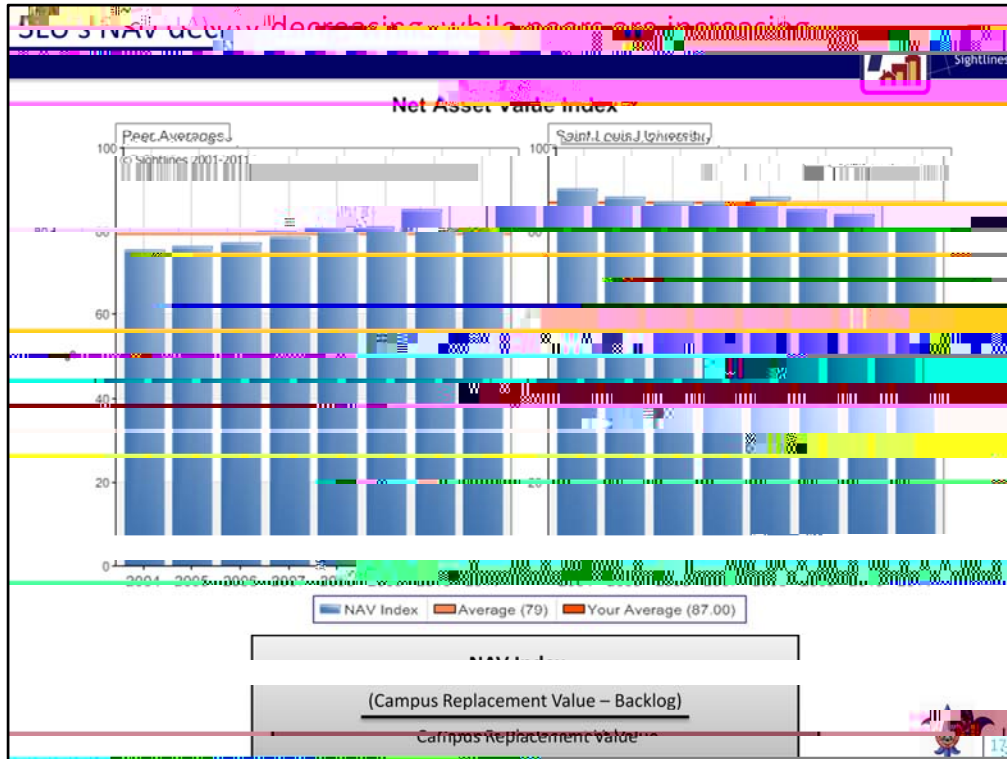
This shows the percent of the Annual Stewardship funded by peers and SLU over time. Overall funding levels are significantly below peers by approximately \$10 million annually. The main difference is the availability of recurring capital dollars. Peers are significantly funded with recurring capital (i.e. maintenance Reserve, R&R funds, Maintenance & Repair funds, etc.), while SLU's primary source is from the operating budget planned maintenance.



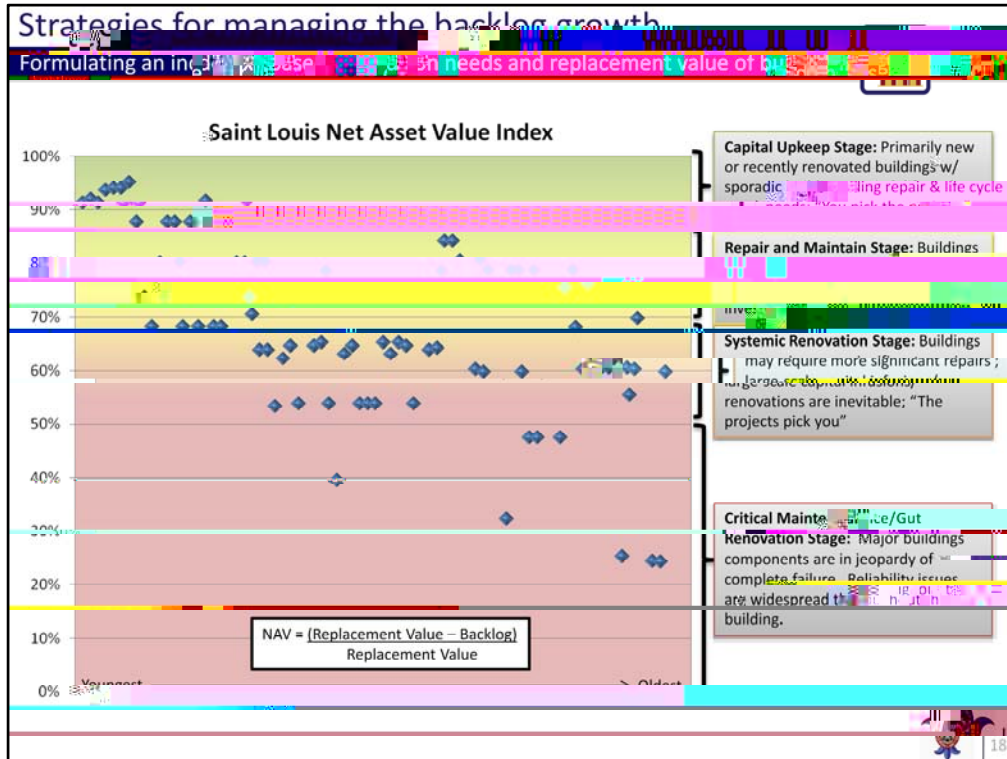


Peers on the other hand have reached and exceeded their target investment level. This means that peer institutions have been reducing their backlog of need.





Net Asset Value measures the “percent good” of a building. A rising NAV means that you are reducing backlog, while a falling NAV represents a growing backlog. Peers have been growing their NAV (reducing backlog) and SLU has been decreasing their NAV (Increasing backlog). Despite the trends, NAV is similar to peers in FY11.

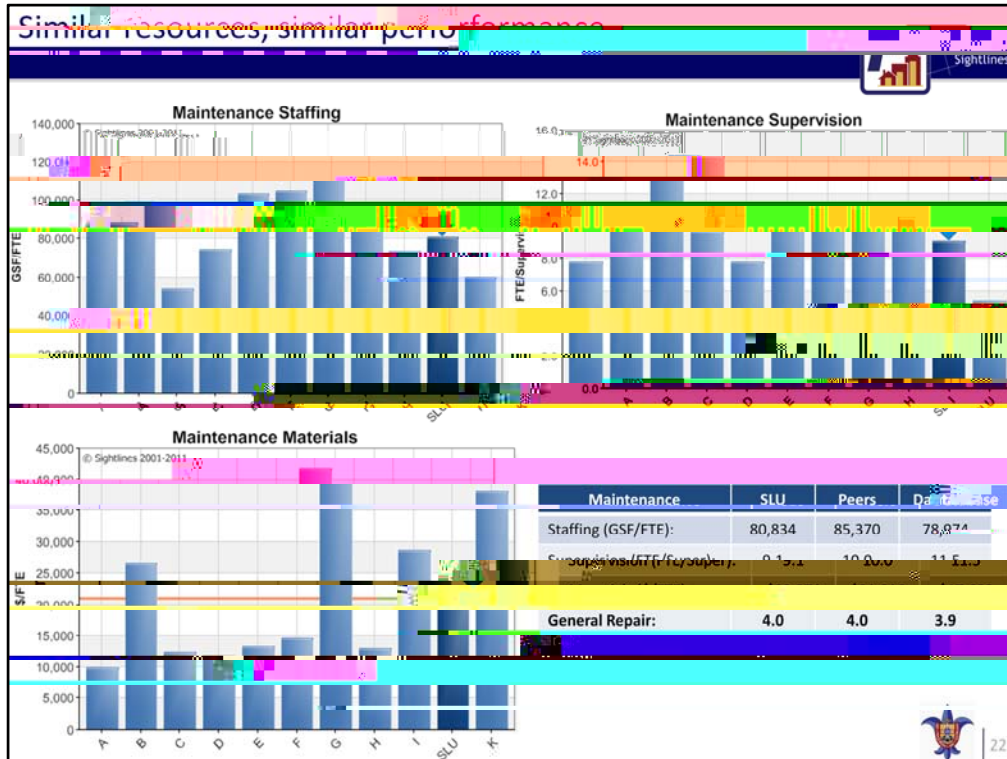


This is a sample slide. It shows that you can take different approaches to different buildings based on age and conditions. Focus on keep up the young buildings that are in good condition(High NAV), while you want to Renovate or transition old buildings in poor condition(low NAV).



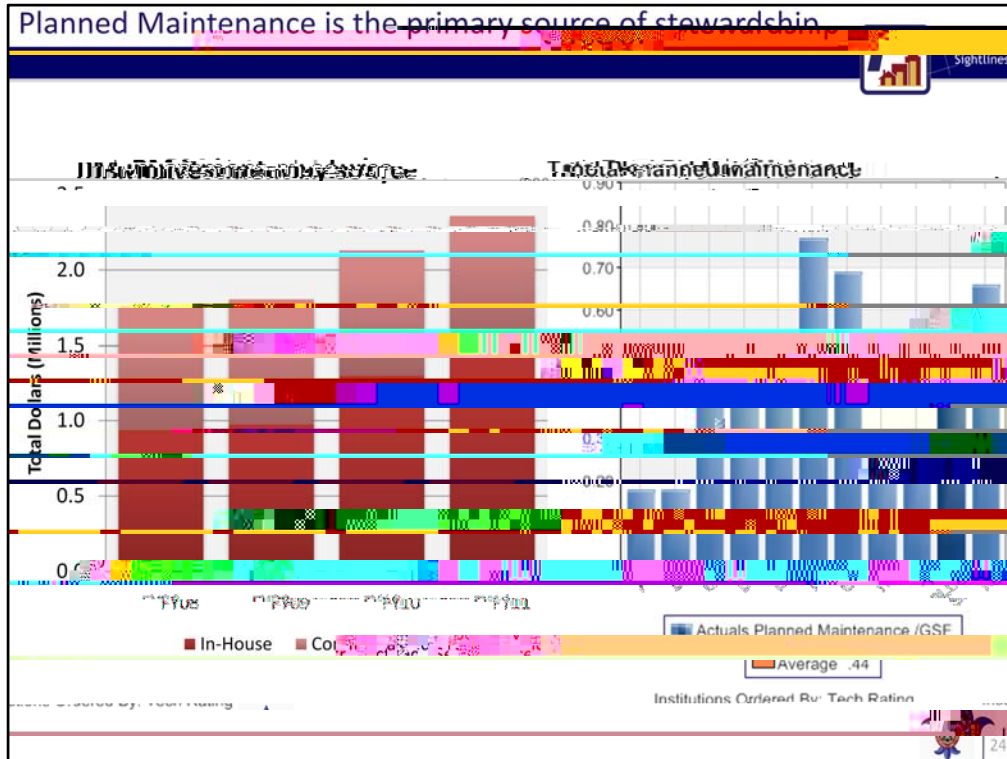






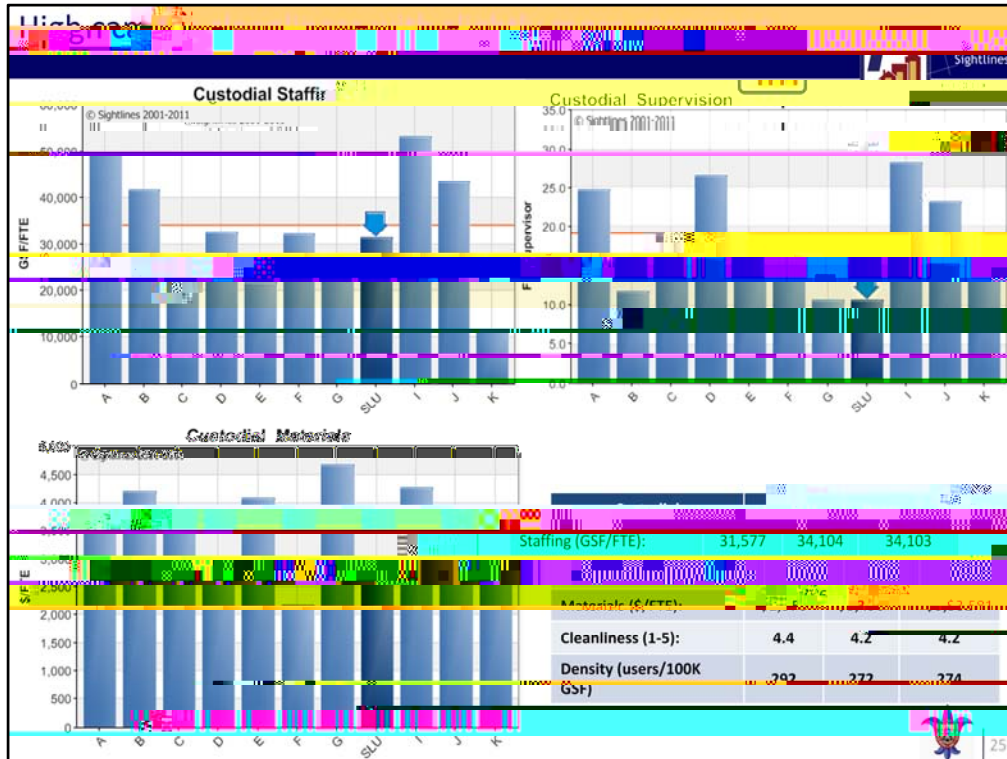
Important factor to consider on this chart is both the high tech rating and the limited capital investment. Both these factors are increasing the strain on maintenance staff. Given those factors, similar performance with similar resources is a good news story.



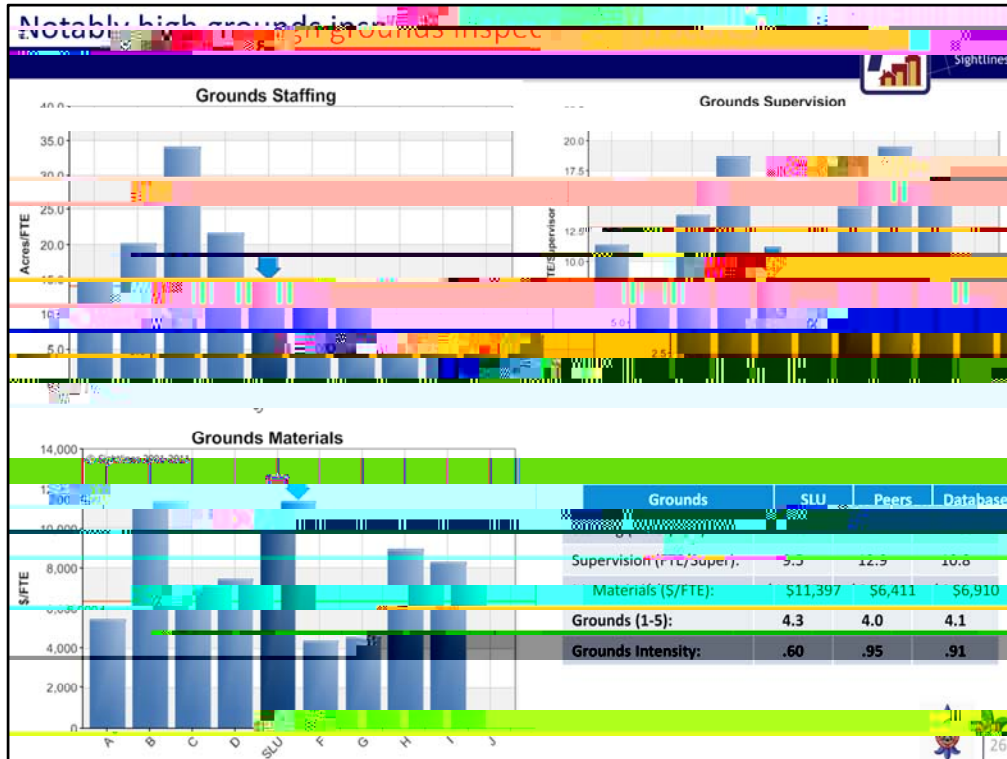


PM has been increasing, but it is still below peer levels. Since this is the only source of annual stewardship, it is crucial to maintain and grow this investment if possible.



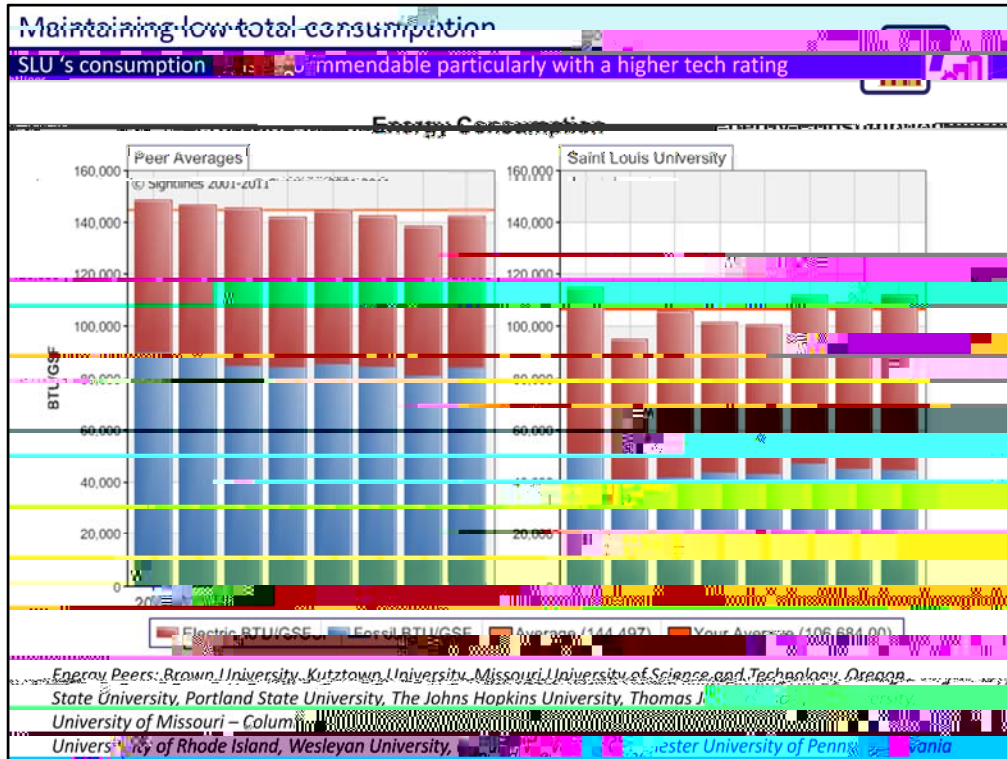


Despite having slightly more resources, the cleanliness inspection score is higher than peers. This is a value proposition, is slightly more investment into staff and supervision worth a higher cleanliness score?



SLU's grounds department is performing at a high level with similar staffing and supervision as peers, and more investment into materials.

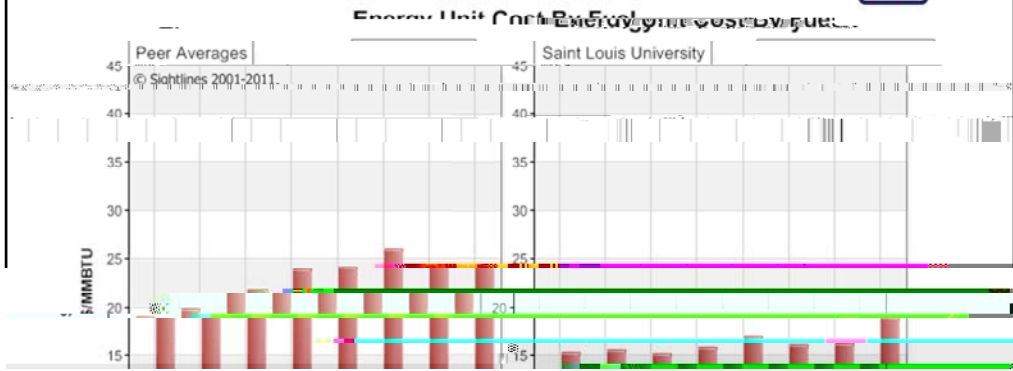


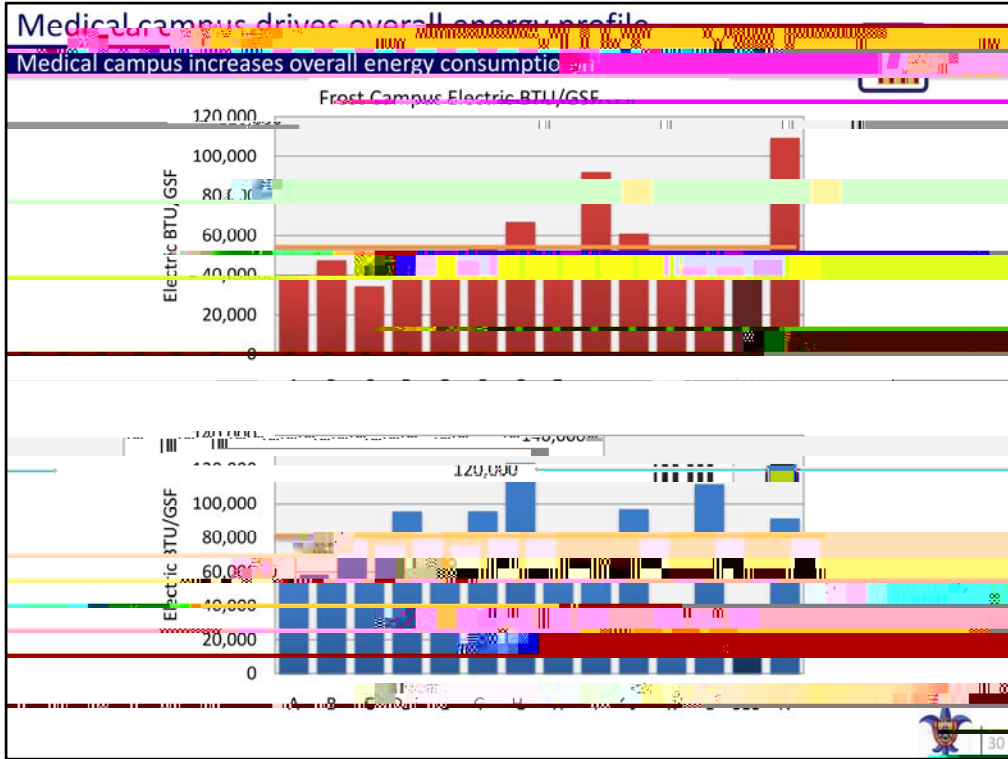


Tech Rating is one of the biggest factors in energy consumption. To have a high tech rating like SLU and still manage to keep consumption low is commendable.

# Electrical Cost below peers

Costs are below peers, but electricity use increased in 2011





When looking at consumption just for the Frost campus, it is significantly below peers.

Medical campus drives overall energy profile

Medical campus increases overall energy consumption

Medical Campus

# Possible improvements to the service

Service Process EM11



Why it's important

Know what you need and track what you need to know



- Efficiencies & Effectiveness**

  - Discover capital selection
  - Integrate capital selection
  - Provide leadership with hard data
  - Fix instead of band aid
- Standards & Processes**

  - Standard submittal process
  - Automated PMMA
  - Customer Service process
- Facilities Fast Facts**

  - How often it breaks
  - Who fixed it

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### Facilities MB&A



#### Evolving Campus:

- Different segments of SUU campus have different needs. Each of these segments require a unique approach to capital and operations.

#### Capital Investments:

- A successful capital approach will utilize stewardship investment in younger space, while focusing Asset Reinvestment in Older spaces.
- Understanding the backlog of need on campus will help to improve the overall quality of space.

#### Operating Effectiveness:

- Operations have been at a high level, but there exist conditions that question the sustainability of this performance.
- Any energy savings from the medical campus and can be used to supplement operational and capital shortfalls.

