

Competing Perspectives
Decision Making in Pursuit of
Capital Projects

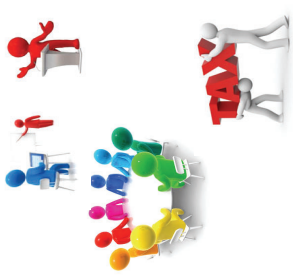
Jay Klingel, University of Virginia
Joe Blotta, JBA Incorporated





Who is the Owner?

- State
- Institution
- Department
- FM
- City/Community
- Private party (lease)
- Other





Perspectives



Jay, Here comes another capital project!



Who is the owner?



Who is the Client?

- State
- Donor
- Student
- Program
- FM
- Community
- Other

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Stakeholders

- Identify all the potential stakeholders
 - User
 - Institution
 - State, Board
 - FM
- Measuring level of influence
- Balancing competing perspectives (juggling)
- Internal FM Stakeholders

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Who is the client?

Start the presentation to see live content. Still not live content? Install the app or get help at petit.com/help

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List the stakeholders of a new classroom and office building for Liberal Arts.

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The Higher Ed Budget Epidemic





What is the primary source of capital funding at your institution?

State
Donor/Gift
Operating/Institutional
Grant
Investment/Bond



What are your top 5 priorities?

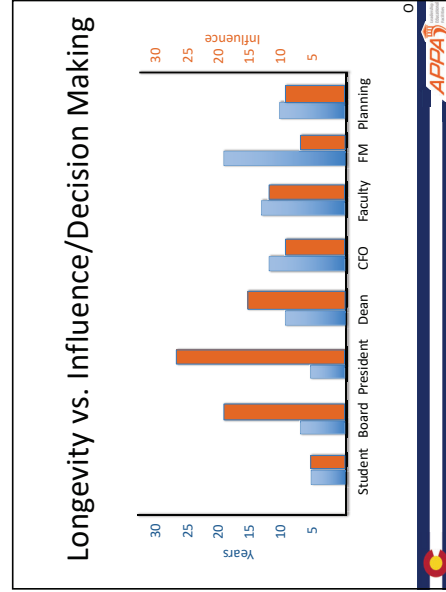
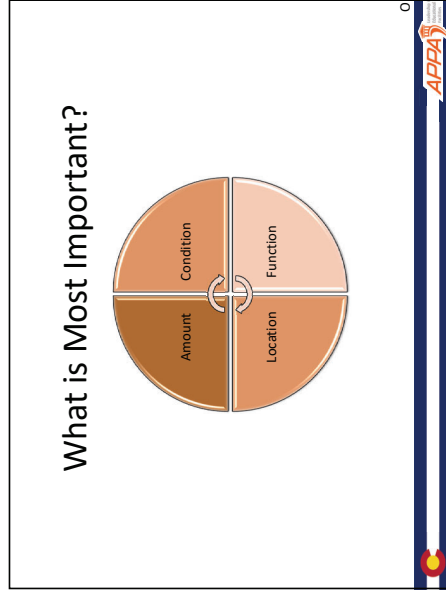




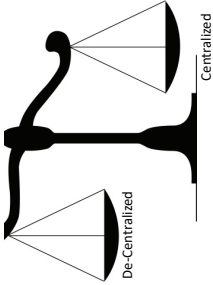
What percent of capital dollars is your campus spending to address renewal (over past 5 years)?

Below 25%
Between 25% and 50%
Between 50% and 75%
Over 75%





Impact of Funding Models



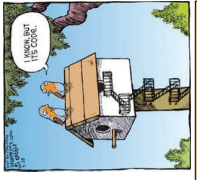
De-Centralized

Centralized

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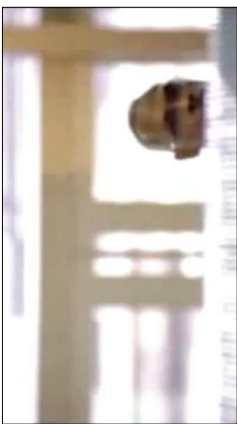
Input During the Process

- Master Planning / Visioning
- Feasibility
- Programming
- Schematic Design
- Design Development
- Construction Documents
- Build It
- Own It
- Change It



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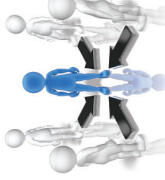
Decentralized Building Maintenance?



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Internal FM Reviews and Issues

- Planning
- Design
- Construction
- Building Services
- Landscape Services
- Utilities
- Technology
- Role of Design Guidelines



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The Budget Challenge

- Who's money is it?
- Defining what is of value
- Who pays for what?
 - Capital
 - Operating
 - Maintenance
 - Repair and Replacement



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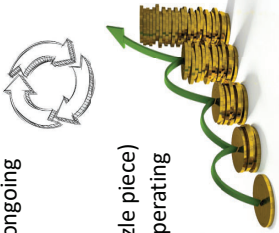
Strategy for Success



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Investing in the Campus

- Balancing Initial costs with ongoing
 - Who should pay?
 - What is the best formula?
 - Who cares?
- Affects on the campus (puzzle piece)
- Gift vs. maintenance and operating costs
 - The 10 year rule
 - O&M endowment 100% of construction cost



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Competing Perspectives Decision Making in Pursuit of Capital Projects Thank You!



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