



Georgia Chapter of APPA

**GETTING READY  
FOR A GUT REHAB**

# INTRODUCTION



## Bill Roth

- President & CEO of Roth IAMS
- Co-Founder of SLAM Technologies
- Over 29 years of experience collaborating with public sector institutions across North America on all aspects of facility and infrastructure asset management
- Proud Member of APPA, SRAPPA, ERAPPA and several state chapters

# PURPOSE

To present an approach to decide how to deal with those unique assets on-campus where choices are not obvious, and you are considering a Gut Rehab/Gut to Base approach



# AGENDA



Setting the Table



What is Integrated Asset Management?



To Gut or Not To Gut That is the Question



So, We Are Going to Gut It!



Ask Bill Anything



# SETTING THE TABLE



# QUESTIONS FOR YOU

- By a show of hands, how many of you have “problem buildings” that you know need to make a difficult decision about but are having a hard time pulling the trigger?



# QUESTIONS FOR YOU

- How do you decide which buildings are being considered for a major intervention, such as a Gut Rehab?



# QUESTIONS FOR YOU

- What are the biggest impediments that you face when considering a building for Gut Rehab
  - We can't afford it
  - We have put too much money into it recently on repairs/replacements
  - We can't afford to be without the space
  - Lack of political will
  - Don't have the right data to support the decision
  - Other reasons?



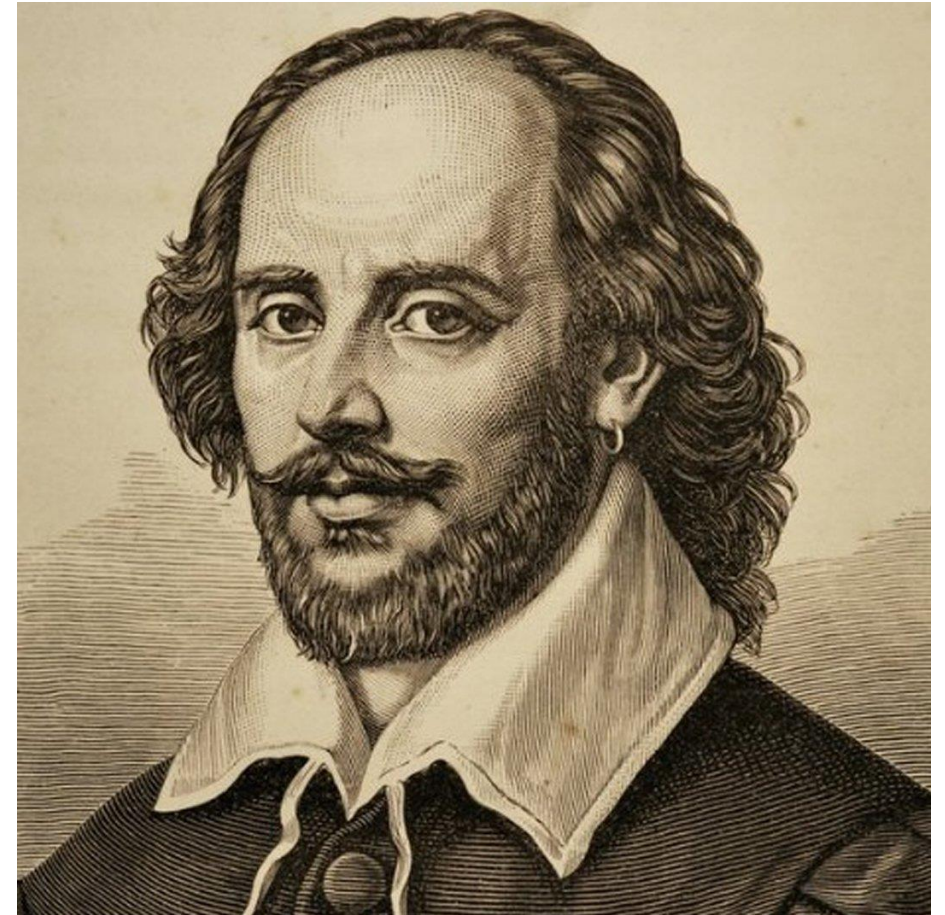


# WHAT IS INTEGRATED ASSET MANAGEMENT?





# TO GUT OR NOT TO GUT THAT IS THE QUESTION



# CHALLENGES IN FRONT OF US

- Demographic cliff is almost here
- Remote Learning
- Changing View of Higher Education
- Remote Work





# THE BIG QUESTION IS...



**HOW MUCH SPACE DO  
WE NEED?????**

# WEIGHING YOUR OPTIONS

- Keep It
  - Status Quo - Continue to Defer
  - Death by a Thousand Projects
- Get Rid of It
  - Divest of it (if you can)
  - Demolish It
- Gut Rehab



# WHY IT IS SO HARD



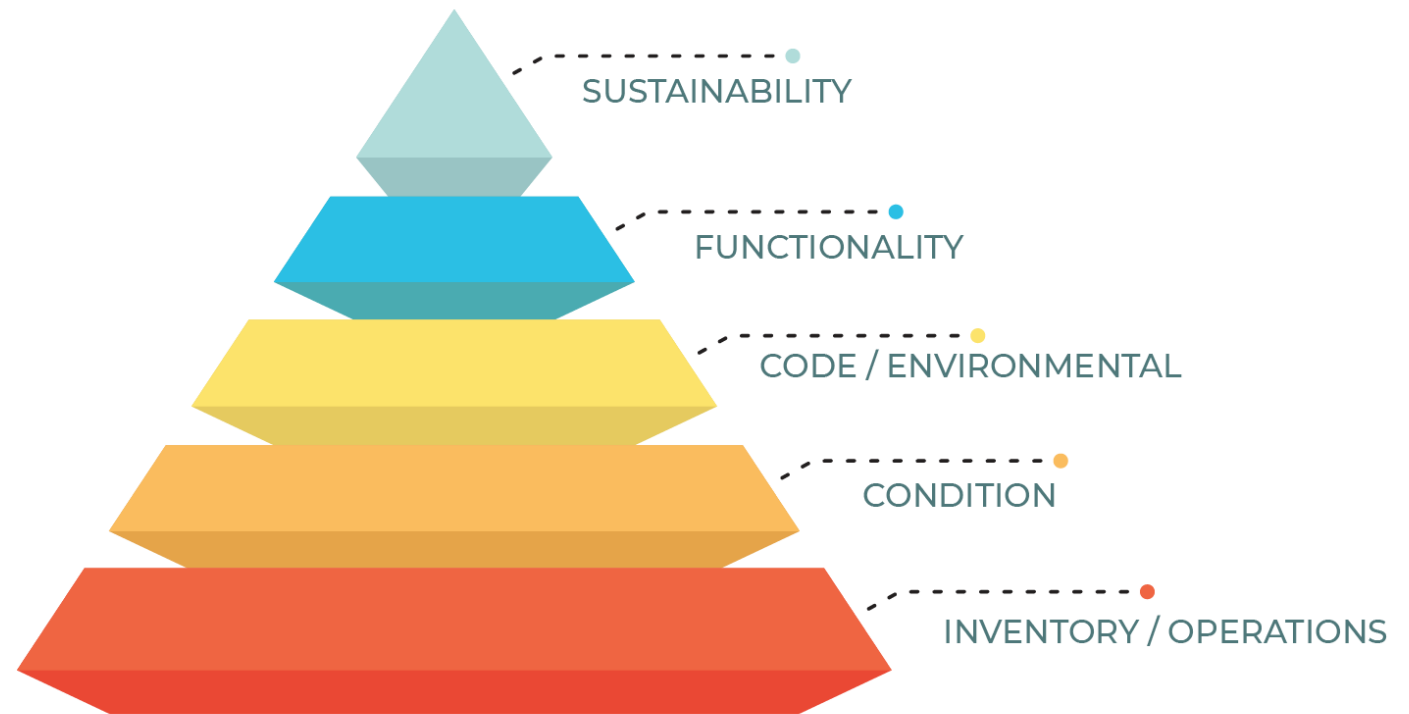
- Often the buildings “on the block” are older, often iconic assets on-campus
  - Emotional Connection to the Assets
  - Donor and Alumni Pressures
  - Part of the Fabric of a Campus
  - Potential Historical Significance

# WHY IT IS SO HARD



- Often difficult to do the work
  - Limitations to what can be done
    - Ceiling Height
    - Floor Plate
- More expensive than building new, sometime significantly so
- Often there are hazardous materials to also manage

# TAKING A WHOLE-ASSET APPROACH







**NEED MORE  
THAN AN FCA**



# HOW TO DRAW THE LINE

- How does it fit within our master plan?
- How Bad is Too Bad?
  - Do you have a target FCI?
- Does it have “good bones”
- Are there any limits to what we can do with it?
  - Can we add another floor?
  - Can we change the floor plate easily?





**SO, WE ARE  
GOING TO  
GUT IT!**



# WHAT TO THINK ABOUT IN DESIGN AND PLANNING

- Can we afford it?
- Finding Swing Space
- Plan for any Hazardous Materials
- Decarbonization
- Current Program Needs
- Adaptability of the New Space
- Other Organizational Goals



# CHANCE TO THINK TOTAL COST OF OWNERSHIP

- Smaller scale project can be a great pilot
- Do the Lifecycle Cost Analysis of the design
- Have the will to resist value-engineering
- Focus on either saving money in the long run or enhanced Levels of Service



# MAINTENANCE-INFORMED DESIGN

- Get the team that will be responsible for maintaining the building involved in the design process
  - Insights into Product/Equipment Selection
  - Reduced Likelihood of Missing Targets
    - Remember Gen 1 of LEED Buildings?!?
  - Decreased Issues with Hand-off Process
- Increases Collaborative Culture of the Team



# WHAT TO THINK ABOUT AFTER THE WORK IS DONE



- Improve your Hand-Off Process
- Update Your Facility Data
- Train Your Staff on the New Technology and Systems
- Increase the Preventative Maintenance
- Monitor the Building Performance
  - Are you getting the results that you designed for?

# SUMMARY

- Develop a Decision Support Framework
- Get a Whole-Asset Understanding of the Current State
- Make the Decision
- Leverage TCO and Maintenance-Informed Design
- Update Your Data and Monitor the Results





# One Final Thought



**UNCLE SAM WANTS YOU  
TO STOP SAYING  
DM.**

**DEFERRED MAINTENANCE**

Roth **IAMS** **10** YEARS  
Integrated Asset Management Strategies 2014 - 2024

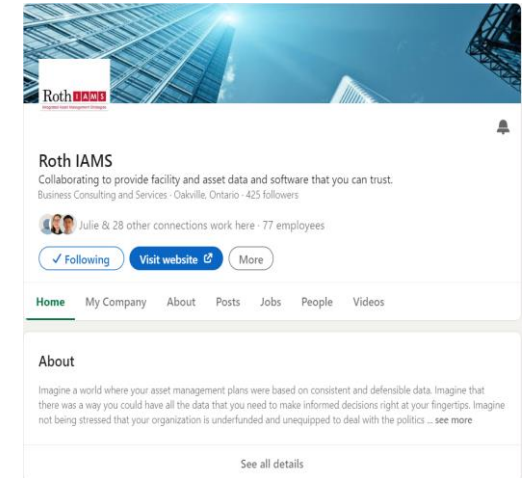
This message is brought to you by Roth IAMS.  
Our vision is To Solve the World's Deferred Capital Renewal and Maintenance (DCRM) Backlog Crisis.



# Ask Bill Anything!

# THANK YOU FOR ATTENDING

- ▶ Visit our website at [rothiams.com](http://rothiams.com)
- ▶ Follow us on [LinkedIn](#) for more content
- ▶ Connect with us directly through email at [bill.roth@rothiams.com](mailto:bill.roth@rothiams.com) or call [727-247-9419](tel:727-247-9419)



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