



# Giving & Taking

The Facilities Paradigm – GASFA 2025

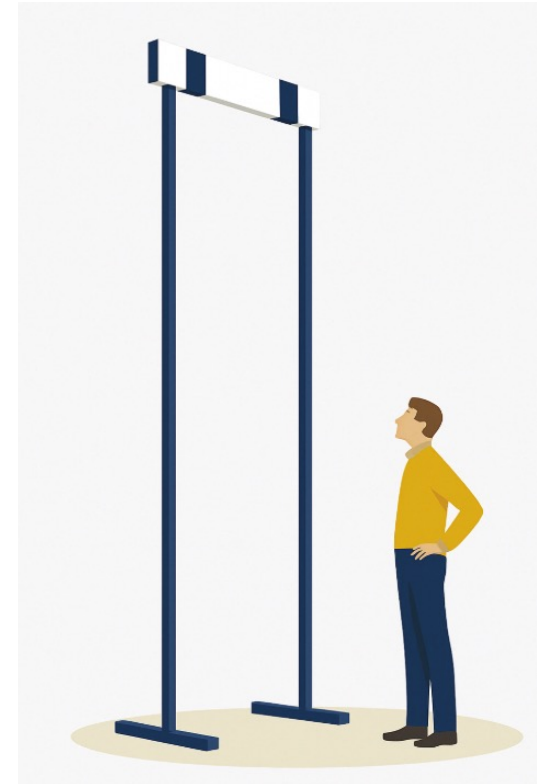
## We are Nice!

- Facilities teams often stretch too far to accommodate.
- At times, contractors and internal clients take advantage.
- We end up giving or paying more than we should.
- "We've been the Giving Tree. But eventually, there's nothing left to give."



# The Needs are Real – Deferred Renewal

- Take an honest look at your numbers. At your current total funding rate in buildings with deferred renewal, when will you catch up?
- Take your total annual deferred renewal expenditures. Note this is likely different than your total capital spend.
- Take your total deferred renewal and divide it by the annual spend towards deferred renewal. For many higher education organizations, the result is more than 100 years which is longer than the life of most buildings.



# Create Easy To Understand Data

- We graded all of our buildings.
- D or F buildings need complete renovation.
- A, B, & C buildings are newer and have less needs.
- Being able to tell leadership how many D & F buildings you have is terms they understand better than FCA scores.
- The same applies to other data sets.

FILTERS	
Building or Systems	Buildings ▼
Asset Name	WEBER, PAUL SPACE SCIENCE & TECHNOLOGY (SST1) ▼
WEBER, PAUL SPACE SCIENCE & TECHNOLOGY (SST1)	
Grade	

FILTERS	
Building or Systems	Buildings ▼
Asset Name	BUNGER-HENRY ▼
BUNGER-HENRY	
Grade	
D	

F

# Forest Management – Know Your Type



Young Campus



Mature Campus



Declining Growth Campus

## Act Like A Forester

- Campuses regenerate like ecosystems.
- Some spaces decay, renewal is needed.
- Our job is to prune, not just plant.



# Growth with Stewardship

- Our forest type at Georgia Tech is a mature campus.
- We have substantial deferred renewal needs.
- We have growing academic and research programs



- We must balance our wants and needs.
- We operate as a part of a system and need to understand system goals.
- Some of the old may need to go to make way for the new because we can't do it all!

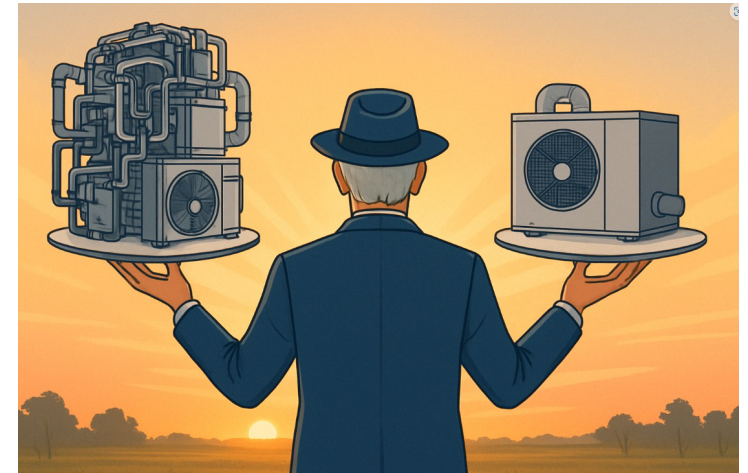
# The Scale of Your Plan Is Important

- If you try to do too much at the same time, you may reduce your impact.
- It is our job in facilities related organizations to provide rational plans based on the best data possible.
- Always keep in mind your stakeholders.
- Know your limits



# Construction Cost Savings

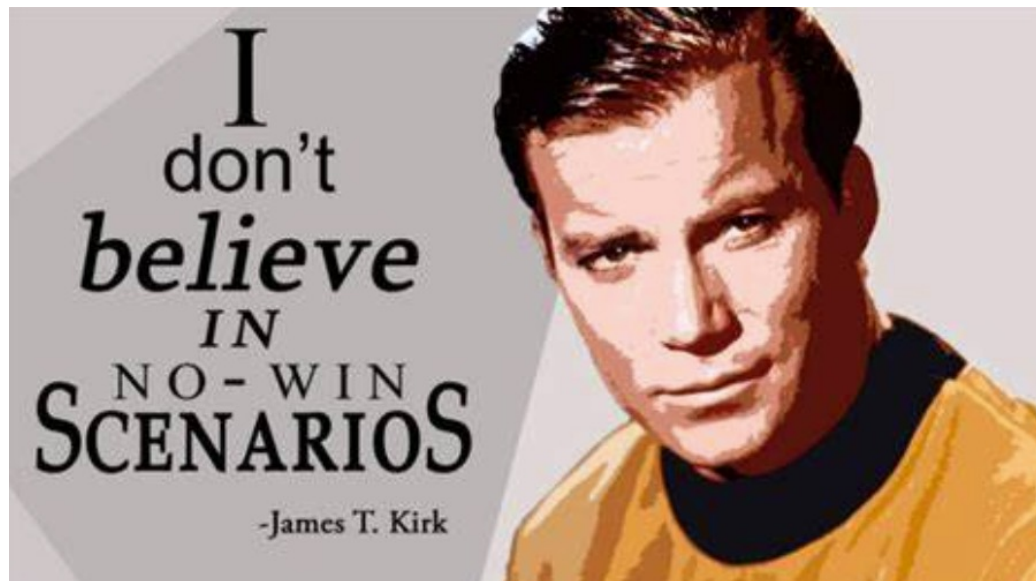
- Don't gold plate your scope. For example, some “sustainable” options for buildings may have a very low payback. Choose the right ones.
- You want energy efficiency but select the least complicated systems possible. Can you even fix it?
- Know the value and walk away from a bad deal when you can.
- Utilize alternate construction procurement methods such as JOC for smaller projects.



Most savings aren't in the bid—they're in what never gets scoped

# Redefining The Problem

- Is your transportation team focused on a better bus route or a better way to move people?
- If your plan today is not working, it is time to consider different solutions.
- We are not victims. We are problem solvers



## TS3



- High performance envelope panels built in a factory rather than in the field.
- No separate lighting control system to integrate.
- Two towers but one shared elevator section.

# The Giving Tree Principle



- The future is in our hands.
- If we give and give and give, one day we may be nothing but a stump.
- If an organization wants to be our partner, we should ensure that they are not just takers.
- We can continue to give, if we treat ourselves and our campuses appropriately and give the chance to regenerate.
- A tree is much more valuable than a stump. Pruning is better than clear cutting.

# Questions?



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