

Book Review Editor: Theodore J. Weidner, Ph.D., P.E., AIA

This month I am appreciative of the efforts from Kevin Folsom, Dallas Theological Seminary, for his thoughtful review of an important APPA publication that has received national attention in print and radio.

Reviewed by Kevin Folsom

BUILDINGS ... THE GIFTS THAT KEEP ON TAKING: A FRAMEWORK FOR INTEGRATED DECISION MAKING

By Rodney Rose, with David A. Cain, James J. Dempsey, and Rich Schneider, APPA, 2007, 94 pages, \$70 (APPA members), \$95 (nonmembers)

Fortunately for me, I began my facilities management career in 1988,

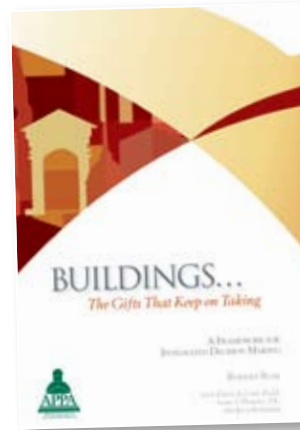
where I still serve today at Dallas Theological Seminary. Formulating the planned capital renewal process was already under way for about ten years by our industry giants such as Harvey Kaiser, Robert Brooks, Rodney Rose, and many others. So I was able to cut my teeth in this era.

In 1991, our school's President's Office received a complimentary copy of one of the early publications that was a joint project by APPA and the Lilly Endowment called *Today's Challenge to Tomorrow's Vision: A Study of Facilities Conditions at Schools of Theology*. The book made its way down to me, and I was forever changed from a facilities manager to facilities leader and visionary.

Essentially, our jobs are about facilities portfolio management of existing facilities; however, often we're faced with campus leadership excited about a donor who is ready to contribute large sums toward a new facility that has not been on the radar or programmed with a revenue source for funding sustainable functionality through its design life. This is a difficult situation for a facility manager who will ultimately inherit the facility to preserve without the needed funds to do so properly.

Buildings... The Gifts That Keep on Taking, by Rod Rose as primary author, is an elegantly written fresh look at the tried and true practices of the planned capital renewal discipline of long-term owned facilities; it includes historical data and research by APPA's Center for Facilities Research (CFaR) with a Total Cost of Ownership twist.

Included are new concepts, techniques, and planning strategies, such as the Strategic Investment Pyramid, which leads organizations to ask the



most important questions first when considering a new facility. Why invest? What can we afford? When and where to invest? How much should we invest? Then readers are led up the pyramid to Facilities Data & Matrices, Decision Perspectives, and Asset Investment Strategy.


Effective use of the Strategic Investment Pyramid has a number of significant benefits. It focuses on the investment value of facilities and promotes integrated planning and budgeting, providing an excellent tool for making the business case for alternative solutions to facility needs. Therefore, it helps you establish a sustainable funding model for existing and proposed facilities to preserve your facility's maximum effectiveness functionality for life.

The book provides a good understanding of the Total Cost of Ownership. The first cost of a facility is only one-third of the full cost of ownership during a facility's design life. Seldom does anyone think about how they are going to pay for the remaining two-thirds of the cost.

There should never be a facility manager, or one aspiring to be, without knowledge of the concepts and techniques provided in this book.

While it has taken almost 20 years, my institution is almost in line with the concepts of planned capital renewal, and the momentum cannot be stopped now. We now consider the existing facility's renewal needs and reuse capabilities before building new. My congratulations and thanks to all those who contributed to *Buildings... The Gifts That Keep on Taking* to bring light to the stewardship issue of facility ownership!

FIND IT ALL



UNDERGROUND

- COMMUNICATION CABLES
- POWER LINES
- PIPES

800-999-8280

www.schonstedt.com

SCHONSTEDT S

INSTRUMENT COMPANY

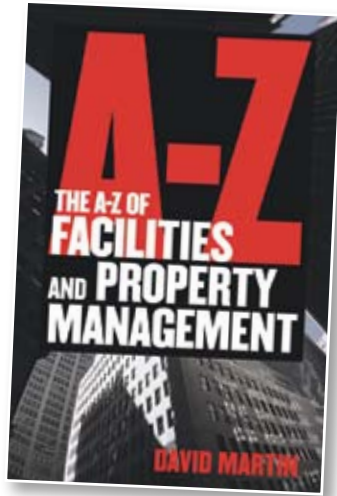
Making Locating Easier Since 1953

Reviewed by Ted Weidner
THE A-Z OF FACILITIES AND PROPERTY MANAGEMENT

By David Martin, Stylus Publishing, 2006, \$38.95

This book provides a clear set of definitions of property management terms with important points of how each inter-relates to other terms and the overall property management profession. *The A-Z of Facilities and Property Management* is written by a British author so there are several terms and references more appropriate for international APPA members.

Despite some terms and references that may not match U.S. laws exactly, there are still several points made that apply to any nation. There is a significant focus on leases on both the landlord and tenant sides and property transfers.



Issues of default responsibilities for problems if they are not addressed specifically in the contract are discussed. To avoid default responsibilities, general steps or investigations prior to entering

into a land contract are also discussed including environmental investigations, zoning, or renovations.

While the author is not an attorney, this reference had an overall feel of legal aspects to property transactions and management. Current issues of terrorism, contingency planning, and security are presented and connected to other property issues.

The overall format is clear but sometimes strained. There was a strong need to provide a term for every letter of the alphabet so some letters only had one term presented and the letter "Q," with no appropriate term, had a quiz instead. Despite the format, this book will be helpful for facility officers who manage a significant number of leases or property transfers. However, this reference is no substitute for good legal advice when executing any contract. ☹

Kevin Folsom is APPA's vice president for professional affairs and the director of facilities and plant operations at Dallas Theological Seminary, Dallas, TX; he can be reached at kfolsom@dts.edu. Ted Weidner is assistant vice chancellor of facilities management & planning at the University of Nebraska-Lincoln; he can be reached at tweidner2@unlnotes.unl.edu.

knowledge builders cont'd

your peers. The Qualified FPI Advisor program will allow your school to better position itself to take full advantage of this incredible member benefit.

The 2007-08 Facilities Performance Indicators survey is now open and has been reformatted for improved participant use. The deadline for completed surveys is *Monday, December 1*. The resulting FPI Report & Dashboards will be published in February 2009. ☹

Christina Hills is APPA's research specialist and can be reached at christina@appa.org. This is her first article for *Facilities Manager*.

Cost-Effective Vertical Transportation Solutions

For over 25 years, VDA has been providing facility management professionals with a wide range of consulting services designed to protect their vertical transportation investment and make their lives easier.

We have tailored our services to meet their individual needs relating to maintenance, modernization and new installations.

Contact Bill Bell to see how VDA can help maximize your vertical transportation ROI.

VDA Baltimore Office:
4692 Millennium Drive, Suite 102
Belcamp, MD 21017-1535
Phone: 877-931-5012
E-mail: bbell@vdassoc.com

www.vdassoc.com



worldwide vertical transportation consultants

vda

Van Deusen & Associates

Headquarters: Livingston, NJ
Offices: Atlanta, GA • Baltimore, MD
Boston, MA • Chicago, IL
Minneapolis, MN • New York, NY
Norwalk, CT • Philadelphia, PA
Pittsburgh, PA • Washington, DC