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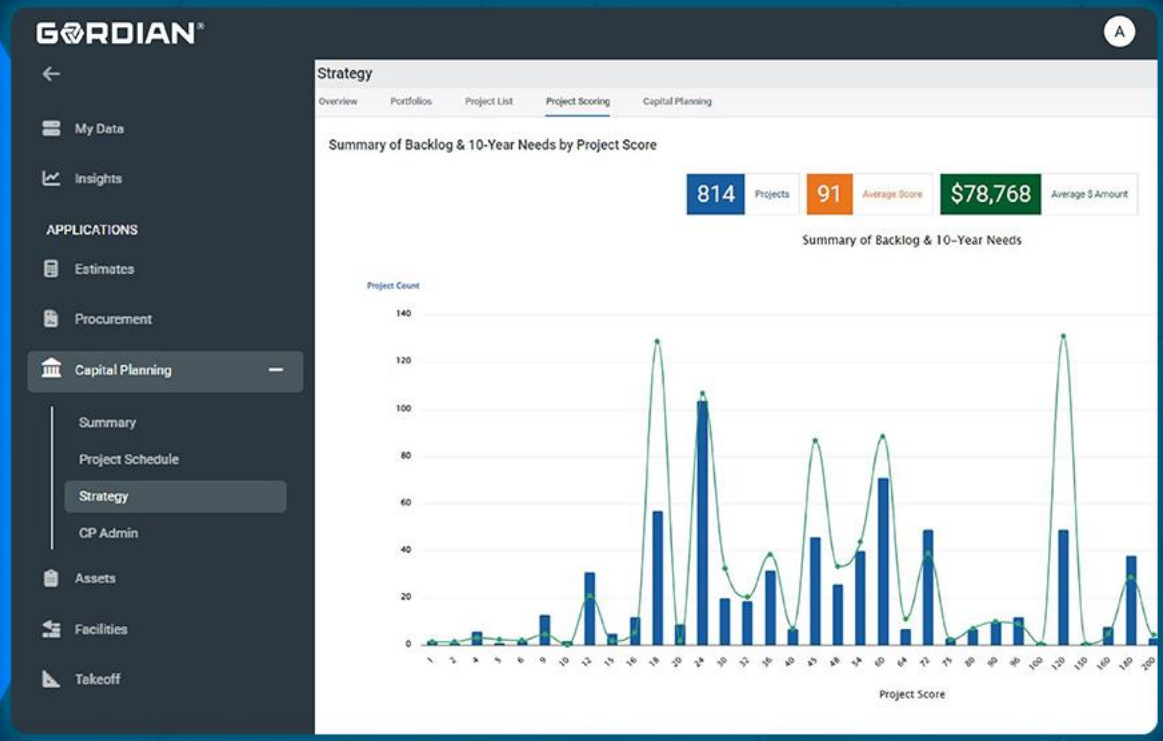
Unifying Your Facilities Capabilities

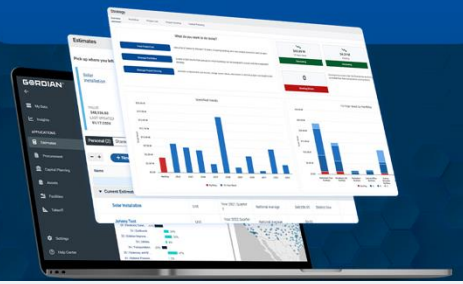
Episode 2: Assessments and Capital Planning



Unifying Your Facilities Capabilities Webinar Series

Unifying Your Facilities Capabilities

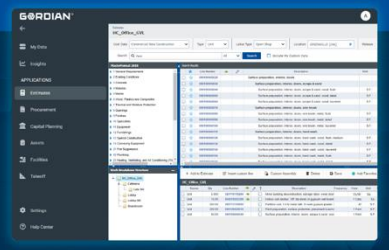
Episode 1: Exploring Gordian Cloud Platform



Engage On-Demand!

Unifying Your Facilities Capabilities

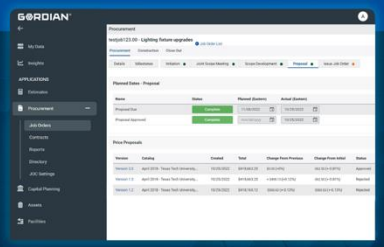
Episode 3: Estimating and Insights



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

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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

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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.

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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

1.0 STANDALONE

RSMeans™ Data

Sightlines

NSR

Management

VFA

Kykloud

Today

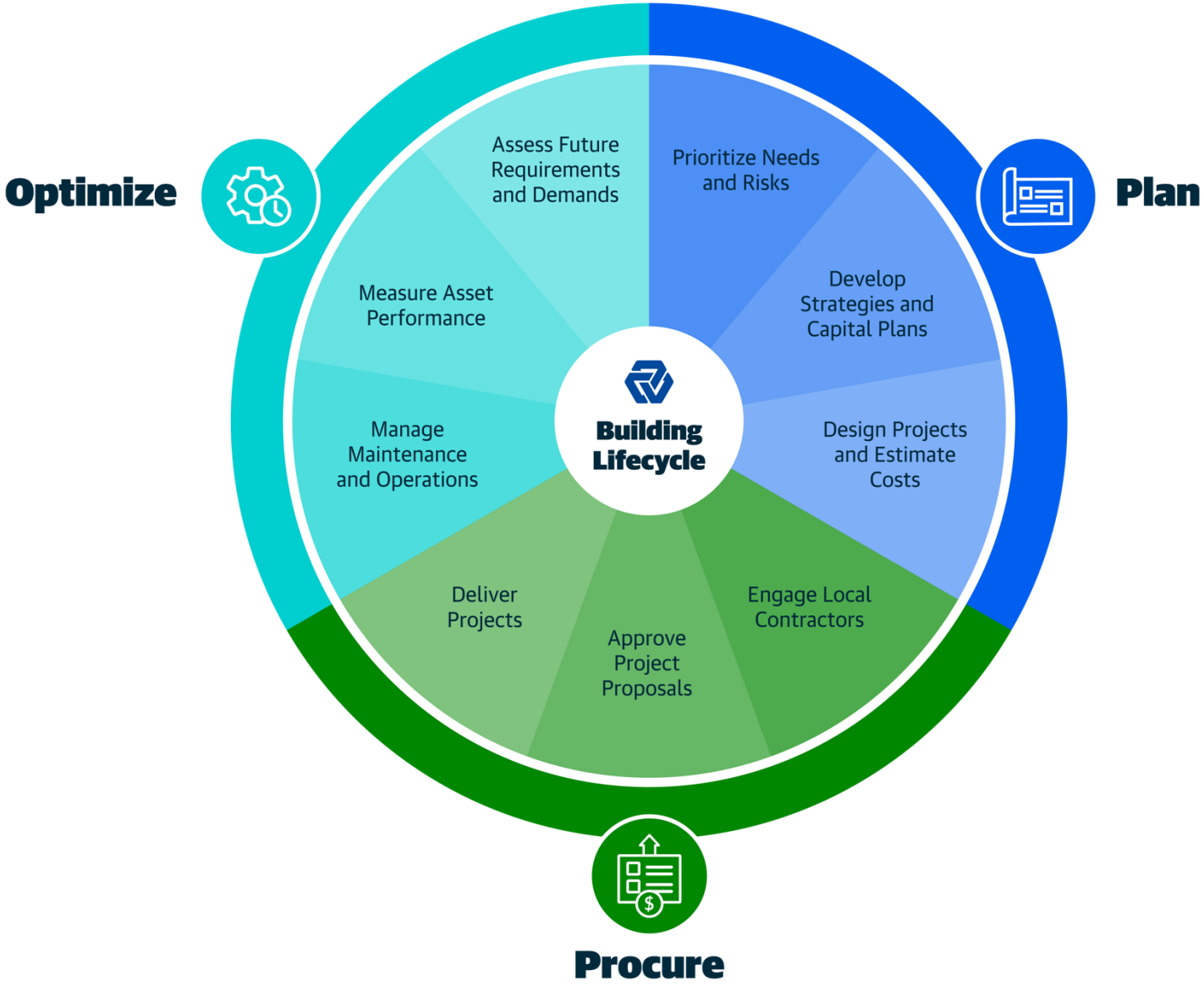
2.0 CONNECTED

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

Next

3.0 INTEGRATED

Effectively Manage the Entire **Building Lifecycle**



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No Matter Your Area of Focus, **We Can Help.**

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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

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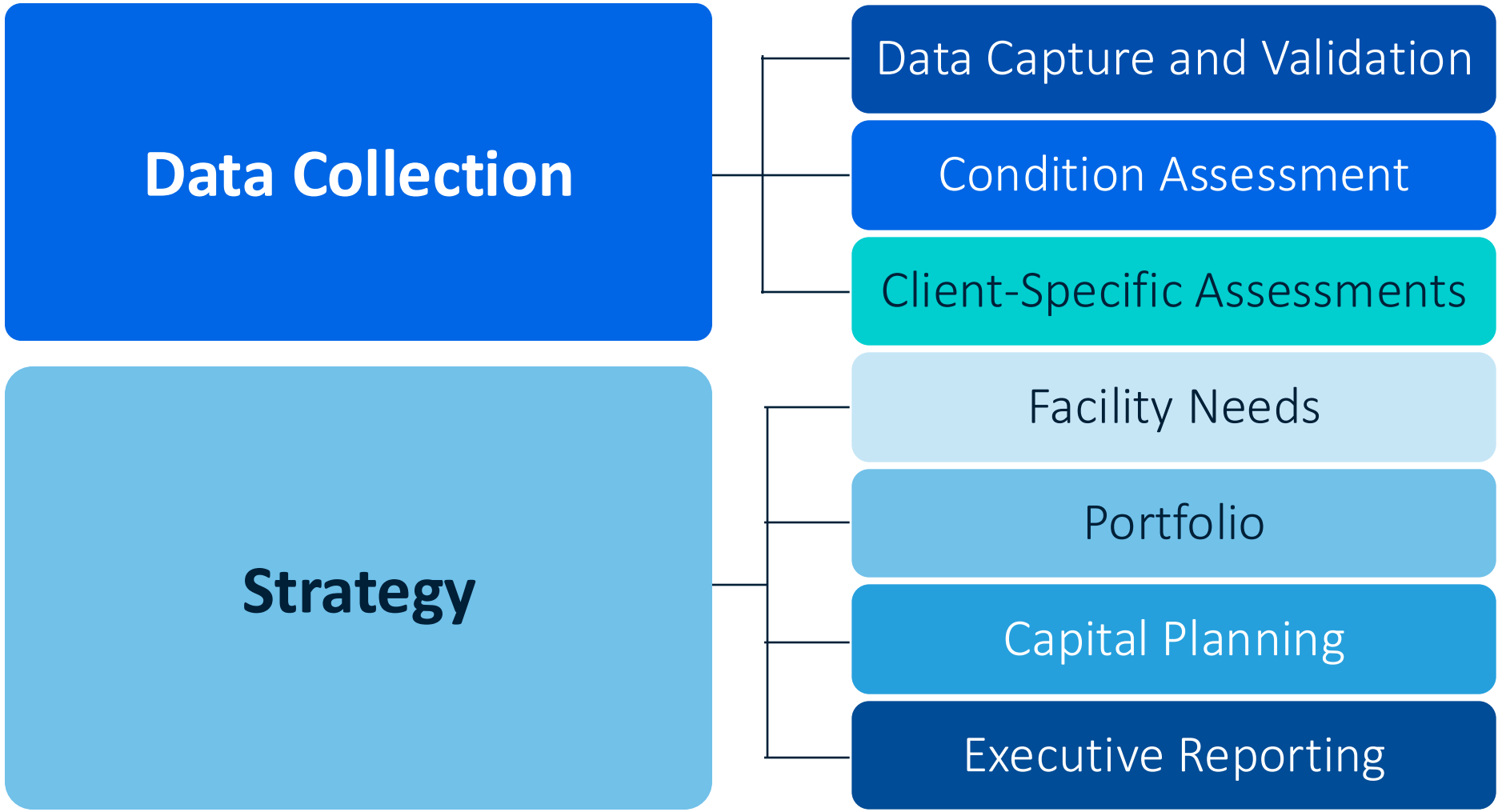
Our Assessment & Capital Planning Model



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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)

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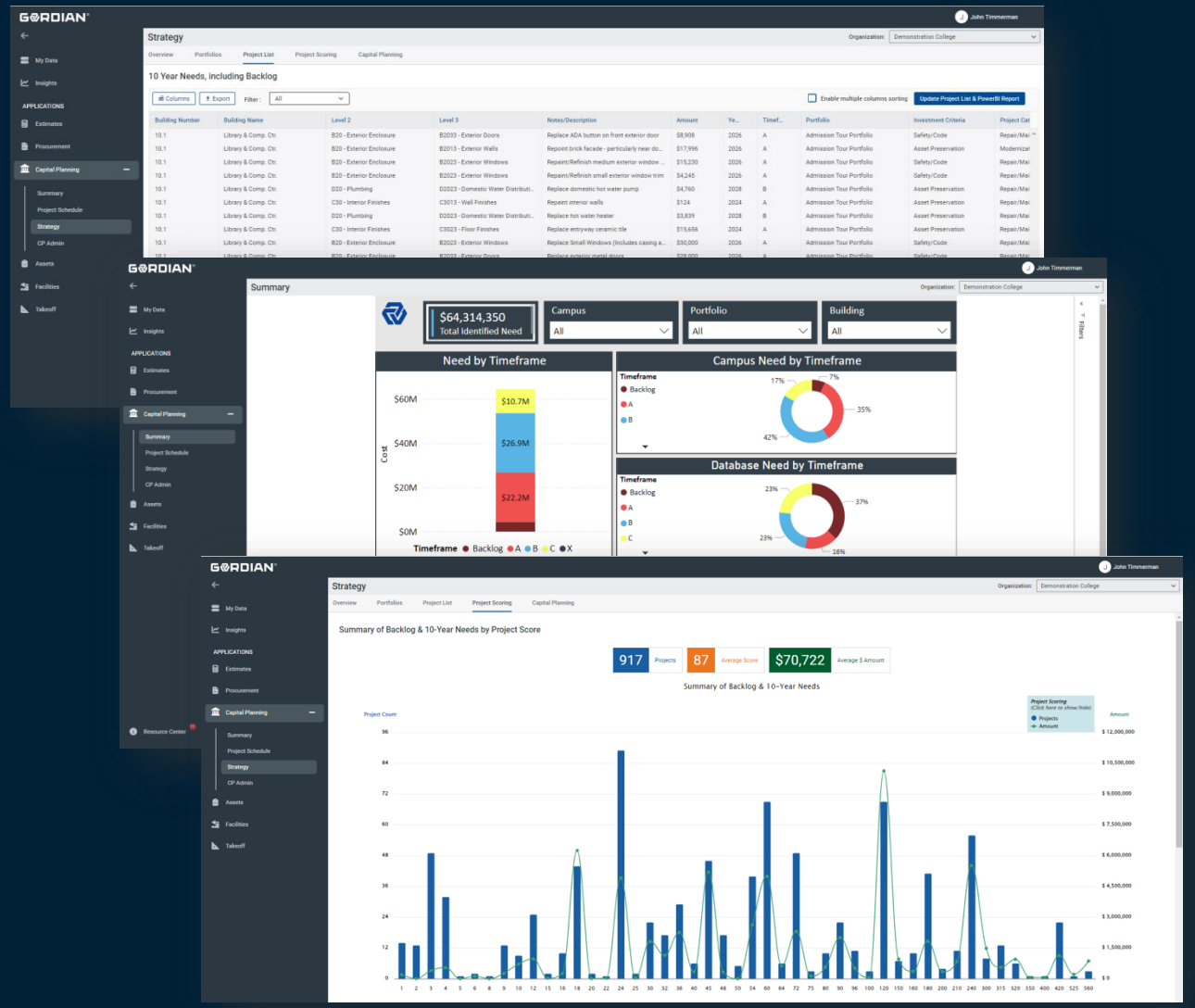
Capital Planning on Gordian Cloud Platform

- 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

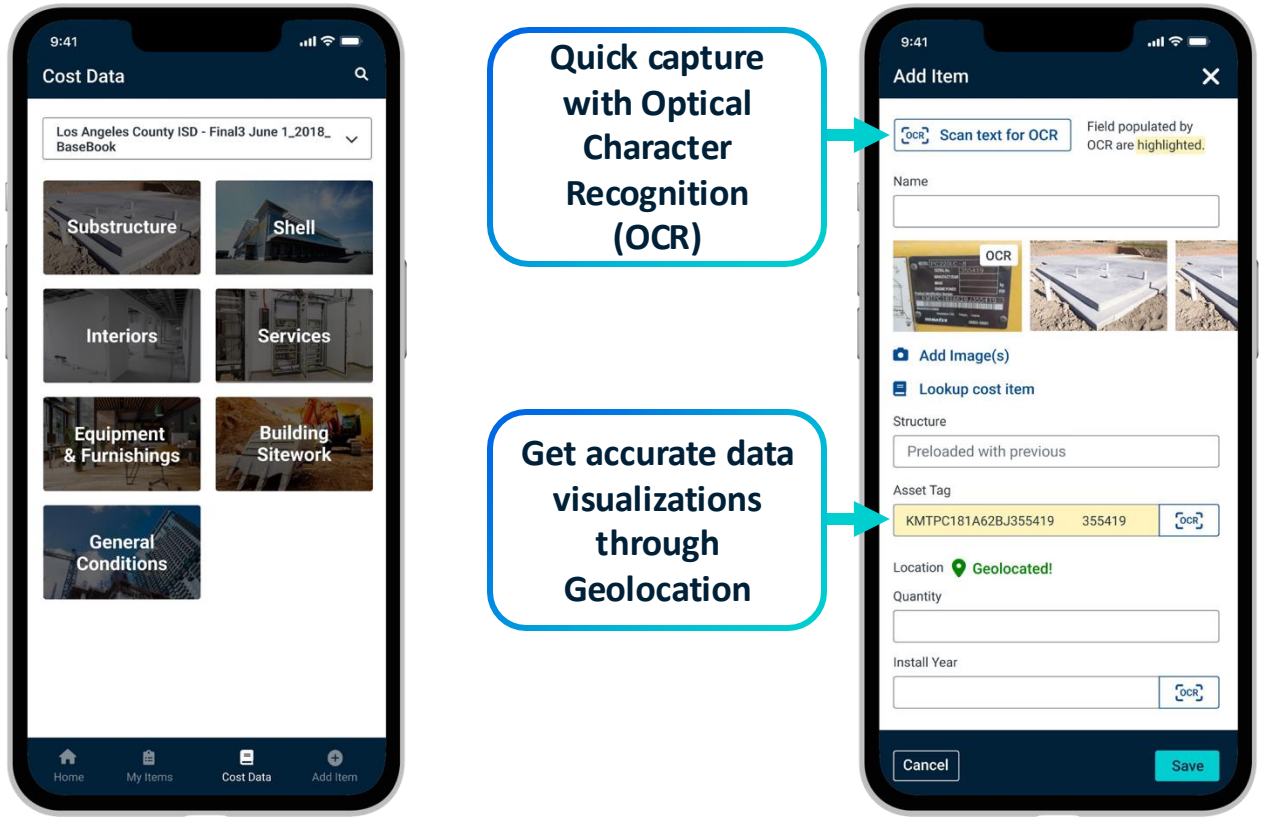


Demo

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.
- RSMeans™ Data is applied directly to captured assets, ensuring accurate replacement costs.



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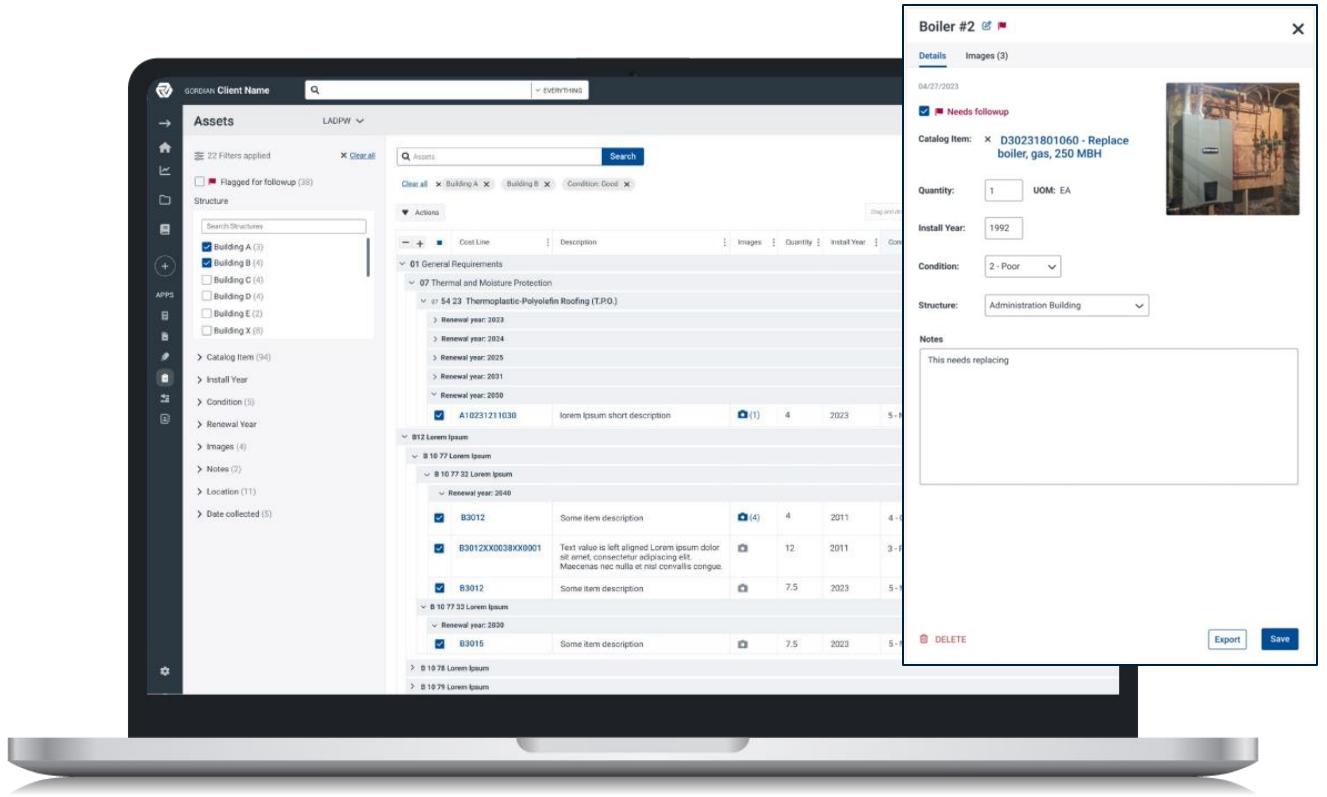
Locate Assets | Advanced Search

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.



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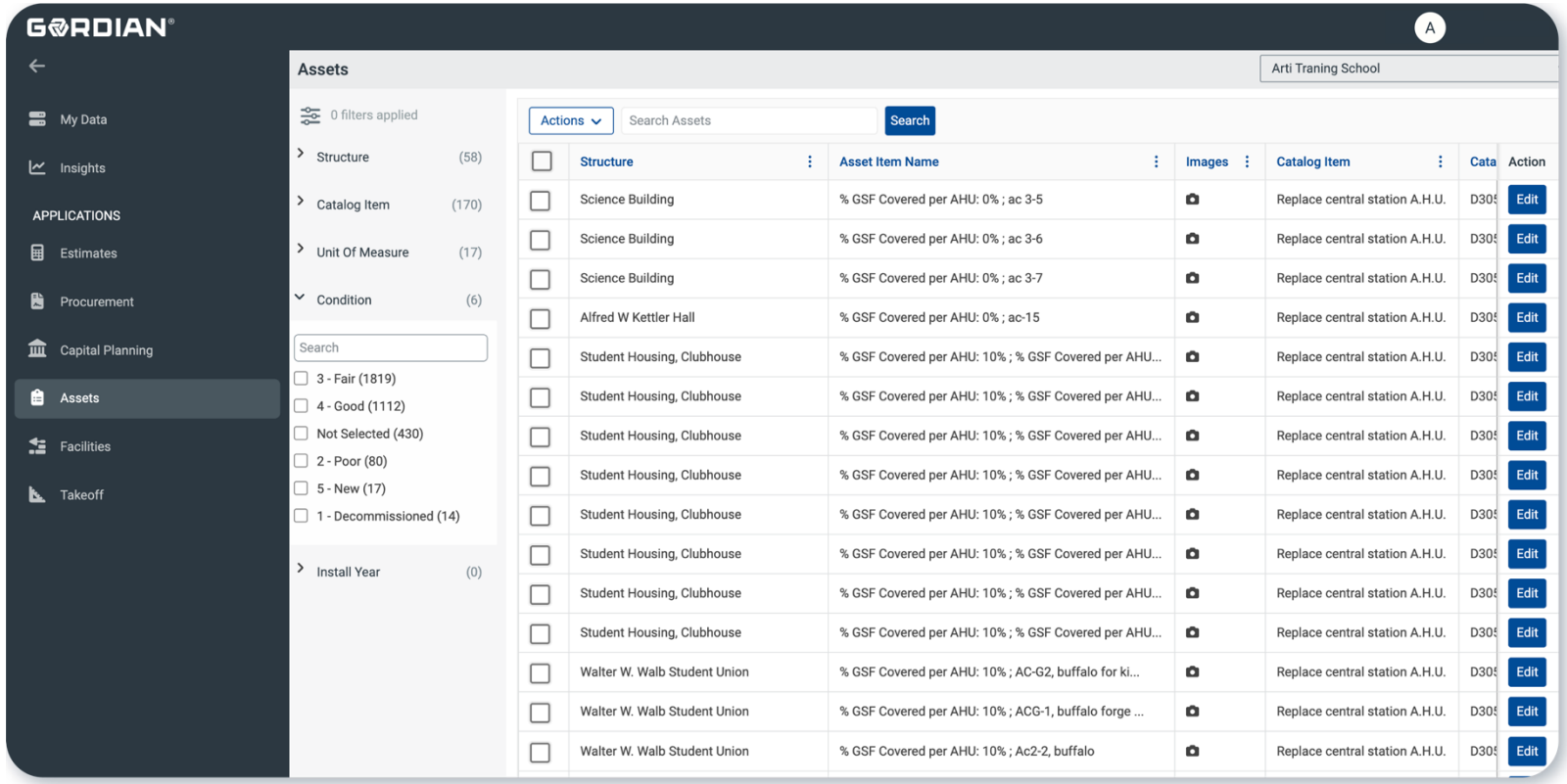
Manage Assets | Create an Asset Inventory

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



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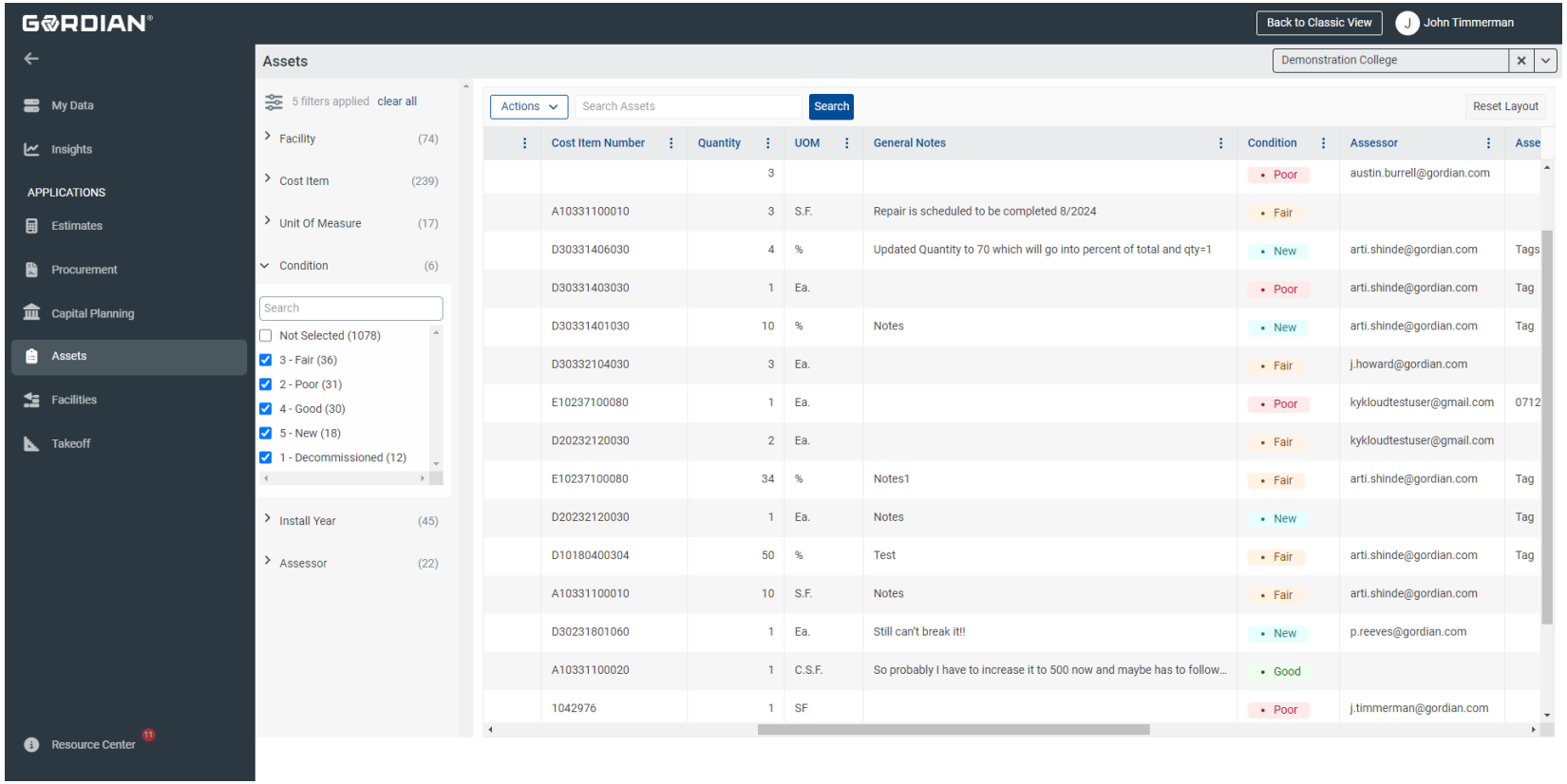
Evaluate Assets | Making the Asset List a Schedule

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



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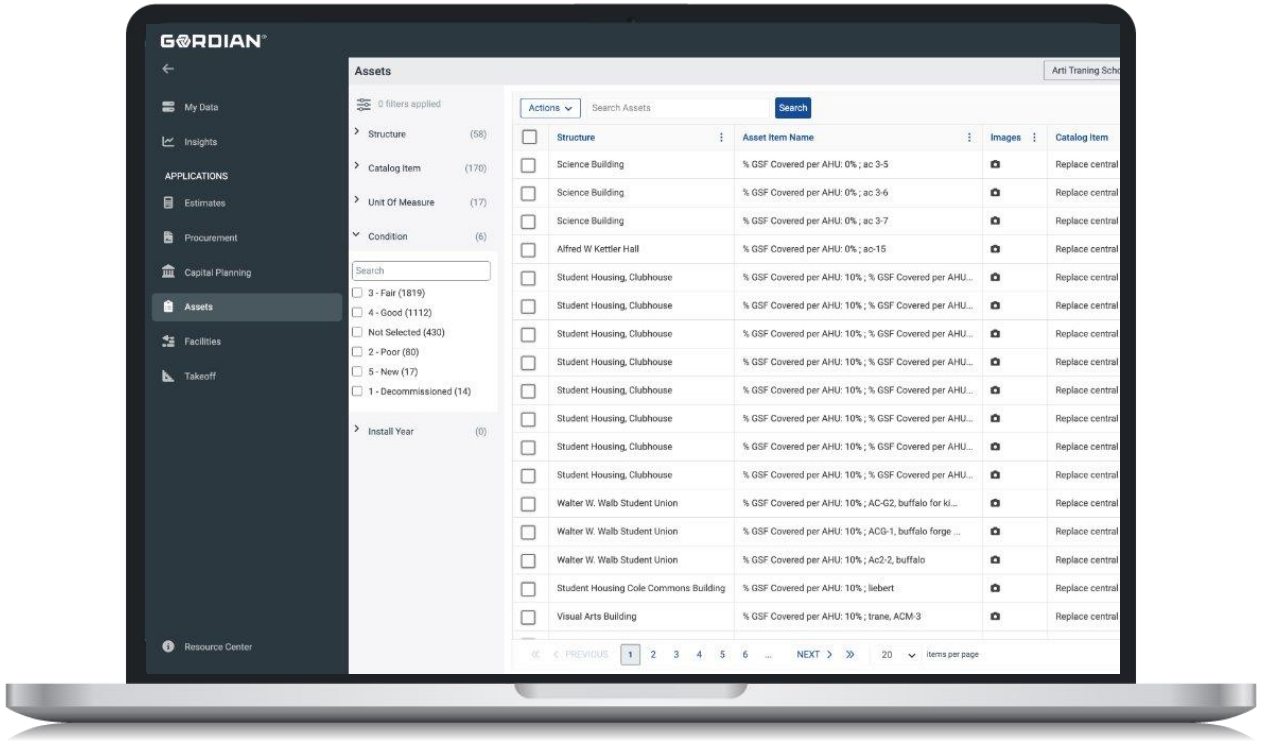
Determine Costs | RSMeans™ Data

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

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



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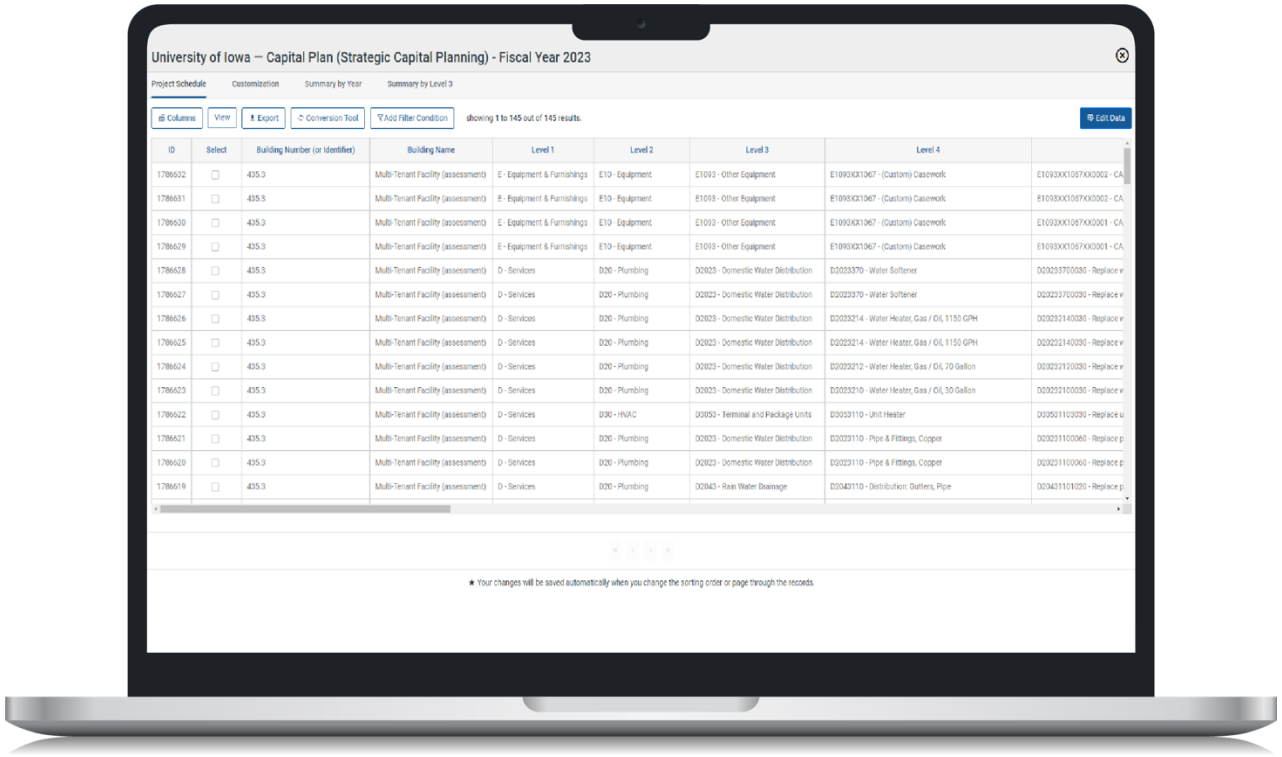
Assign Timelines | Building a Project Schedule

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.



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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.

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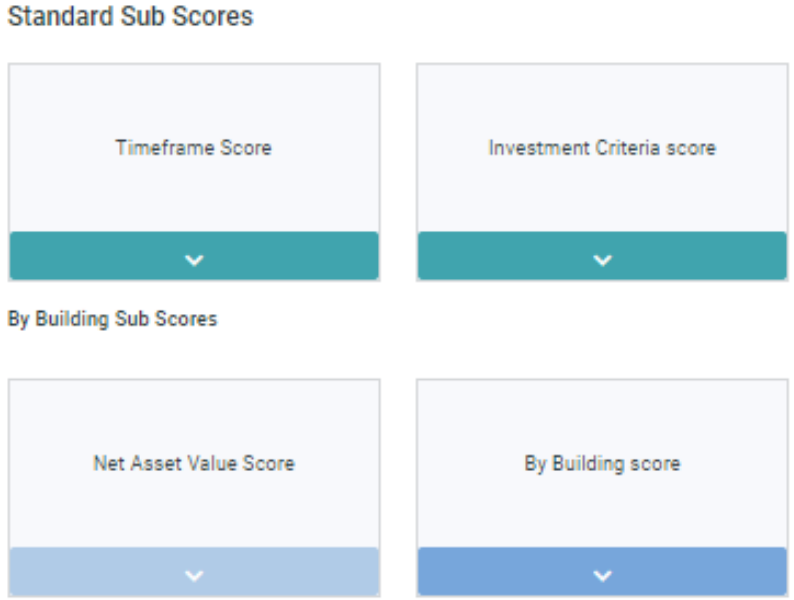
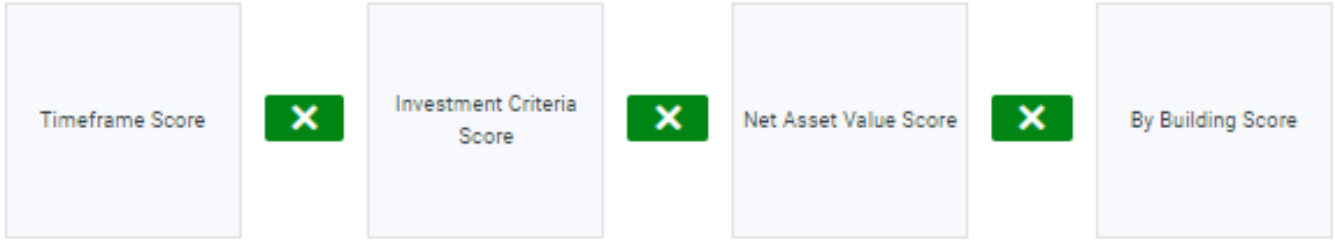
What Do We Prioritize as Most Important?

- 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



Project Scoring Formula



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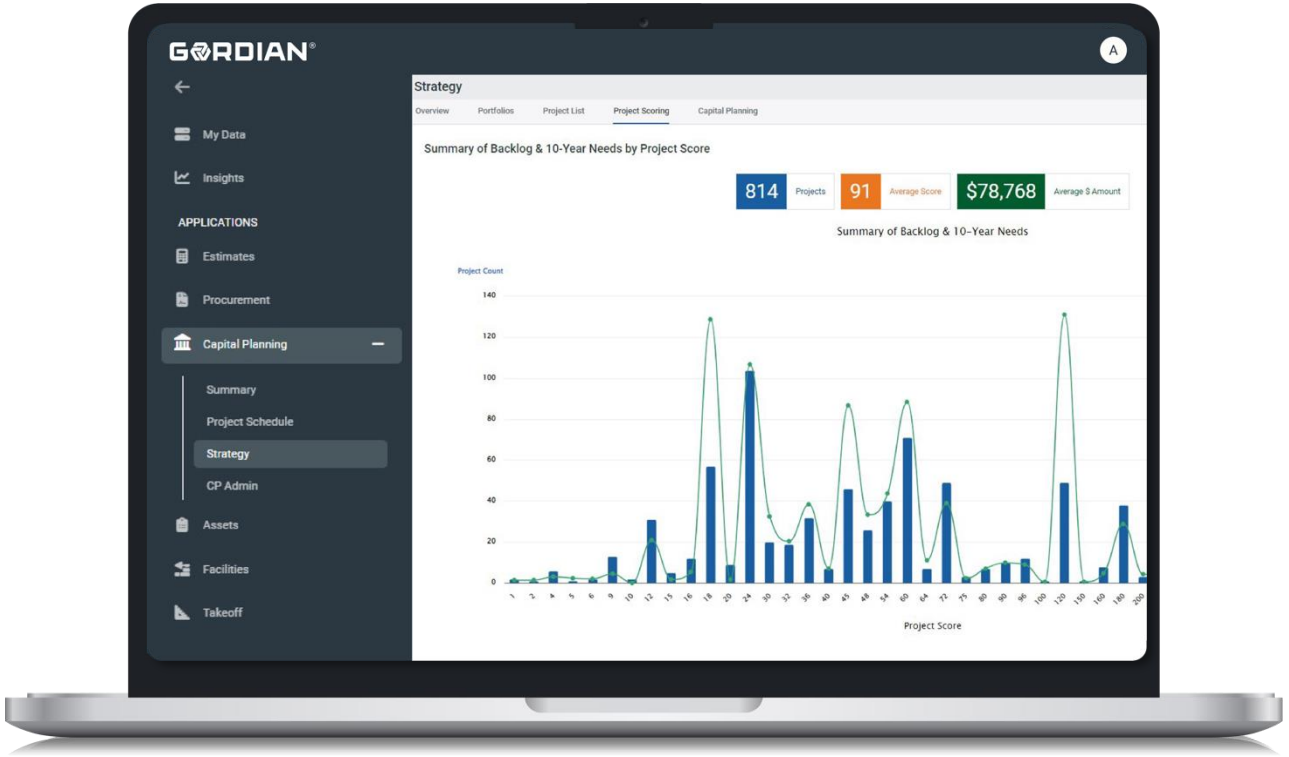
Strategy | Project Prioritization & Selection

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.



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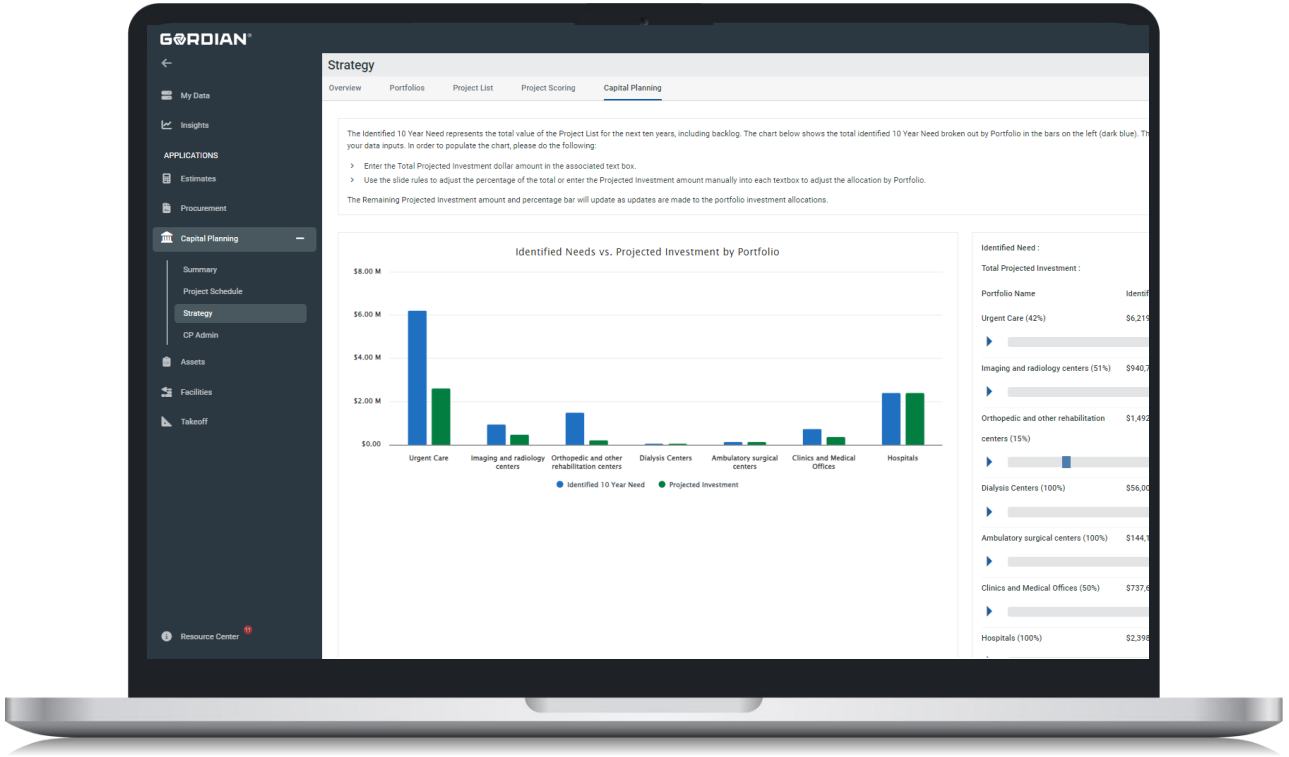
Strategy | Funding Models

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.



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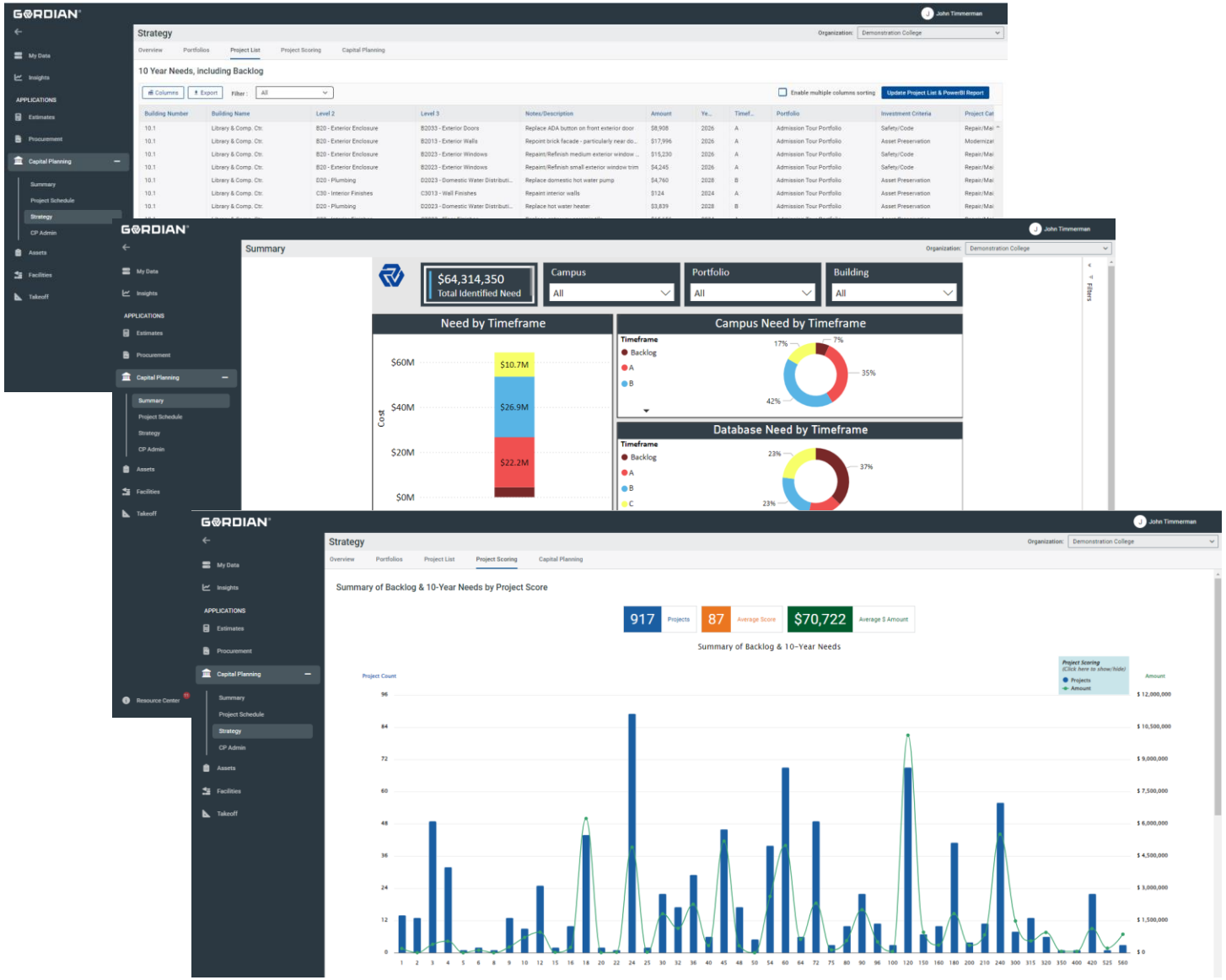
Project Deliverables

- 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.



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.**

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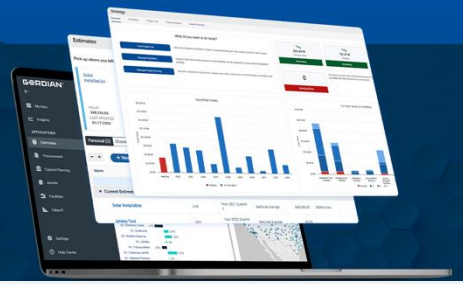

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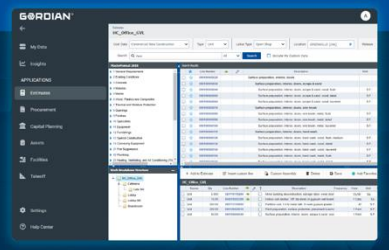

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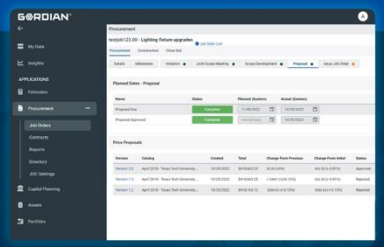

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Questions?

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.