



# A New Blueprint for Efficiency Breakthroughs in 2026



# Why You're (Likely) Here Today



2026  
represents an  
inflection point,  
not another  
planning cycle



Efficiency is no  
longer optional,  
tactical or  
incremental



Expectations  
continue to rise  
faster than  
budgets ever  
will

Today isn't about  
**WORKING HARDER**

GORDIAN®

It's about whether your current  
ways of working are **STILL FIT**  
**FOR THE REALITIES AHEAD**

An aerial photograph of a city at sunset, with a large white text overlay in the center. The city is bathed in a golden light, and the sky is a mix of orange and yellow. The text is bold and white, standing out against the darker background of the city.

**\$1.8T**

**Deferred maintenance backlog**



# Your Job is a Distinctly Strategic Function

## You are More Than Just a Caretaker of Buildings

- Policy Implementers
- Financial Risk and Asset Value Managers
- Partners in Service Delivery
- Operational Resilience & Continuity Enablers
- Economic & Community Dev Catalysts
- Visible Proof Points of Public Trust

**State facilities administrators must operate as community asset stewards**



# **YOUR ENVIRONMENT**

Defined less by isolated challenges and more by converging pressures



# Why 2026 Demands a New Blueprint

Core, converging pressures prompting the need for new frameworks built for the modern era



**1**

Infrastructure aging into higher-risk territory

**2**

Rising expectations for reliability, transparency and sustainability

**3**

Processes growing more complex while teams remain the same size

**4**

Data abundance without integrated insight

# Core Pressure



# Aligned Efficiency Solution

- Aging Infrastructure as a Reliability Risk
- Rising Expectations Without Budget Growth
- Increasing Admin Drag & Process Complexity
- Data Without Insight

- Customized Condition Assessments
- Simplified Capital Planning
- Streamlined Construction Procurement
- Data-Rich Benchmarking

# #1 – Aging Infrastructure as a Reliability Risk

Deferred maintenance  
turning into unplanned  
failures

Reactive work  
crowding out strategic  
planning

Capital \$\$ spent  
responding to crises  
rather than reducing risk

## Customized Condition Assessments



A way to replace  
anecdotes with  
defensible insight



A tool to prioritize  
investments based on  
risk and consequence



A foundation for  
proactive, not reactive,  
decision-making

# Find An Assessment That Meets You Where You Are



## Self-Assessment

You have a mature capital planning organization that needs access to modern assessment and capital planning software

**Identifier:** Standardization of best practices for data collection, asset/facility assessments and capital planning processes.



## Modeled Assessment

You need to make fast, high-level funding decisions across your portfolio

**Identifier:** Utilizes comprehensive square foot costing and detailed lifecycle models to quickly generate accurate cost projections.



## Facility Condition Assessment

You need building-level detail to drive capital planning decisions

**Identifier:** Independent expertise in data generation and validation, informed by your team, delivers insights/tools to assess condition and requirements.



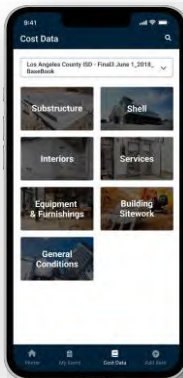
## Facility Condition Assessment +

You need project-level detail to drive execution of work

**Identifier:** Peace of mind capturing remedial actions and project-level details to address deferred maintenance and specific deficiencies.

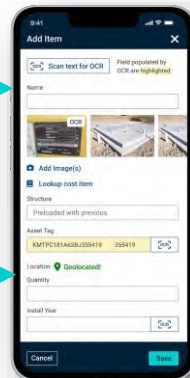
# Assemble Your Inventory and Visualize Conditions

## Capture Assets

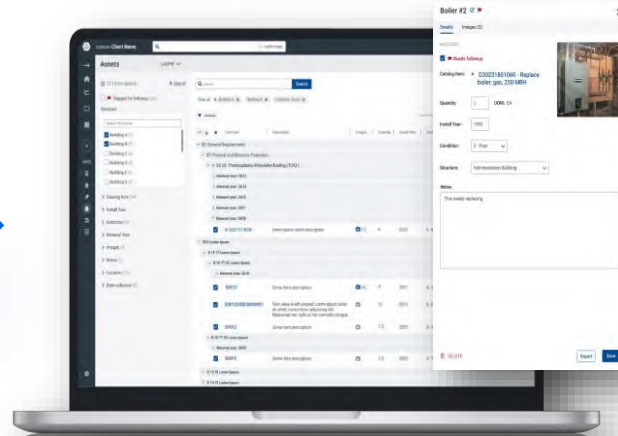


Quick capture with Optical Character Recognition (OCR)

Get accurate data visualizations through Geolocation



## Manage Assets



## Customize Insights



# Efficiency Here Means...

- Seeing risk across the full portfolio.
- Fixing the riskiest assets, not the noisiest.
- Preventing failures instead of reacting to them.

# #2 – Rising Expectations Without Budget Growth

Resilience, accessibility, safety and sustainability standards on the rise

Greater visibility and scrutiny from leadership and the public

Flat or unpredictable capital and operating budgets

## Simplified Capital Planning



Translates facility needs into leadership-ready narratives



Supports prioritization across competing demands



Aligns projects with policy, funding and community goals

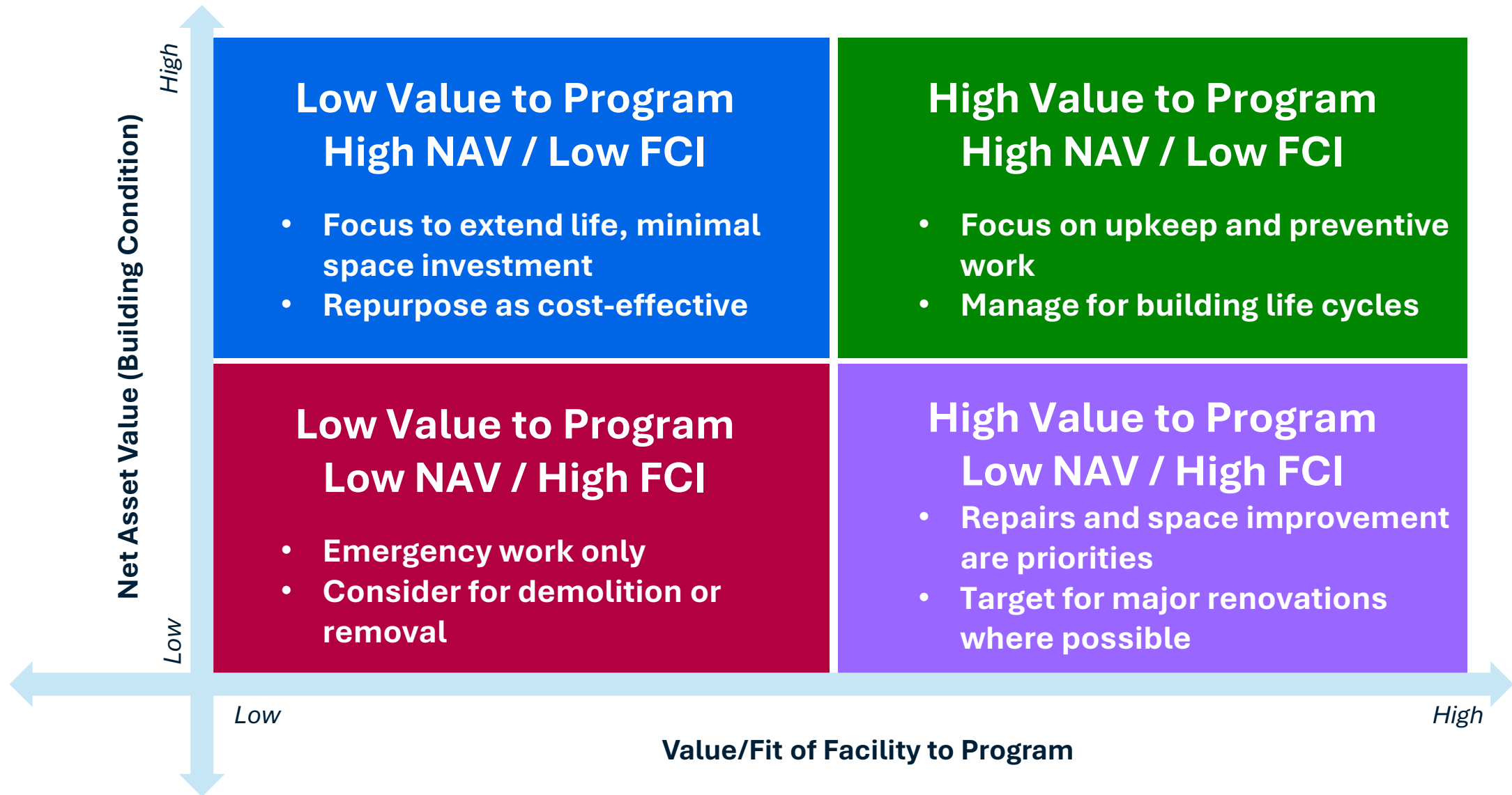
# Capital Strategy and Building Portfolio Segmentation

As you know, not all buildings are created equal.

- As a result, no single strategy is best for all facilities.
- Taking a "portfolio approach" allows for focused investments based on your organization's strategic direction.

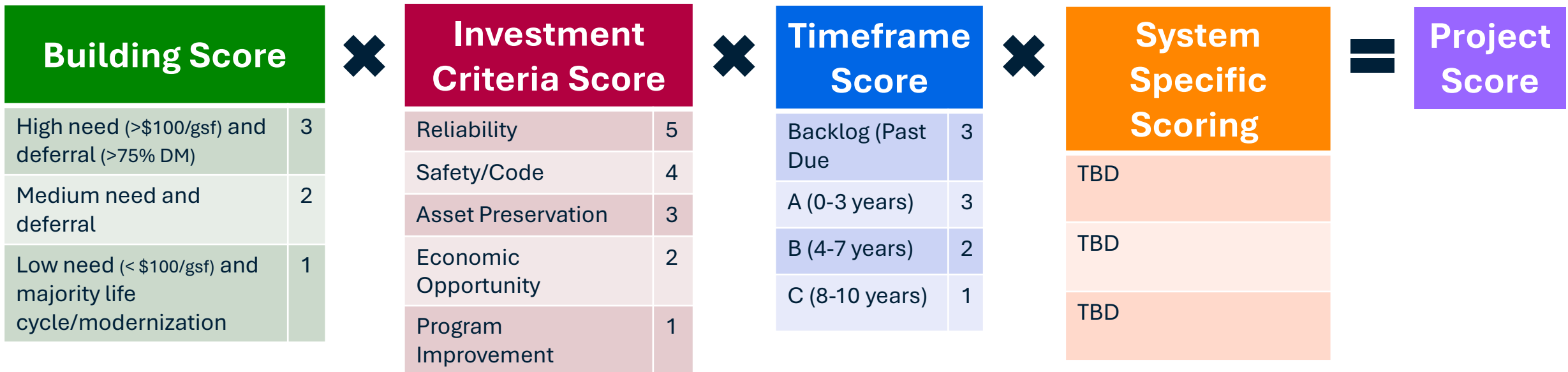


# Balancing Value and Condition



# Project Scoring Methodology

For assessed buildings, it's important to keep priorities at the forefront to create a flexible scoring system, used to select projects aligned with strategic mission



# Efficiency Here Means...

- Better alignment and decision-making clarity.
- Plans leaders can understand and defend.
- Strategies that connect facilities to community outcomes.

# #3 – Administrative Drag & Process Complexity

Projects delayed by process, not just funding

Procurement environments discouraging competition

More time managing compliance than managing outcomes

## Streamlined Construction Procurement



Reduces cycle time and uncertainty



Standardizes where possible to ease admin burden



Allows staff to focus on risk, coordination and quality

# Job Order Contracting (JOC)

## Definition

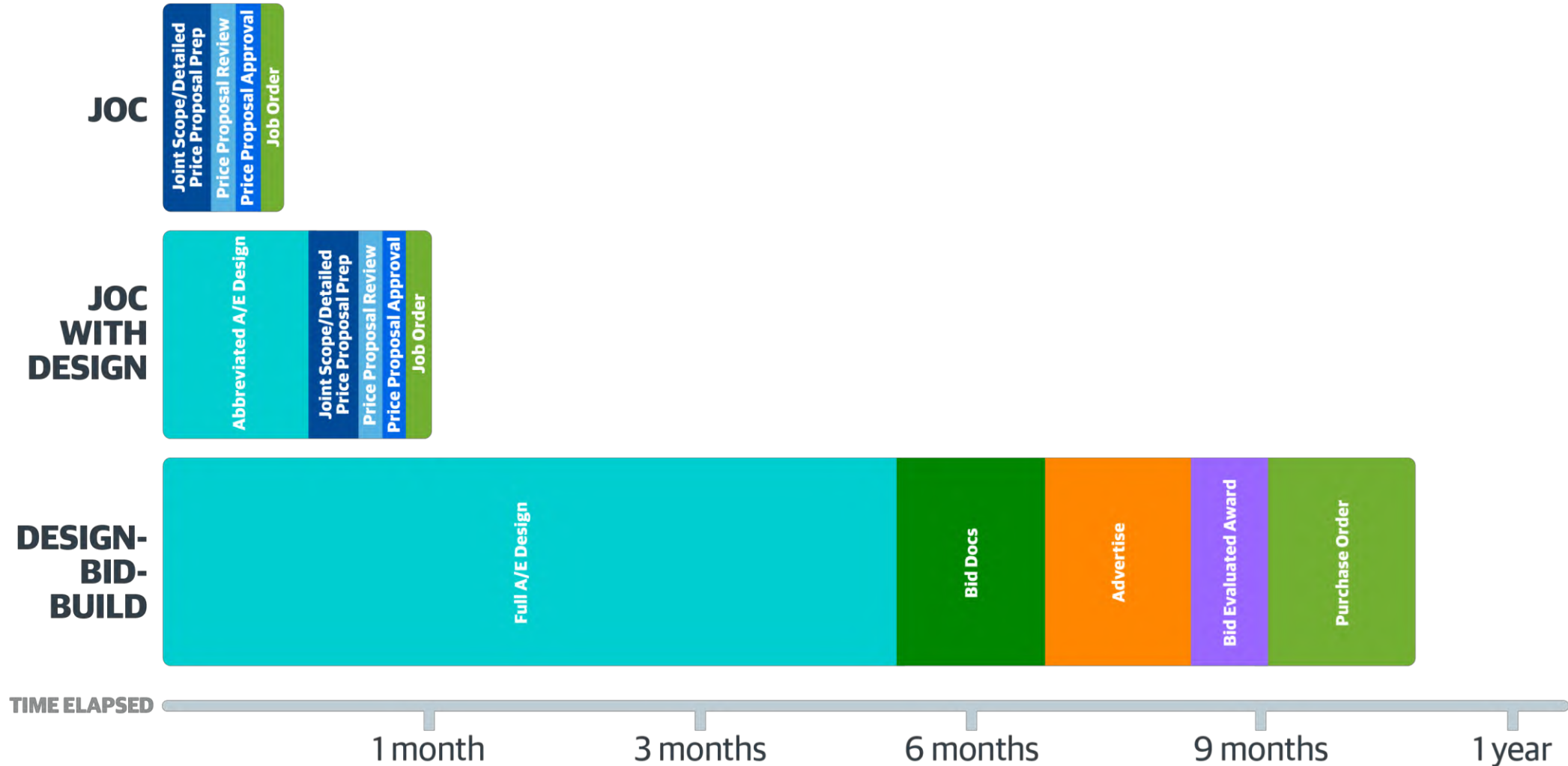
- Indefinite delivery/indefinite quantity process (IDIQ)
- Enables facility owners to complete a substantial number of individual projects with a **single, competitively-awarded bid**
- Construction tasks are based on **preset costs in a Unit Price Book (UPB)**
- Contractors bid an Adjustment Factor to be applied to **UPB**, resulting in on-call, competitively bid and awarded contractors that are available to perform work at agreed upon prices

## Value

- Saves time and administrative costs on construction procurement
- Provides transparent and auditable procurement process that ensures diversity/inclusion
- Fundamentally different construction procurement relationship
  - Contractors are subject to different motivators and behavior
  - Non-adversarial relationship between owner and contractor

# JOC Value: Significant Time Savings

Industry studies and project examples demonstrate significant time savings with JOC



# JOC Value: Time and Resource Savings

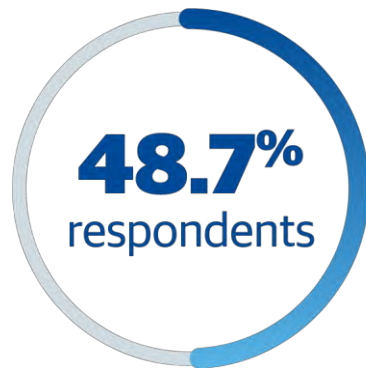
In 2021, Gordian and NIGP partnered to close the industry's JOC knowledge gap.



**12+ weeks**  
with traditional  
delivery methods



**<12 weeks**  
with Job Order  
Contracting



**5+ people involved**  
with traditional  
delivery methods



**<4 people involved**  
with Job Order  
Contracting

# Efficiency Here Means...

- Shorter timelines and greater cost control.
- Clearer pathways to delivery.
- Processes that enable speed *without sacrificing oversight.*

# #4 – Data Without Insight

Data exists everywhere  
– but insight is  
fragmented

Leaders lack contextual  
understanding of  
performance

Proving progress or  
need is more difficult  
than it should be

## Data-Rich Benchmarking



Identify high-risk or  
high-cost outliers



Supports continuous  
improvement



Enables learning  
across agencies

# Efficiency Here Means...

- Shared understanding, not more disconnected data.
- Reduced decision friction and rework
- Making improvements measurable, repeatable and defensible

# A Connected Data, Decision and Delivery Platform



## Assess Work

Catalog asset data, assess condition and build your capital plan.

*We help you understand, measure and action your deferred maintenance.*



## Plan Work

Build budgets, project plans, estimates and collaborate with contracting partners.

*We help you plan, budget and line up your work.*



## Procure Work

Find contractors, finalize job proposals, reduce procurement timelines and begin work.

*We help you deliver projects faster and for the best value*

**All-in-one cloud platform helping organizations connect planning, prioritization and project delivery in a single, streamlined workflow.**



# The Blueprint

Efficiency in 2026 is built on four pillars



**1**

**See Clearly** – Risk-based condition insight

**2**

**Plan Simply** – Capital plans leaders can act on

**3**

**Deliver Faster** – Streamlined procurement and execution

**4**

**Learn Continuously** – Benchmarking that drives improvement

# Questions?

