



From Patchwork Fixes to Strategic Solutions through Smarter Facility Planning



Introduction



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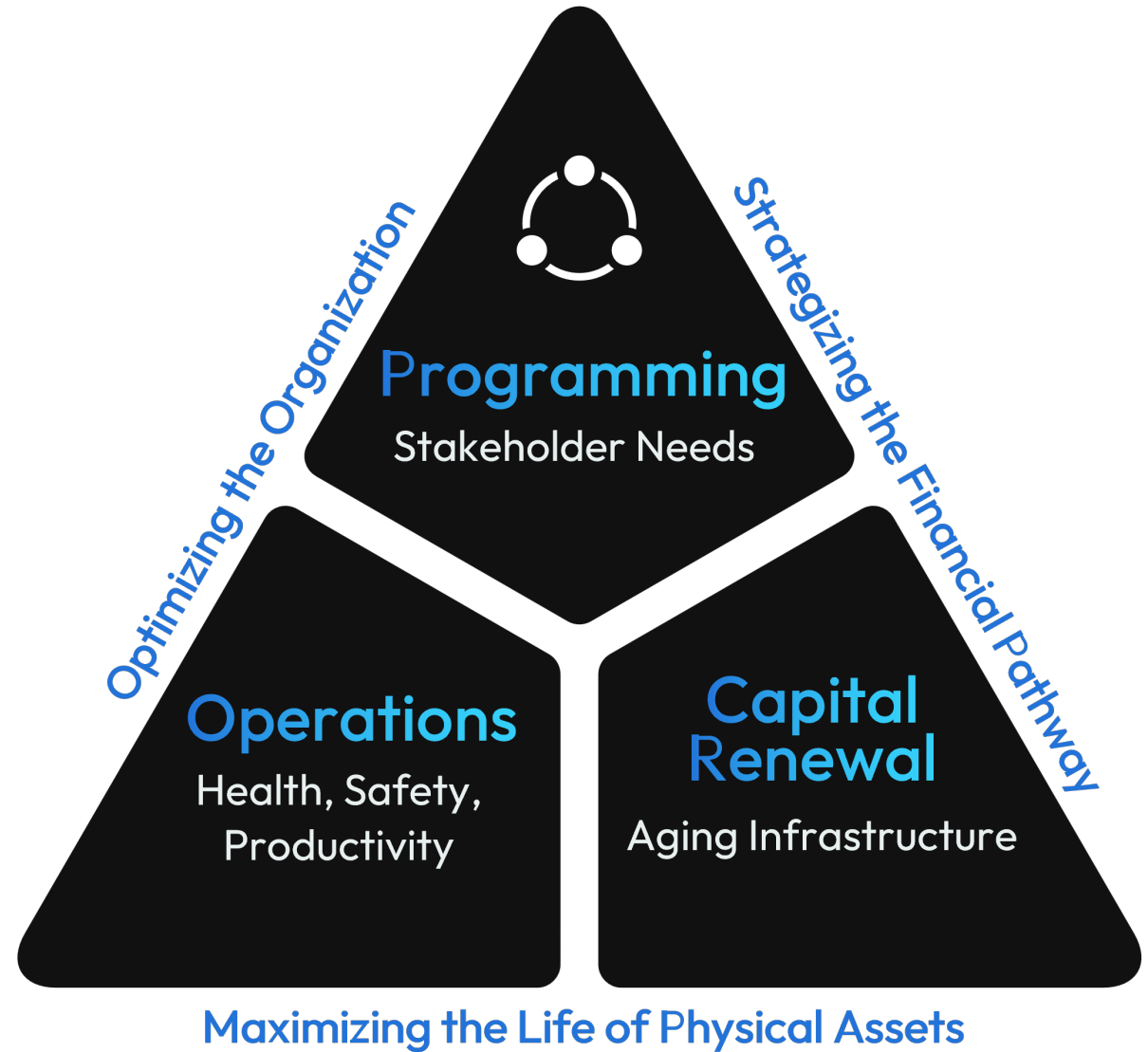
Today's Agenda

- Today's facility challenges
- Modernizing your data
- Lifecycle forecasting
- Prioritization aligned with strategy
- Smarter planning strategies



The FEA Philosophy: Balancing Facility Needs

- Balancing the Priorities that Shape Every Facility Decision
- The triangle identifies the scope of needs for forecasting and prioritization
- Every repair or investment decision sits somewhere within this balance



The Balancing Act

The Reality for Facilities

- Tension between short-term fixes and long-term plan
- Reactive vs. proactive maintenance



The Hidden Costs of Deferral

What Happens When We Wait Too Long?

- Increased repair costs
- Accelerated asset deterioration
- Greater risks and stakeholder dissatisfaction
- Deferred maintenance backlog growth
- Compounding costs over time



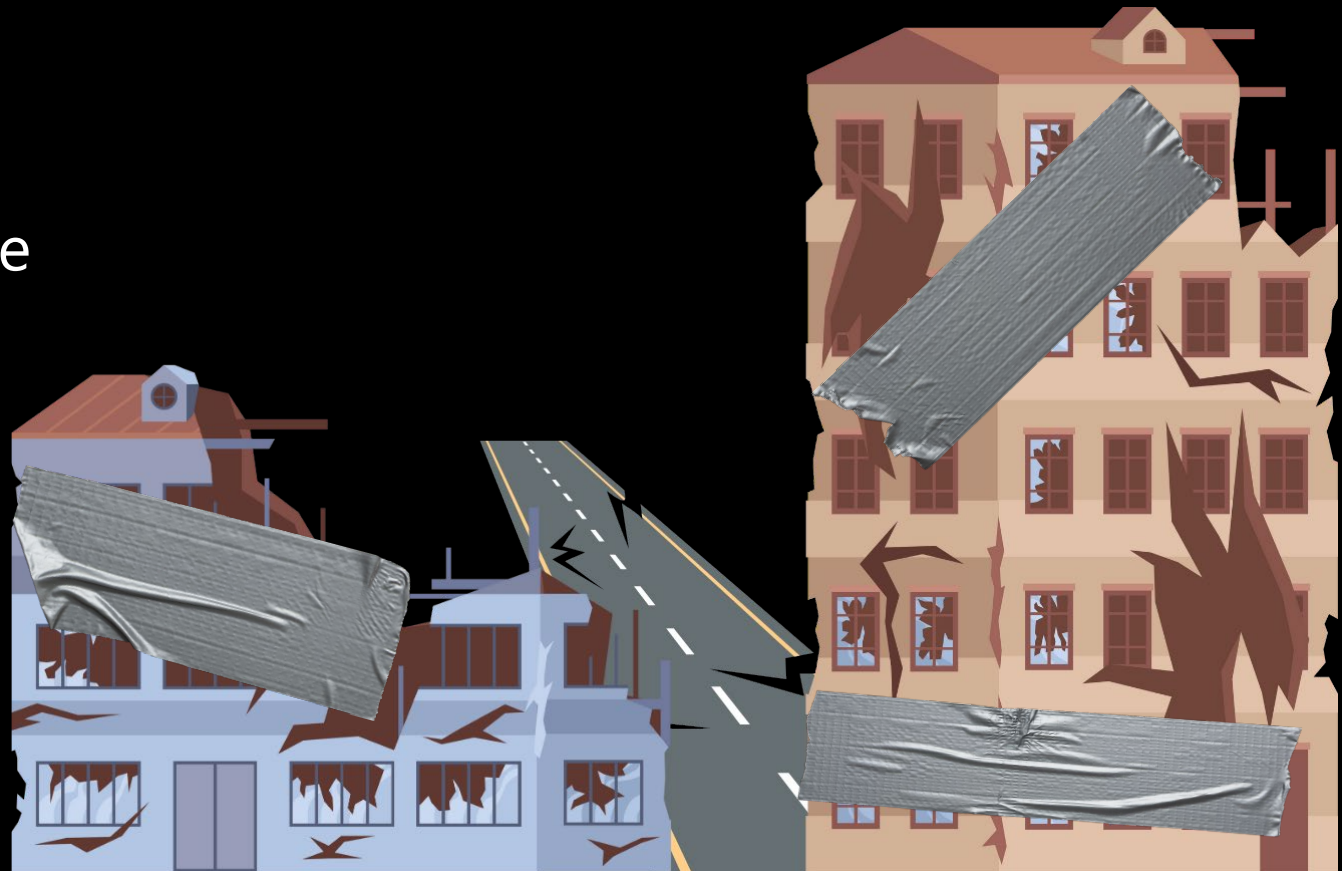
When a Quick Fix Is the Right Call

Quick Fix - Appropriate When:

- Low cost, low risk
- Short remaining useful life
- Temporary stabilization is acceptable

Not Appropriate - When:

- Recurring failure
- High operational or safety risk
- Impacts mission-critical systems



When to Patch vs. When to Invest

Decision Matrix

Factor	Patch	Invest
Cost	Low	High upfront, lower lifecycle
Risk	Low	Moderate to high
Frequency	One-time	Recurring issue
Impact	Minimal	Operational/mission-critical

Dollars Well Spent

When Investment Pays Off

- Systemic upgrades (roofs, HVAC systems, infrastructure)
- Lifecycle cost savings
- When lifecycle cost outweighs repeated repair



Why Facility Planning Needs a Smarter Approach

- Aging buildings
- Budget constraints and resource pressure
- Rising stakeholder expectations
- Climate and resilience considerations

Outdated or incomplete data makes these challenges harder to manage



Moving From Reactive to Strategic

- Defining repairs, projects, capital renewal, and portfolio strategy
- Why strategic planning simplifies FM decision-making
- The mindset shift required for long term success
- Reduce reliance on patchwork fixes
- Stabilize deferred maintenance over time



Forecasting Future Needs

Plan Smarter

- Use data to anticipate renewal and maintenance cycles
- Utilize tools and templates for capital planning
- Data modeling can provide 80 percent of the insight at 20 percent of the cost of an assessment
- Consistent data and a repeatable process is key



Prioritizing Projects: Choosing What Matters Most

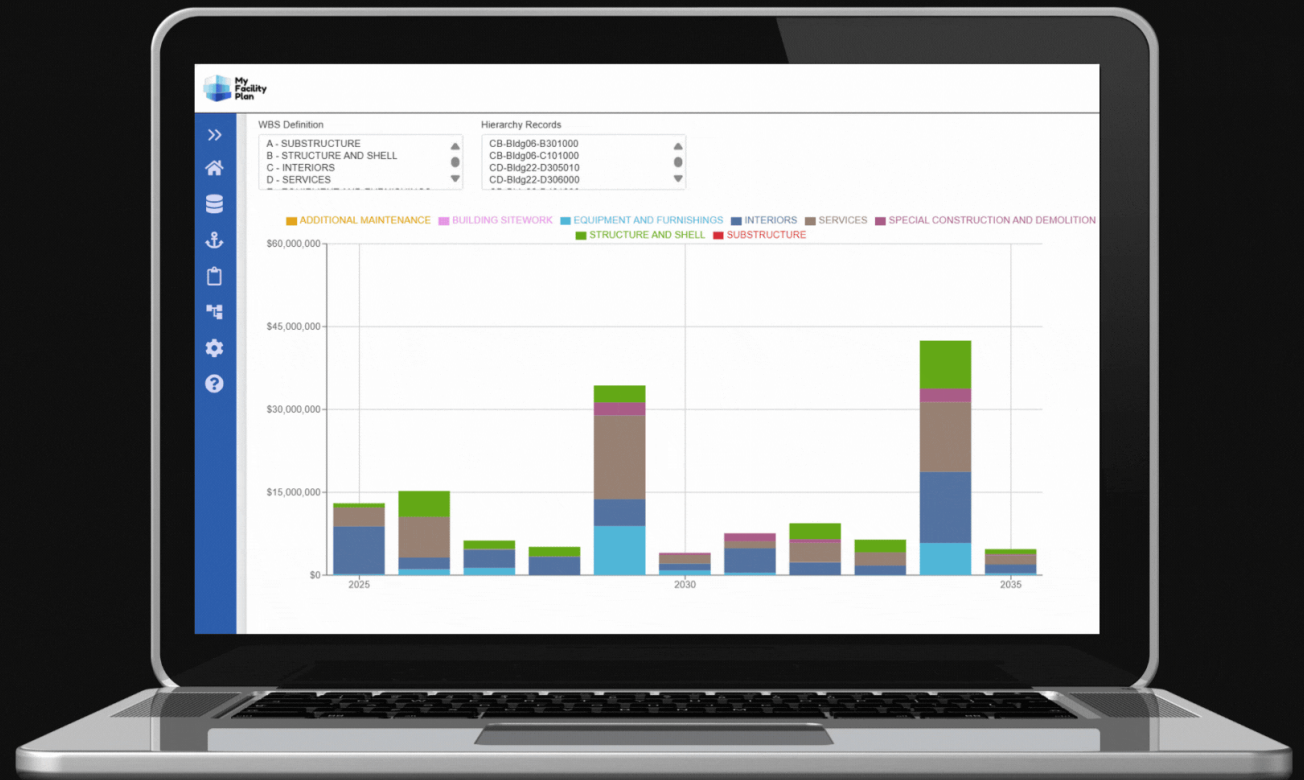
Making the Tough Calls: What Gets Done First?

- Prioritization frameworks: risk, criticality, compliance, mission alignment
- Balancing immediate needs with long term strategy
- Eliminating "squeaky wheel" decision-making
- Removes subjectivity from decision-making



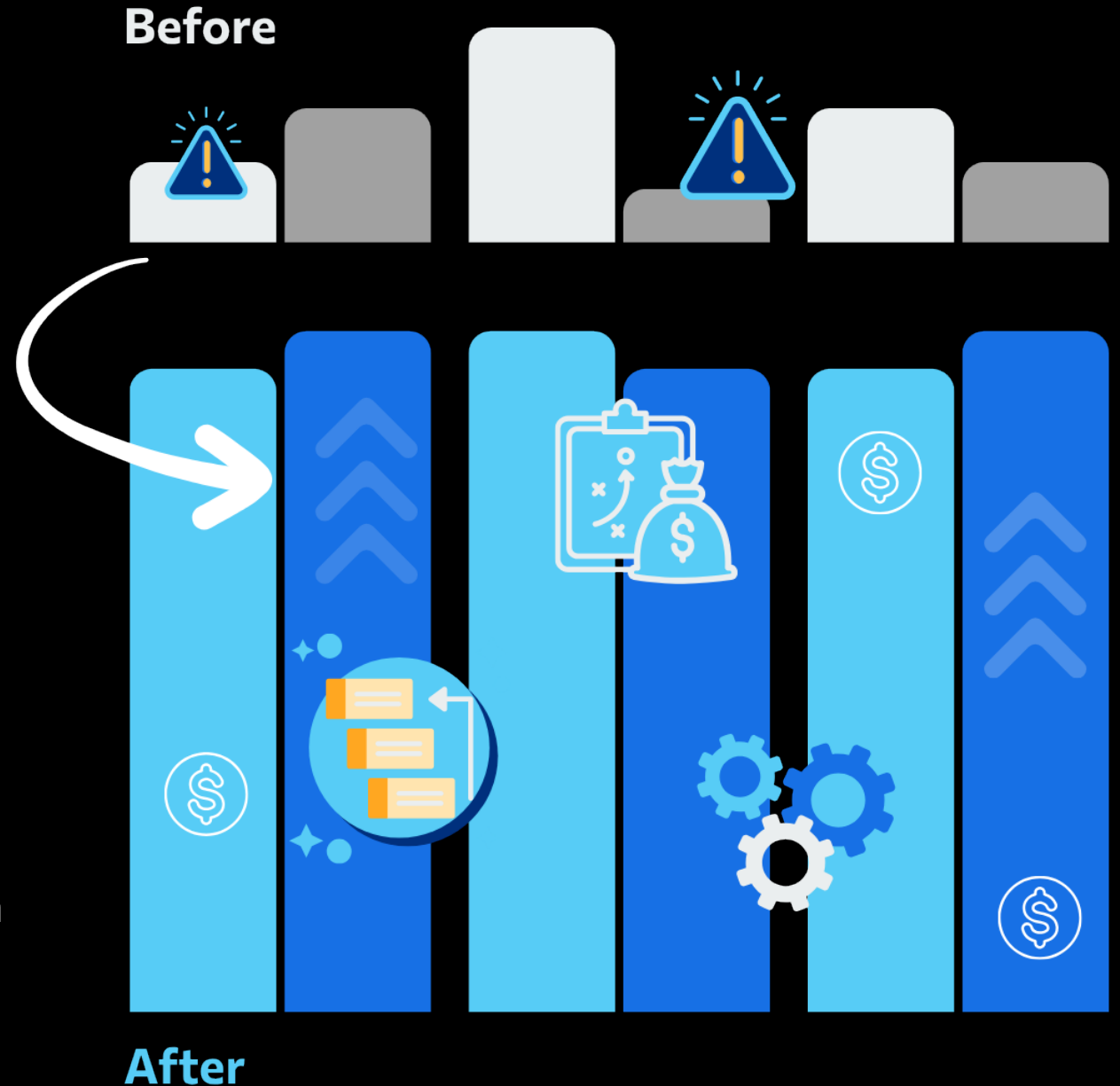
Turning Data Into Decisions

- Creating multi-year funding scenarios
- Communicating tradeoffs and risks to leadership
- Demonstrating the cost of inaction
- Helps reduce deferred maintenance backlog over time
- Enables proactive vs. reactive funding decisions



Case Study – Large Multi-Site Organization

- Creating a common approach across multiple agencies
- Communicating tradeoffs and risks to leadership
- Demonstrating the cost of inaction
- Standardized data collection, needs estimation, and facility reporting
- Successes in buildings led to incorporation of site assets



Smarter Planning

Planning Checklist

- Align projects with strategic mission goals
- Use data to justify timing of repair vs replacement
- Reduce emergencies and increase predictability
- Leverage planning tools to monitor and adjust



Tools and Resources

Capital Renewal Planning Checklist

FEA can help: assessments, forecasting, portfolio planning

feapc.com



Contact John to Get Started

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