

Return on Physical Assets (ROPA)

Turning data into action to create the right plan

Facilities management means balancing financial constraints, organizational mission, resource allocation and the probability of risks. But how do you choose where and when to invest? ROPA helps you develop an informed action plan.

Why ROPA?

Gordian's Return on Physical Assets (ROPA) provides a data-driven, holistic view of your facilities performance that objectively helps you balance operational goals, capital renewal and deferred maintenance. It's everything you need to most effectively steward your facilities and drive meaningful outcomes for the community you serve.

“**When I was able to show that we were funded to 25% less than our SEC peers, my budget was increased by a million dollars.”**

Tony Lombardo
Associate Vice President for Facility and Property Oversight
Louisiana State University

Did You Know?

**\$1 in annual
stewardship**
("keep-up costs")
**is worth \$3-4 in
asset reinvestment**
("catch-up costs")

A Strategic Framework for Smarter Facilities Decision-Making and Performance

We partner with you to develop an analytical framework and shared language with stakeholders that aligns space, capital and operational needs, helping ensure your facilities investments best serve your community year after year. Here's what you can expect from ROPA:

Foundational data capture and analysis

We'll provide a strategic facilities assessment that will connect, educate and support your internal leadership. Our team comes on-site to collect and assemble data to analyze historical facilities performance and establish a baseline for continuous measurement and optimization. Using our experience and expertise, we'll diagnose the root causes of major issues, identify solutions and provide ongoing strategic support.

Common vocabulary

Our proprietary Return on Physical Assets model provides you with analytical, evidence-based data that helps establish clear communication across the organization. We create alignment from the boiler room to the boardroom by breaking down our analysis by key issues:



**Annual
Stewardship**



**Asset
Reinvestment**



**Operational
Effectiveness**



Service

Capital renewal projections

We take a detailed look at your facilities lifespan, spending patterns and average growth of deferred maintenance to provide an accurate projection of future investment needs. By anticipating capital renewal needs, you'll more effectively disperse resources, ensuring priority projects are funded and preventing future accumulation of critical deferred maintenance.

Objective view of historical performance

We help you create a complete analysis of your space, capital and operational performance. This objective view allows you to create a balanced strategy by setting realistic performance standards and examining how your investments are trending against those targets. We also look at the implications of those investment trends and their impact on service levels.

Benchmark against yourself and market trends

With a complete picture of your historical performance, you'll have a baseline to put your needs into context. Examine how your performance stacks up against market trends and justify decisions around your facilities. This baseline is then used to monitor and track your progression over time.



Gordian is the leading provider of Building Intelligence™ Solutions, delivering unrivaled insights, robust technology and expert services to fuel customers' success through all phases of the building lifecycle. Gordian created Job Order Contracting (JOC) and the industry-standard RSMeans™ Data. We empower organizations to optimize capital investments, improve project performance and minimize long-term operating expenses.

Gordian's ROPA solution provides the data-based perspective and context to make the right decisions for your organization. For more information on ROPA, visit gordian.com/ropa.