How to Turn Strategies into Action, and Address Your Deferred Maintenance and Capital Planning Needs

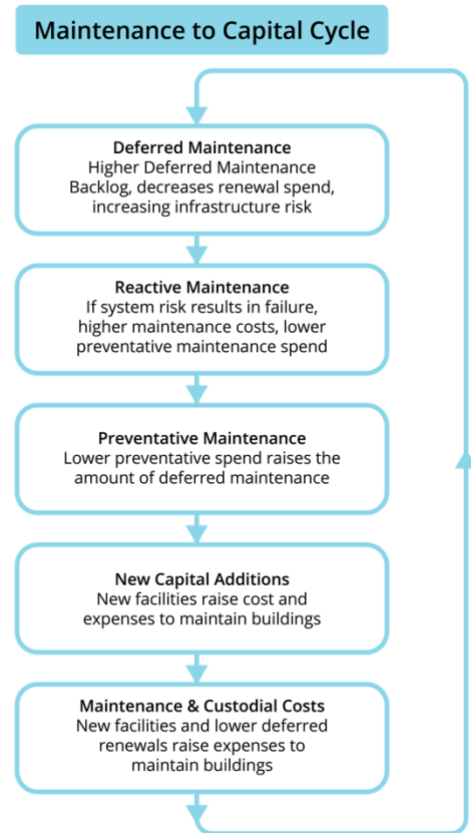## How to systematically prioritize, plan, and understand downstream impacts to the Institution

Colleges and universities have faced maintenance and capital renewal challenges for years; tighter budgets, funding gaps, and other recent trends have amplified the issue. Not to mention that, as the backlog of deferred maintenance projects and their costs grow, so, too, does the difficulty in putting an actionable plan in place to address this complex issue.

Addressing deferred maintenance and capital funding needs are imperative for institutions' long-term future and require a deliberate, focused approach because deferred maintenance is not just a facilities problem, it affects everyone at the institution.

Not addressing these needs can impact the student experience, impair research efforts, and deter key faculty from joining. They also impact the very foundation of the institution, preventing the achievement of strategic goals and campus master plans.

While most institutions can point to a single backlog cost number, that number can be so overwhelmingly large, creating the impression that the problem is insurmountable.

Without the right strategy and technology, it can definitely be a difficult mountain to scale, which is where the professionals at Spaulding Ridge come in. As experts in Higher Education and capital planning/renewal, we have created configurable solutions leveraging the Anaplan platform to help your institution effectively allocate resources, prioritize the backlog, and address your needs.

Maintenance to Capital Cycle

Deferred Maintenance
Higher Deferred Maintenance Backlog, decreases renewal spend, increasing infrastructure risk

Reactive Maintenance
If system risk results in failure, higher maintenance costs, lower preventative maintenance spend

Preventative Maintenance
Lower preventative spend raises the amount of deferred maintenance

New Capital Additions
New facilities raise cost and expenses to maintain buildings

Maintenance & Custodial Costs
New facilities and lower deferred renewals raise expenses to maintain buildings

It begins with taking a very measured and thoughtful approach, aggregating data and providing transparency. While strategy and steps are unique for each institution, most follow this general pattern:

- Understanding the task at hand
- Understanding both Quantitative and Qualitative project information
- Making data digestible and easy to comprehend
- Allow for easy alignment to the strategic and master plan
- Prioritize projects and spend methodically
- Leverage known experts and the best technology

SPAULDING RIDGE

Deferred Maintenance & Capital Planning Toolkit — Anaplan

- Data Source Integration & Alignment
- Prioritization & Funding
- Communication, Alignment & Transparency
- Approval, Execution & Connection to Financials

Universities need a solution and process to help create a process to evaluate, identify and rank priorities new and existing capital and deferred maintenance inventory.

Our solution allows for the incorporation of multiple factors to help institutions digest, prioritize, and fund decisions through analyzing and incorporating:

- **Combine Disparate Data Sources**, including room, section, and course, as well as building information, 3rd-party facility assessment, and links to financial models.
- **Alignment with:** university strategic goals, President/Chancellor's priorities, campus master plan
- **Breakdown Backlog into:** Long-term Renewal, Non-Critical/Low Profile, Donor Funded, Near/Mid-term Needs.
- **Direct spending to improve building condition metrics**, FCI, FCNI, etc.
- Connect projects to space usage types and capture incremental revenue and expenses revenue
- Responsiveness to enrollment needs (current and future)
- Alignment with anticipated future programmatic needs

We do this by making data easily consumable and transparent, and by using real-time insights and prioritizations. Our solution allows for institutions to turn the supertanker, chip away at projects, and steadily reduce the backlog, putting your institution in a position for continued success!

www.spauldingridge.com

Want to Learn More?

Spaulding Ridge is a global cloud advisory and implementation firm that helps organizations of all kinds deploy Best-in-Cloud solutions. We enable clients to accelerate operational efficiency, drive digital transformation, and increase competitive advantage by partnering with digitally savvy companies.

Why work with Spaulding Ridge? Because no one else has *us*. Our four core values are at the center of everything we do:

All Business is Personal
We work on a first name-basis, not from behind a company logo.

Efficient Execution
We are continually streamlining and embrace productivity technology.

Culture Forward
We invest in our people, and our people invest in your company.

Think Global
We strive to make our local communities better, volunteering 20 hours per employee per year.

To learn more, visit spauldingridge.com.

Curtis Gratz
Associate Partner
cgratz@spauldingridge.com
773-608-9500