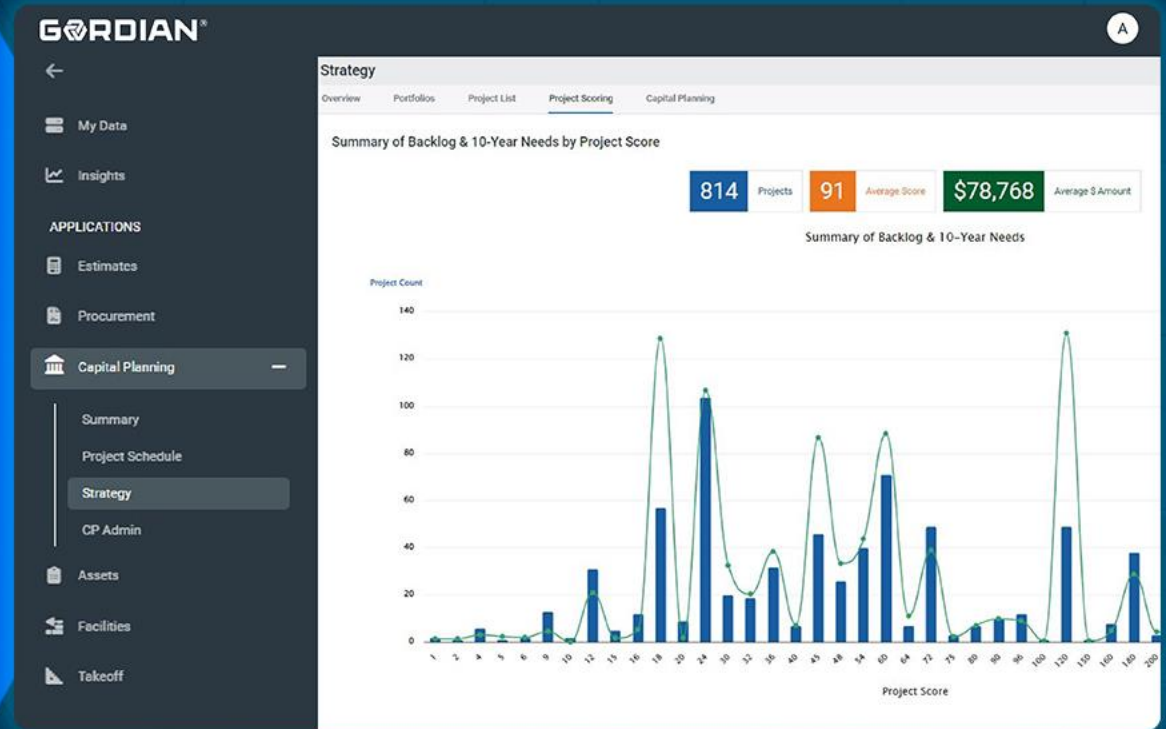


Unifying Your Facilities Capabilities

Episode 2:
Assessments and
Capital Planning



Unifying Your Facilities Capabilities Webinar Series

Unifying Your Facilities Capabilities

Episode 1: Exploring Gordian Cloud Platform

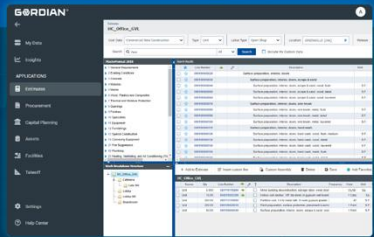


Engage On-Demand!



Unifying Your Facilities Capabilities

Episode 3: Estimating and Insights

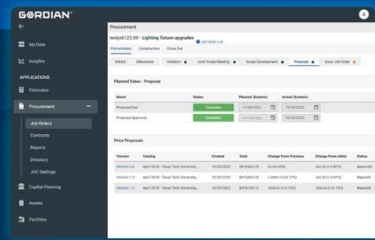


November 7 at 2 p.m. ET



Unifying Your Facilities Capabilities

Episode 4: Construction Procurement and Portfolio Analysis



November 14 at 2 p.m. ET



Forward Looking Statement

The following is intended to share our general product development direction. It is for informational purposes only and will not be incorporated into contracts. It is not a commitment to create any features or functionality and should not be relied on to make buying decisions. The development and release are at Gordian's discretion. This roadmap does not cover 100% of what is being developed or considered.

Agenda

- A history of solutions
- Our approach to assembling condition assessments and long-term capital plans
- Live demonstration of assessment and capital planning capabilities
- Audience Q&A

Speakers



Brad Chrudimsky
Marketing Manager, Product



Dan Starr
Product Manager

Gordian's Journey to Unparalleled Insights, Technology and Expertise

1982

Harry H. Mellon creates Job Order Contracting to simplify and expedite a time-consuming construction procurement process

1990

Harry H. Mellon founded Gordian to help other organizations expedite project completion

2014

RSMeans™ Data joins Gordian, providing the most reliable and comprehensive construction cost database available

2015

Sightlines joins Gordian, providing facilities intelligence solutions that improve facilities planning and management

2017

4Clicks joins Gordian, providing comprehensive cost estimating and project management solutions

2018

Gordian joins **Fortive**, furthering our ability to provide connected workflows, real-time data and powerful analytics for our customers

2021

VFA and **Kykloud solutions** join Gordian's best-in-class portfolio of assessment and capital planning solutions

2023

NSR Management joins Gordian to provide UK customers with more comprehensive cost data and procurement options.

Gordian's product portfolio has evolved **from separate point services to a connected solution, the Gordian Cloud Platform**, which delivers critical capabilities and connectivity across the building lifecycle.

A Unified Experience for Better Outcomes

Heritage

Today

Next

1.0 STANDALONE

2.0 CONNECTED

3.0 INTEGRATED



RSMMeans™ Data Sightlines

NSR
Management

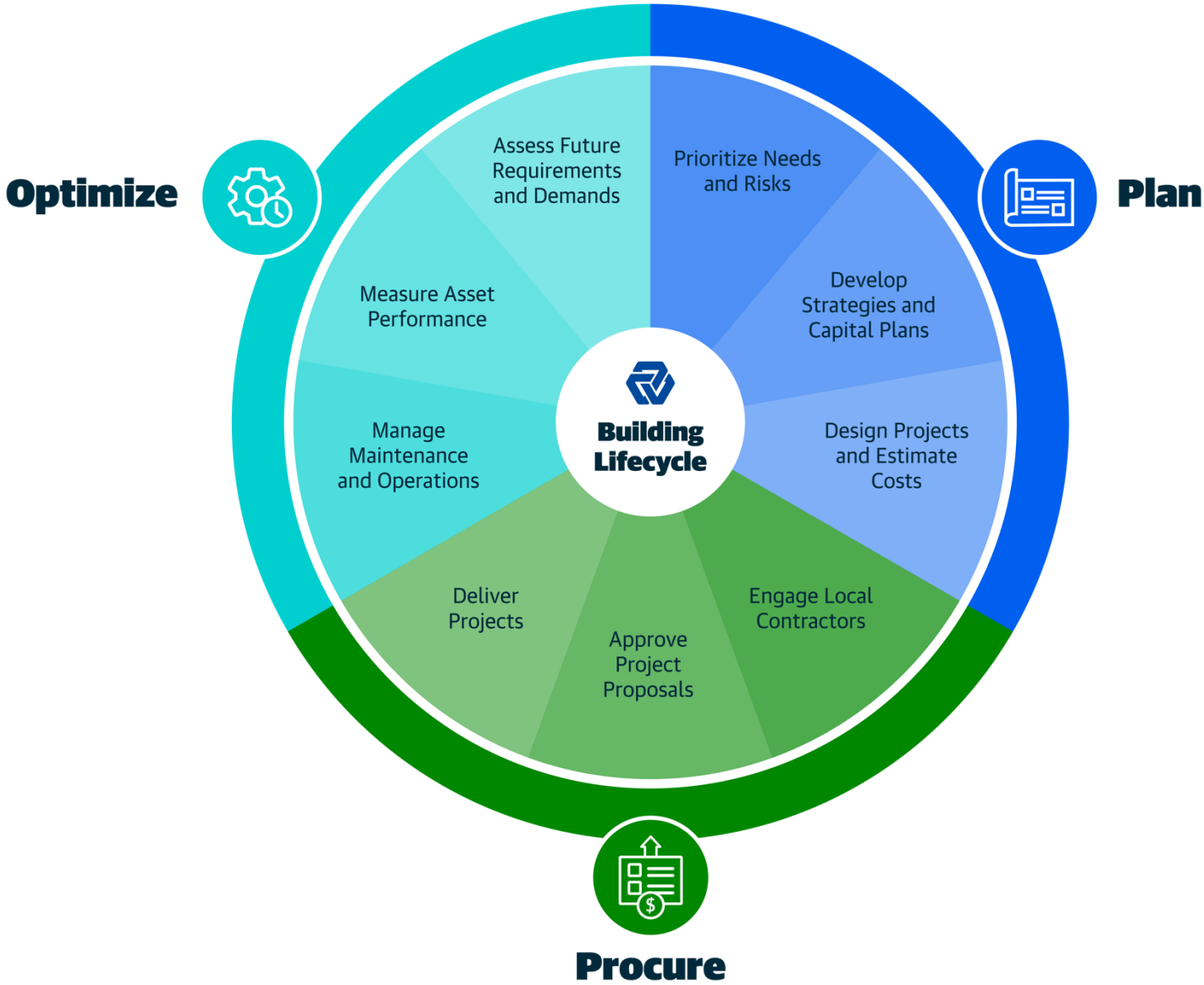
VFA

Kykloud

- Estimating
- Assessments & Capital Planning
- Procurement
- Data Insights



Effectively Manage the Entire **Building Lifecycle**



No Matter Your
Area of Focus,
We Can Help.



Assessments and Capital Planning

What is Best-in Class Capital Planning?

Manage Portfolio Risk

Cost to replace/maintain/repurpose/decommission assets

Consistent and Sustainable Tools

Easily accessible to organization, no more single expert

Optimize Capital Funding vs. Actual Capital Needs

Ensure compatibility between funding scenarios, spending capacity and organizational impact

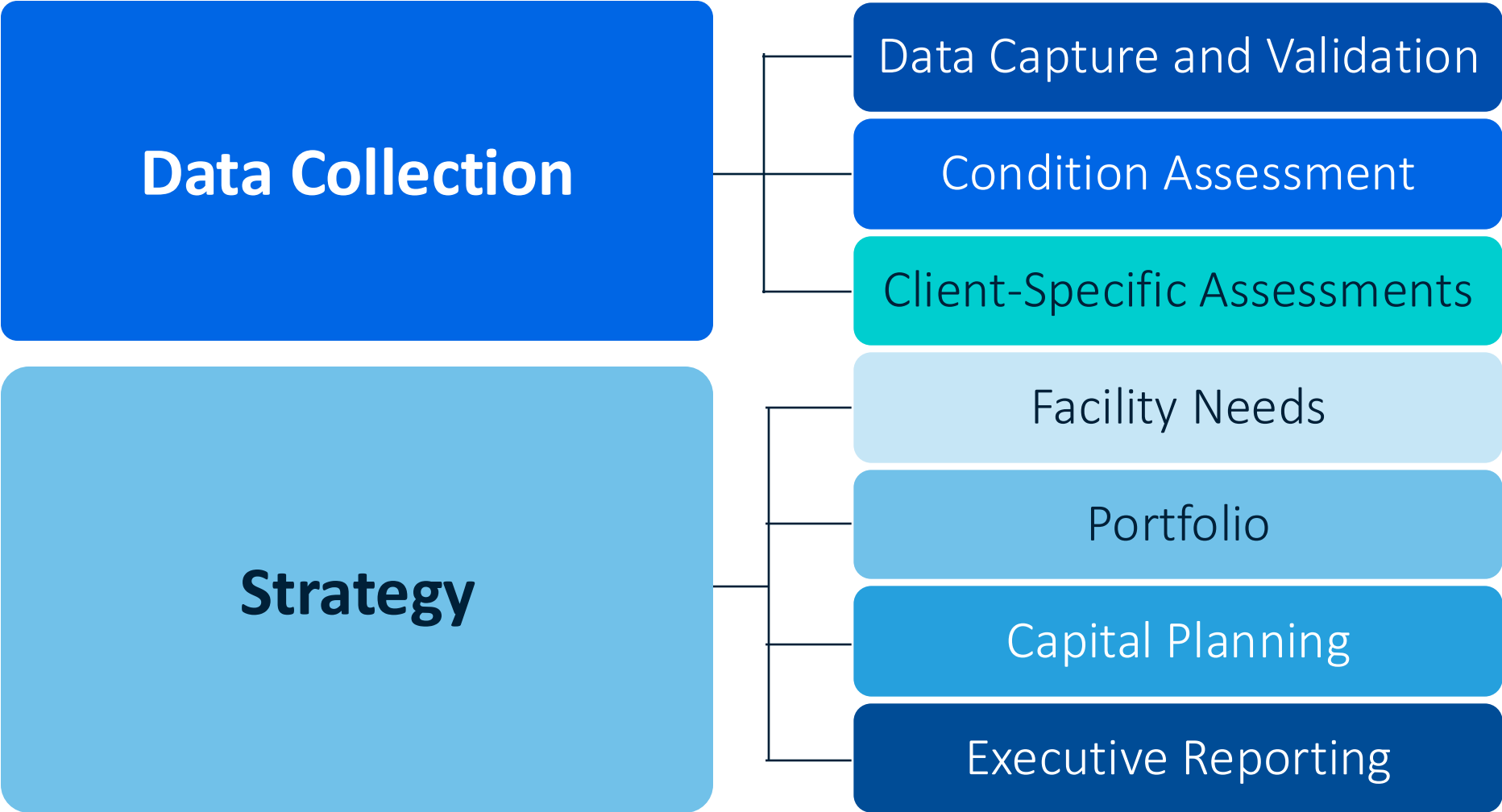
Objective Prioritization of Capital Needs

Eliminate squeaky wheel syndrome, tie in with funding scenarios

Defensible Capital Budgets and Bond Requests

Drive action with data-driven and adaptable investment reports

Our Assessment & Capital Planning Model



Custom and Adaptable Assessment Tiers

	Self-Assessment (Gordian Cloud Platform)	Modeled Assessment	Facility Condition Assessment	Facility Condition Assessment+
	"I'm a mature capital planning organization looking to build an assessment program in-house"	"I need to make quick, high-level funding decisions across my full portfolio"	"I need system-level detail to drive capital planning decisions"	"I need deficiencies & remedial actions identified by industry experts."
What is it?	Gordian Cloud Platform (Software only)	Modeling service using Gordian Cloud software. No on-site inspection.	Verified on-site building and system-level inventory as observed by Gordian.	On-site asset-level inventory with detailed project-level review including deficiencies & remedial actions.
Differentiators	Standardization of best practices for data collection, asset/facility assessments and capital planning processes.	Utilizes comprehensive square foot costing and detailed lifecycle models to quickly generate accurate cost projections.	Independent expertise in data generation and validation, informed by your team, delivers insights/tools to assess condition and requirements.	Peace of mind capturing remedial action detail to address deferred maintenance and specific deficiencies.
Who is it for?	Mature capital planning organizations able to evaluate their inventory internally to conduct their capital planning work.	Organizations looking to justify funding when other project scoping and planning mechanisms are already in place, or they're looking for validation.	Organizations with a knowledgeable facilities staff, looking for a foundational understanding of facilities needs.	Organizations seeking to document additional non-renewal needs such as code compliance, life/safety, modernization and resilience.

Strategic Assessment Insights (Couple with Gordian-led initiative)

Capital Planning on Gordian Cloud Platform

- Collect, capture and sync field data in-platform with an intuitive mobile-native app
- Evaluate assets with advanced search and browsing capabilities
- Efficiently manage asset renewals
- Utilize configurable scoring methodologies to objectively prioritize projects
- Visualize funding impacts, balance spending interests and assemble a defensible capital plan

The image displays three overlapping screenshots of the Gordian Capital Planning software interface. The top screenshot shows a 'Strategy' overview with a table of '10 Year Needs, including Backlog'. The middle screenshot shows a 'Summary' dashboard with a total identified need of \$64,314,350 and three donut charts for 'Need by Timeframe', 'Campus Need by Timeframe', and 'Database Need by Timeframe'. The bottom screenshot shows a 'Strategy' overview with a 'Summary of Backlog & 10-Year Needs by Project Score' and a bar chart showing project counts over time.

Building Number	Building Name	Level 2	Level 3	Notes/Description	Amount	Ye...	Timef...	Portfolio	Investment Criteria	Project Cat
10.1	Library & Comp. Ctr	820 - Exterior Enclosure	82033 - Exterior Doors	Replace ADA button on front exterior door	\$8,908	2026	A	Admission Tour Portfolio	Safety/Code	Repair/Mai
10.1	Library & Comp. Ctr	820 - Exterior Enclosure	82013 - Exterior Walls	Repoint brick facade - particularly near do...	\$17,996	2026	A	Admission Tour Portfolio	Asset Preservation	Modernizat
10.1	Library & Comp. Ctr	820 - Exterior Enclosure	82023 - Exterior Windows	Repairs/Refinish medium exterior window...	\$15,230	2026	A	Admission Tour Portfolio	Safety/Code	Repair/Mai
10.1	Library & Comp. Ctr	820 - Exterior Enclosure	82023 - Exterior Windows	Repairs/Refinish small exterior window trim	\$4,245	2026	A	Admission Tour Portfolio	Safety/Code	Repair/Mai
10.1	Library & Comp. Ctr	820 - Plumbing	82023 - Domestic Water Distribut...	Replace domestic hot water pump	\$8,790	2028	B	Admission Tour Portfolio	Asset Preservation	Repair/Mai
10.1	Library & Comp. Ctr	820 - Interior Finishes	82013 - Wall Finishes	Repair minor walls	\$124	2024	A	Admission Tour Portfolio	Asset Preservation	Repair/Mai
10.1	Library & Comp. Ctr	820 - Plumbing	82023 - Domestic Water Distribut...	Replace hot water heater	\$3,829	2028	B	Admission Tour Portfolio	Asset Preservation	Repair/Mai
10.1	Library & Comp. Ctr	820 - Interior Finishes	82023 - Floor Finishes	Replace entryway ceramic tile	\$16,656	2024	A	Admission Tour Portfolio	Asset Preservation	Repair/Mai
10.1	Library & Comp. Ctr	820 - Exterior Enclosure	82023 - Exterior Windows	Replace small windows (includes casing a...	\$30,000	2026	A	Admission Tour Portfolio	Safety/Code	Repair/Mai

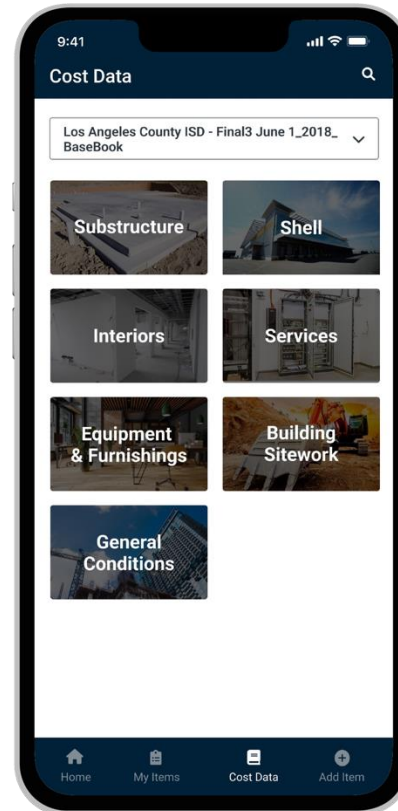
Demo



Asset Capture | Collect & Sync Data In-Platform

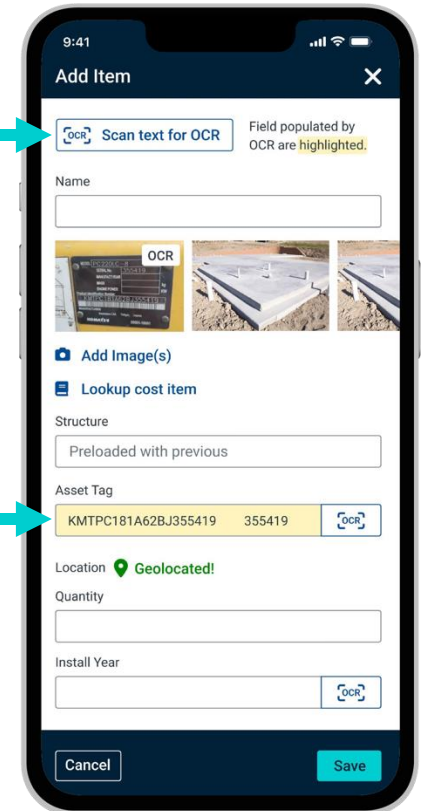
Enhance the insights you get about your facility condition when you connect data from the field to data in the Gordian Cloud Platform.

- Available with all assessment tiers.
- Create a digital record of any facility asset in the field with an intuitive mobile-native app.
- Data is synced in real time, eliminating the need for manual transfers.
- RSMMeans™ Data is applied directly to captured assets, ensuring accurate replacement costs.



Quick capture with Optical Character Recognition (OCR)

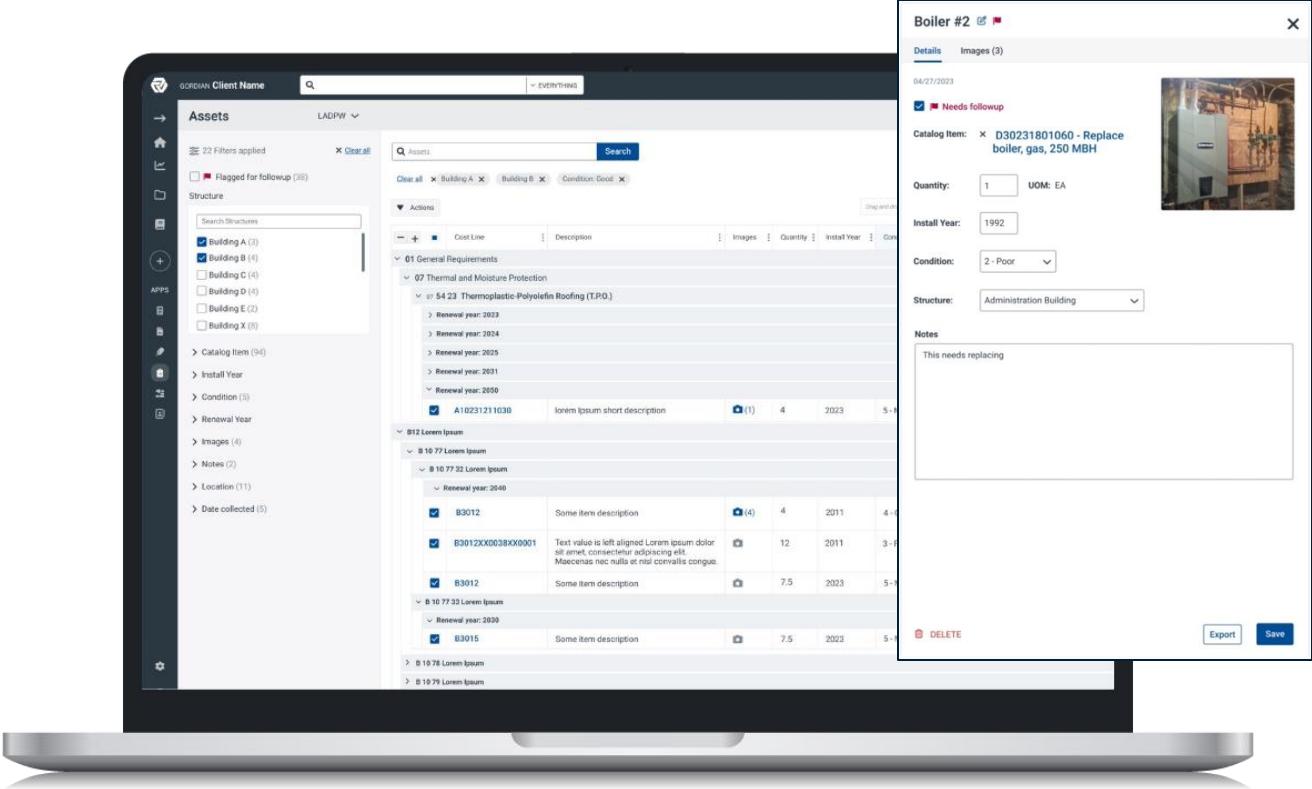
Get accurate data visualizations through Geolocation



Locate Assets | Advanced Search

Evaluate assets and access data at your fingertips with advanced search and browsing capabilities.

- Go beyond the search box to browse, filter, sort, refine and group asset information.
- Data is filtered in useful ways, so you don't have to scroll through long lists.



Manage Assets | Create an Asset Inventory

Manage your enterprise assets in the format you're used to seeing from the "Assets" tab in the navigation.

The screenshot displays the GORDIAN software interface for managing assets. On the left is a dark sidebar with navigation options: My Data, Insights, APPLICATIONS (Estimates, Procurement, Capital Planning), Assets (highlighted), Facilities, and Takeoff. The main area is titled 'Assets' and shows a filter sidebar with categories like Structure (58), Catalog Item (170), Unit Of Measure (17), Condition (6), and Install Year (0). The main table lists assets with columns: Structure, Asset Item Name, Images, Catalog Item, and Action. Each row includes a checkbox, a structure name, a detailed description, an image icon, a catalog item name, and an 'Edit' button.

Structure	Asset Item Name	Images	Catalog Item	Action
<input type="checkbox"/>	Science Building	% GSF Covered per AHU: 0% ; ac 3-5	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Science Building	% GSF Covered per AHU: 0% ; ac 3-6	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Science Building	% GSF Covered per AHU: 0% ; ac 3-7	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Alfred W Kettler Hall	% GSF Covered per AHU: 0% ; ac-15	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Student Housing, Clubhouse	% GSF Covered per AHU: 10% ; % GSF Covered per AHU...	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Student Housing, Clubhouse	% GSF Covered per AHU: 10% ; % GSF Covered per AHU...	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Student Housing, Clubhouse	% GSF Covered per AHU: 10% ; % GSF Covered per AHU...	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Student Housing, Clubhouse	% GSF Covered per AHU: 10% ; % GSF Covered per AHU...	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Student Housing, Clubhouse	% GSF Covered per AHU: 10% ; % GSF Covered per AHU...	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Student Housing, Clubhouse	% GSF Covered per AHU: 10% ; % GSF Covered per AHU...	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Student Housing, Clubhouse	% GSF Covered per AHU: 10% ; % GSF Covered per AHU...	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Student Housing, Clubhouse	% GSF Covered per AHU: 10% ; % GSF Covered per AHU...	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Walter W. Walb Student Union	% GSF Covered per AHU: 10% ; AC-G2, buffalo for ki...	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Walter W. Walb Student Union	% GSF Covered per AHU: 10% ; ACG-1, buffalo forge ...	Replace central station A.H.U.	Edit
<input type="checkbox"/>	Walter W. Walb Student Union	% GSF Covered per AHU: 10% ; Ac2-2, buffalo	Replace central station A.H.U.	Edit

Evaluate Assets | Making the Asset List a Schedule

Manage your enterprise assets in the format you're used to seeing from the "Assets" tab in the navigation.

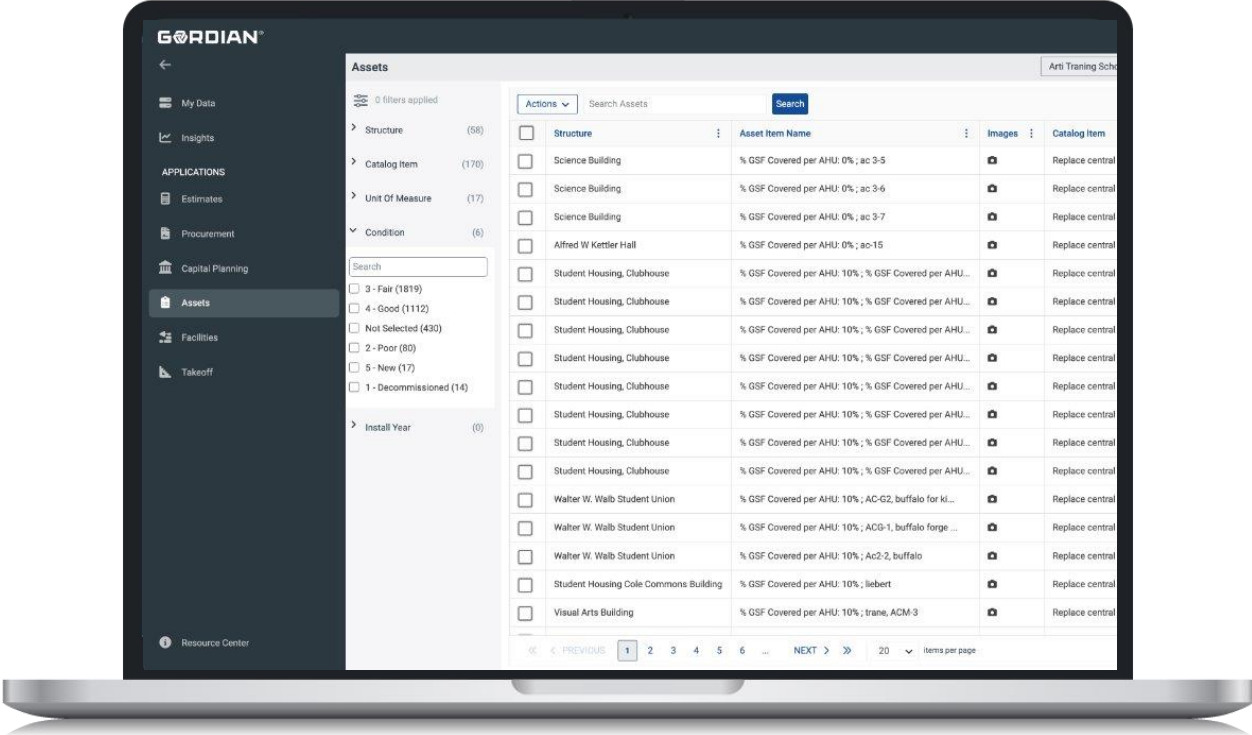
The screenshot displays the Gordian Assets management interface. On the left is a navigation sidebar with sections: My Data, Insights, APPLICATIONS (Estimates, Procurement, Capital Planning), Assets (selected), Facilities, and Takeoff. A Resource Center icon with a notification badge is at the bottom left. The main content area is titled 'Assets' and shows a table of asset records. Above the table are filters (5 filters applied), a search bar, and a 'Back to Classic View' button. The user 'John Timmerman' is logged in, and the location is 'Demonstration College'. The table columns are: Cost Item Number, Quantity, UOM, General Notes, Condition, Assessor, and Asset ID. The table contains 15 rows of asset data with various conditions like 'Poor', 'Fair', 'New', and 'Good'.

Cost Item Number	Quantity	UOM	General Notes	Condition	Assessor	Asset ID
	3			Poor	austin.burrell@gordian.com	
A10331100010	3	S.F.	Repair is scheduled to be completed 8/2024	Fair		
D30331406030	4	%	Updated Quantity to 70 which will go into percent of total and qty=1	New	arti.shinde@gordian.com	Tags
D30331403030	1	Ea.		Poor	arti.shinde@gordian.com	Tag
D30331401030	10	%	Notes	New	arti.shinde@gordian.com	Tag
D30332104030	3	Ea.		Fair	j.howard@gordian.com	
E10237100080	1	Ea.		Poor	kykloudtestuser@gmail.com	0712
D20232120030	2	Ea.		Fair	kykloudtestuser@gmail.com	
E10237100080	34	%	Notes1	Fair	arti.shinde@gordian.com	Tag
D20232120030	1	Ea.	Notes	New		Tag
D10180400304	50	%	Test	Fair	arti.shinde@gordian.com	Tag
A10331100010	10	S.F.	Notes	Fair	arti.shinde@gordian.com	
D30231801060	1	Ea.	Still can't break it!!	New	p.reeves@gordian.com	
A10331100020	1	C.S.F.	So probably I have to increase it to 500 now and maybe has to follow...	Good		
1042976	1	SF		Poor	j.timmerman@gordian.com	

Determine Costs | RSMMeans™ Data

Access up-to-date asset costs with RSMMeans Data.

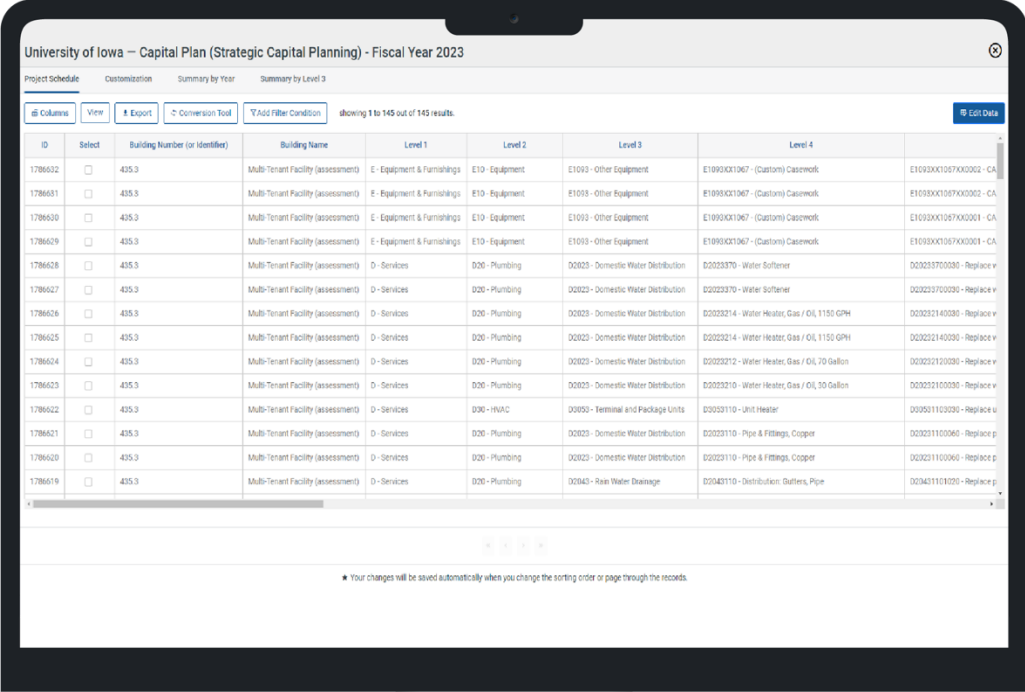
- Estimate your asset costs using RSMMeans Data.
- Stay aware as prices change to keep your FCA costs current.



Assign Timelines | Building a Project Schedule

Make your asset data work for you with a fully customizable tool to map out your future capital needs.

- Predict renewals based on industry standard lifecycles.
- Customize asset renewals based on observed conditions.
- Add, change and update projects based on specific requirements.
- Intuitive interface and inline editing for a seamless experience.



The screenshot displays the 'University of Iowa - Capital Plan (Strategic Capital Planning) - Fiscal Year 2023' interface. It features a table with columns for ID, Select, Building Number (or Identifier), Building Name, Level 1, Level 2, Level 3, and Level 4. The table lists various assets and their associated services, such as 'Multi-Tenant Facility (assessment)', 'E - Equipment & Furnishings', 'D - Services', and 'Plumbing'. The interface includes navigation buttons like 'Columns', 'View', 'Export', 'Conversion Tool', and 'Add Filter Condition'. A status bar at the bottom indicates 'Your changes will be saved automatically when you change the sorting order or page through the records.'

ID	Select	Building Number (or Identifier)	Building Name	Level 1	Level 2	Level 3	Level 4
1786632	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	E - Equipment & Furnishings	E10 - Equipment	E1003 - Other Equipment	E1093XX1067 - (Custom) Casework
1786681	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	E - Equipment & Furnishings	E10 - Equipment	E1003 - Other Equipment	E1093XX1067 - (Custom) Casework
1786630	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	E - Equipment & Furnishings	E10 - Equipment	E1003 - Other Equipment	E1093XX1067 - (Custom) Casework
1786629	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	E - Equipment & Furnishings	E10 - Equipment	E1003 - Other Equipment	E1093XX1067 - (Custom) Casework
1786628	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	D - Services	D20 - Plumbing	D0023 - Domestic Water Distribution	D0023370 - Water Softener
1786627	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	D - Services	D20 - Plumbing	D0023 - Domestic Water Distribution	D0023370 - Water Softener
1786626	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	D - Services	D20 - Plumbing	D0023 - Domestic Water Distribution	D0023214 - Water Heater, Gas / Oil, 1150 GPH
1786625	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	D - Services	D20 - Plumbing	D0023 - Domestic Water Distribution	D0023214 - Water Heater, Gas / Oil, 1150 GPH
1786624	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	D - Services	D20 - Plumbing	D0023 - Domestic Water Distribution	D0023212 - Water Heater, Gas / Oil, 70 Gallon
1786623	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	D - Services	D20 - Plumbing	D0023 - Domestic Water Distribution	D0023210 - Water Heater, Gas / Oil, 30 Gallon
1786622	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	D - Services	D20 - HVAC	D0050 - Terminal and Package Units	D0050110 - Unit Heater
1786621	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	D - Services	D20 - Plumbing	D0023 - Domestic Water Distribution	D0023110 - Pipe & Fittings, Copper
1786620	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	D - Services	D20 - Plumbing	D0023 - Domestic Water Distribution	D0023110 - Pipe & Fittings, Copper
1786619	<input type="checkbox"/>	435.3	Multi-Tenant Facility (assessment)	D - Services	D20 - Plumbing	D0043 - Rain Water Drainage	D0043110 - Distribution, Gutters, Pipe

Communicate Condition | Summary Dashboard

Communicate your asset conditions to stakeholders with a customizable insights dashboard.

Customizable dashboards to visualize asset conditions for any data segment, supporting capital funding decisions.

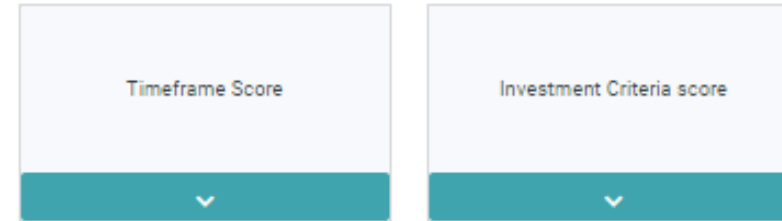


What Do We Prioritize as Most Important?

- How do we balance competing interests on what should drive spending priorities?
- How do we avoid funding demands based on emotional appeals vs. relying on hard facts?
- Can we properly reflect how certain assets can and should have different spending priorities?

Scoring Criteria

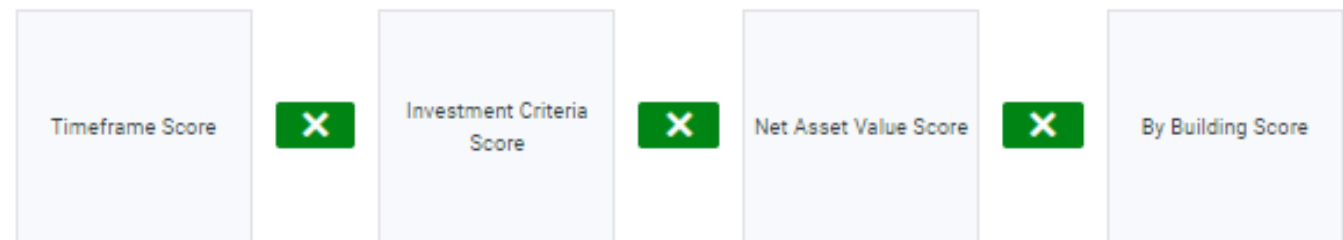
Standard Sub Scores



By Building Sub Scores



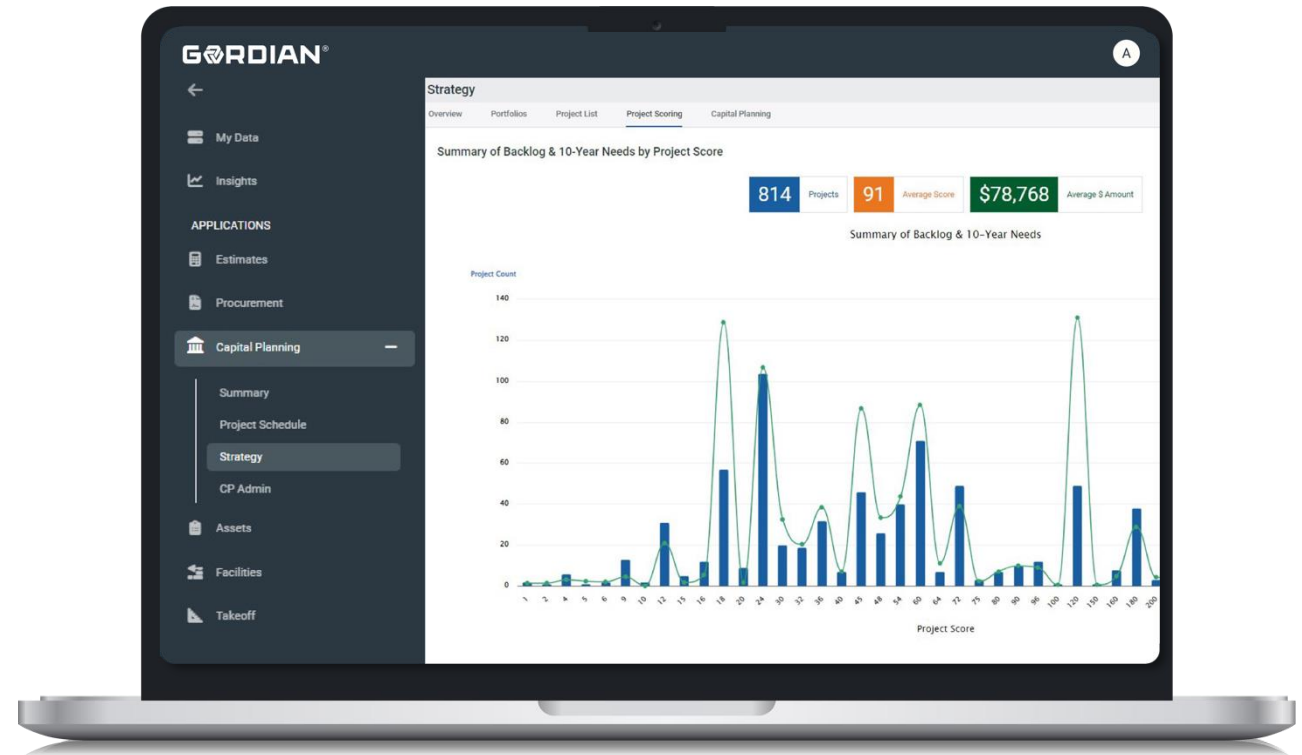
Project Scoring Formula



Strategy | Project Prioritization & Selection

Determine which projects you should prioritize for renewal or replacement.

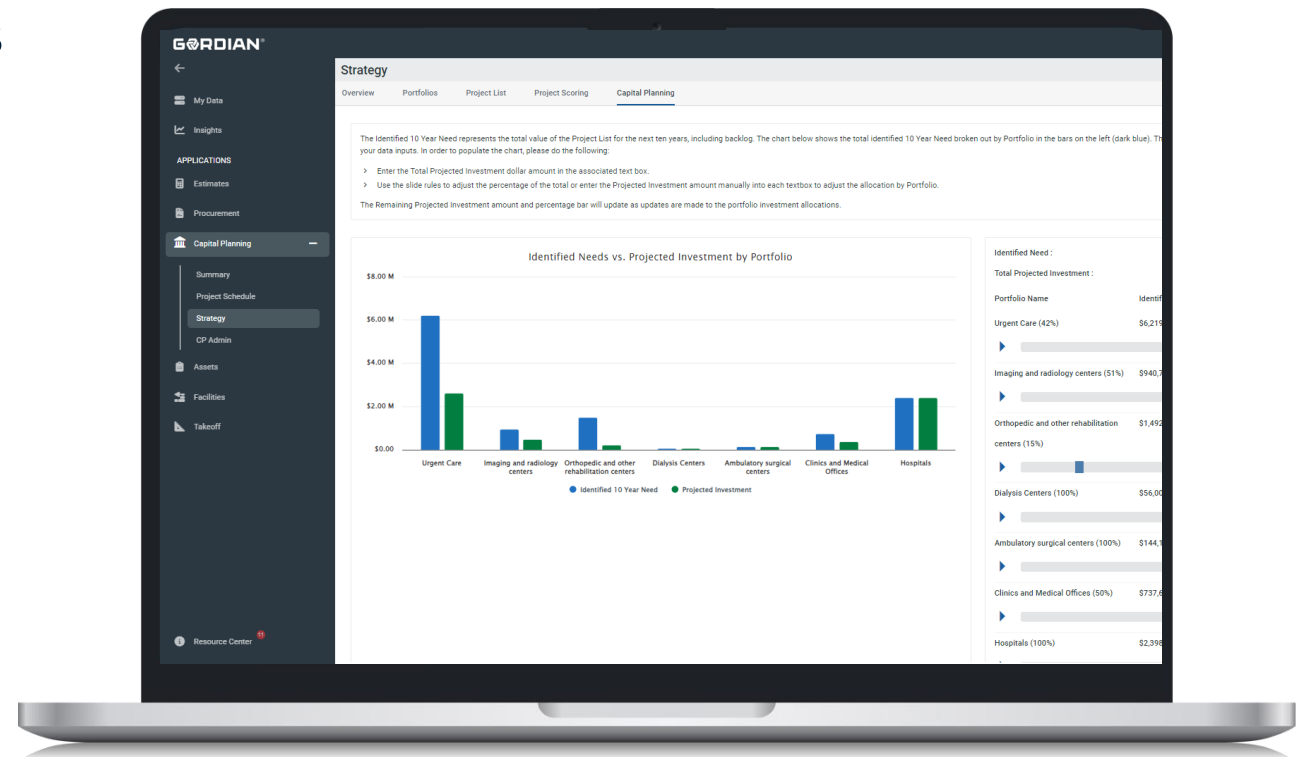
- Apply configurable scoring criteria to your projects to determine priority.
- Rank your projects to identify those that align best with your strategy.
- Ensure objectivity in your project selection process.



Strategy | Funding Models

Determine how much you should spend, and where you should spend it.

- Understand the impact that various funding levels would have on your facility needs profile.
- Organize your project needs to identify where your spending would have the greatest impact.
- Communicate the impact of your projected funding levels on your overall project and facility needs.



Project Deliverables

- Comprehensive, consistently codified, inventory of capital facilities needs.
- Executive-quality presentation of findings and proposed funding plan.
- 24/7 self-service access to summary reports through Gordian Cloud Platform.

The image displays three overlapping screenshots of the Gordian software interface, illustrating its capabilities in capital planning and project management.

Top Screenshot: Strategy - 10 Year Needs, including Backlog

Building Number	Building Name	Level 2	Level 3	Notes/Description	Amount	Yr.	Timef.	Portfolio	Investment Criteria	Project Cat
10.1	Library & Comp. Ctr.	823 - Exterior Enclosure	82033 - Exterior Doors	Replace ADA button on front exterior door	\$8,908	2026	A	Admission Tour Portfolio	Safety/Code	Repair/Ma
10.1	Library & Comp. Ctr.	823 - Exterior Enclosure	82033 - Exterior Walls	Repair brick facade - particularly near do...	\$17,996	2026	A	Admission Tour Portfolio	Asset Preservation	Modernize
10.1	Library & Comp. Ctr.	823 - Exterior Enclosure	82023 - Exterior Windows	Repair/refinish medium exterior window ...	\$15,250	2026	A	Admission Tour Portfolio	Safety/Code	Repair/Ma
10.1	Library & Comp. Ctr.	823 - Exterior Enclosure	82023 - Exterior Windows	Repair/refinish small exterior window trim	\$4,345	2026	A	Admission Tour Portfolio	Safety/Code	Repair/Ma
10.1	Library & Comp. Ctr.	020 - Plumbing	02023 - Domestic Water Distribut.	Replace domestic hot water pump	\$4,760	2028	B	Admission Tour Portfolio	Asset Preservation	Repair/Ma
10.1	Library & Comp. Ctr.	C20 - Interior Finishes	C2013 - Wall Finishes	Repair interior walls	\$124	2024	A	Admission Tour Portfolio	Asset Preservation	Repair/Ma
10.1	Library & Comp. Ctr.	020 - Plumbing	02023 - Domestic Water Distribut.	Replace hot water heater	\$3,839	2028	B	Admission Tour Portfolio	Asset Preservation	Repair/Ma

Middle Screenshot: Summary

Total Identified Need: \$64,314,350

Filters: Campus: All, Portfolio: All, Building: All

Need by Timeframe

Backlog	\$10.7M
A	\$26.9M
B	\$22.2M

Campus Need by Timeframe

Backlog	17%
A	35%
B	42%
C	7%

Database Need by Timeframe

Backlog	23%
A	37%
B	23%
C	17%

Bottom Screenshot: Strategy - Summary of Backlog & 10-Year Needs by Project Score

Summary: 917 Projects, 87 Average Score, \$70,722 Average \$ Amount

Summary of Backlog & 10-Year Needs

The chart shows Project Count (left axis, 0-96) and Amount (right axis, \$0-\$12,000,000) over 500 projects. A blue bar chart represents the project count, and a green line chart represents the amount. The amount peaks at approximately \$11,500,000 for project 120.

In Summary

- Gordian offers **four, adaptable approaches to the FCA process** that meets you where you are in your deployment of critical facilities data and ensures compatibility with your specific needs.
- **Say goodbye to manual data entry** and effortlessly create a digital record of any facility asset with Gordian's Asset Capture application.
- Utilize configurable scoring methodologies to objectively prioritize projects and visualize funding impacts for a **balanced, defensible capital plan**.

Unifying Your Facilities Capabilities Webinar Series

Unifying Your Facilities Capabilities

Episode 1: Exploring Gordian Cloud Platform

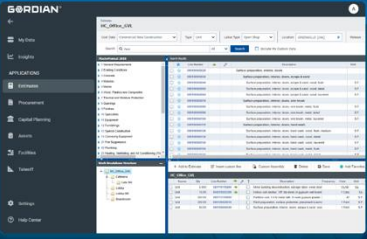


Engage On-Demand!



Unifying Your Facilities Capabilities

Episode 3: Estimating and Insights

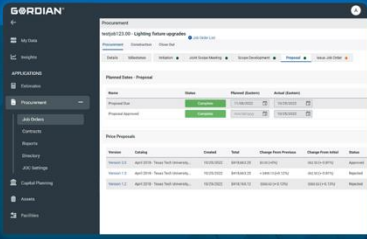


November 7 at 2 p.m. ET



Unifying Your Facilities Capabilities

Episode 4: Construction Procurement and Portfolio Analysis



November 14 at 2 p.m. ET



Questions?

Want to take a tour of the Gordian Cloud Platform on your own time?
Scan the QR code or visit
gordian.com/platform
for an interactive tour.

