

# Using the FPI 2007-08 Survey Results to Paint a Picture of our Profession

By Maggie Kinnaman

**A**PPA's Facilities Performance Indicators (FPI) Report for 2007-08 has been available since last February. By the time you read this article you will be participating in the 2008-09 FPI survey. Summarizing the 2007-08 report will help to create a high-level baseline of information about our profession's performance.

First let's look at the demographics related to 2007-08 survey participants. The graph below shows participants by Carnegie Classification.

Now let's look at the 225 participants collectively and see how we're able to tell a story about our profession using

the entire cohort averages. I'd like to do this using the framework of the essential question set as shown below. Note that these questions relate to all stages of the total cost of ownership of our campuses and also adds the essential customer and employee perspective.

## WHAT FACILITIES MAKE UP OUR INSTITUTION?

Looking at this question from a very high level, the average gross square footage (GSF) maintained on our campuses is 3,566,144. Additionally the average Current Replacement Value (CRV) for these campuses is \$1,082,350,731, or \$303.51 per GSF.

## IS MY INSTITUTION ADEQUATELY FUNDING THE FACILITIES MANAGEMENT ANNUAL BUDGET?

The survey looks at three ratios as an answer to this question. Facilities Operating Expenditures divided by GSF, Gross Institutional Expenditure (GIE), and CRV. For the purposes of this article we will look at Facilities Operating divided by GIE, which is 6.6 percent. This is saying that on average our participants are expending 6.6 percent of the GIE.

## ARE THE OPERATING FUNDS THAT MY FACILITIES DEPARTMENT RECEIVES BEING SPENT IN A MANNER THAT SUPPORTS DESIRED OUTCOMES?

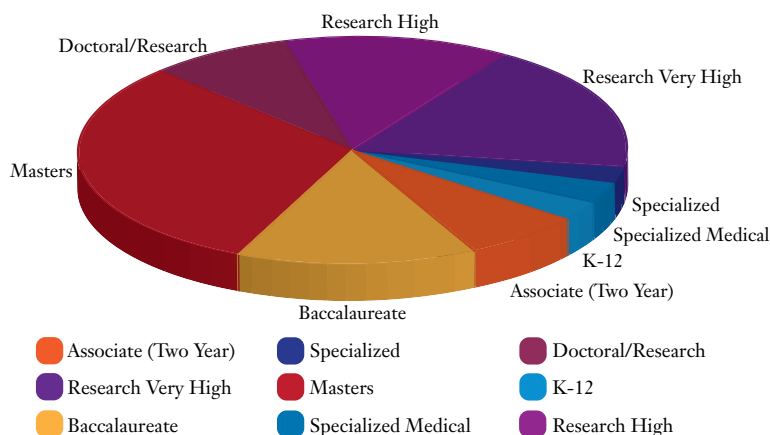
For the purpose of this report we will look at custodial, grounds, maintenance, and utilities.

- Custodial cost per GSF is \$1.41 and each custodian is cleaning 33,040 GSF.
- Grounds cost per acre is \$5,642 and each groundskeeper is assigned 15.5 acres.
- Maintenance cost per GSF is \$1.55 and each maintenance person is assigned 66,751 GSF.
- The average energy cost per GSF is \$2.61 but special medical institutions are closer to \$5.29 per GSF.
- The average BTU/GSF is 155,939 but special medical institutions are closer to 316,284.

## IS MY INSTITUTION MAKING THE RIGHT INVESTMENTS IN OUR EXISTING BUILDINGS, INFRASTRUCTURE, AND ACADEMIC PROGRAMS?

The average useful life of our buildings for our 225 participants is 54 years. This is how long our buildings support

**Distribution Of Respondents By Carnegie Class — Fiscal Year 2007-08 APPA FPI Report**



carnegie class	count
Associate (Two Year)	16
Baccalaureate	32
Masters	69
Doctoral/Research	19
Research High	30
Research Very High	41
Specialized	5
Specialized Medical	7
K-12	6

the academic programs. This would require a minimum investment of 2.1 percent of CRV each year in order to properly invest in our facilities. Our institutions invested 2.085 percent of CRV for a gap of .015 percent.

Our participants' Facility Condition Index (FCI) is 9.4 percent and the Needs Index is 20.4 percent. Remember that the difference between FCI and Needs is the inclusion of renovation, modernization, and plant adaptation in the Needs Index. As a profession, our 2007-08 FPI survey results are telling us that 20.4 percent of our campus space does not optimally support the academic program.


#### ARE CUSTOMERS SATISFIED WITH SPACE AND SERVICES?

This question is obtained from customer service surveys and on a scale of 1 to 5, with 5 being the highest and 1 the lowest, our institutions rated 3.6.

#### IS MY FACILITIES DEPARTMENT DEVELOPING STAFF THAT CAN SUSTAIN EXCELLENCE?

This question relates to employee satisfaction and is based on employee satisfaction surveys. Again the scale is 1 to 5 with 5 being the highest. Our participants averaged 3.3.

Remember that this summary looks at a very high level, basically the average performance for all 225 participants. When the data is sliced by Carnegie Classification or APPA Region the numbers look vastly different.

I encourage you to participate in the 2008-09 survey, which closes in early December. To be competent and credible you must know the answers to the essential questions. 

Past APPA President Maggie Kinnaman recently retired from the University of Maryland, Baltimore. She can be reached at [maggiekinnaman@comcast.net](mailto:maggiekinnaman@comcast.net).

Over 450 learning institutions are now realizing the benefits of APPA's FPI performance measurement services. FPI empowers the educational facilities professional with the vital data, statistical references, and reporting tools needed to measure operations and performance, identify capital asset realities, and lead a successful facilities strategy that supports the institution's Mission and Vision.

APPA's newly enhanced FPI survey instrument opened August 31st. The FPI survey and report will be free again this year to all participating members of APPA. You must participate in the survey in order to receive your free copy of the FPI report. APPA is encouraging participants to contact their peers and form cohorts in order to provide participants with more meaningful, robust comparison data. For more information, please contact APPA staff member Christina Hills at [christina@appa.org](mailto:christina@appa.org) or visit <http://www.appa.org/research/FPI/index.cfm>.



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