

Integrated Facilities Planning

As an alternative to the traditional facilities assessment, Sightlines offers the Integrated Facilities Plan (IFP). Sightlines' IFP is the only facilities assessment to correlate historical operating performance, past stewardship/reinvestment funding, and future institutional initiatives. Additionally, it further integrates the full project inventory with financial capacity and mission, leading to operationally realistic, programmatically sensitive and affordable action plans to improve your campus' facilities. As a result, IFPs help clients attain significant appropriations.



How it works

Sightlines' IFP rapidly identifies key needs using a systematic, top-down approach rather than a bottom-up inspection. The result is a quicker delivery of a superior product at a lower cost (60 to 70% lower than traditional methods).

The IFP process involves five key phases:

- **Data Collection** – Collaborating with facilities staff, we assemble and coordinate past studies and inventory major building systems.
- **Codification/Pricing** – Together, we classify and price projects using a consistent scheme for priorities, building systems, projects packages, and institutional mission.
- **Integration** – We perform targeted inspections to fill in data “holes” and identify project overlaps.
- **Portfolio Creation** – Creating building portfolios, we package projects and establish groups of buildings with similar physical or programmatic characteristics.
- **Planning** – We develop an integrated plan, illustrating key investment opportunities and balancing financial capacity with program improvement.

For more information, please contact us at info@Sightlines.com or call 203.682.4950

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Outcomes

Sightlines' IFP success rate is impressive. Every Sightlines IFP client has approved millions in new funding as a direct result of the process. Perhaps more importantly, all phase-out plans have included capital investments designed to reduce daily service operating costs. Finally, by articulating the need for recurring stewardship funding using core Facilities concepts, facilities leaders are able to recycle savings back into buildings and reduce their future capital repair need.

Working with your institution, Sightlines acts as a catalyst in defining creative solutions that result in noticeable improvement.

Case Study

Background — A large state university had a unique facilities portfolio in which over 40% of buildings were less than ten years old, and the rest were greater than twenty-five years old. Faced with the need to keep up with the demands of new space (thereby protecting their investment), as well as, the need to manage a significant backlog in the older spaces, the university called on Sightlines to help them balance these two very distinct physical asset management challenges.

Analysis — The Facilities Measurement, Benchmarking and Analysis showed insufficient stewardship funding spread thinly across all buildings. The Integrated Facilities Plan (IFP) quickly identified an inventory of current and future facilities needs. Projects that could generate operating savings were given high priority in order to increase funds available to stewardship over the coming five years.

Further, Sightlines placed buildings into portfolios with distinct investment profiles to decide which projects to defer. For example, a portfolio called "First Year Experience" contained buildings central to freshman life. "Millennium Standard" buildings were newer spaces that would receive particular care to preserve recent investments. "Transitional" buildings were those slated to be replaced and, therefore, would receive minimal investments.

Results — Using Sightlines' unique portfolio strategy, the university decided to allocate more than \$5 million annually in additional funding to steward its new and "keeper" facilities while eliminating spending on facilities to be demolished. With this new perspective in asset management, the university now selects and defers projects to protect investments, improve facilities, and assure the value of institutional resources.

A successful facilities plan must:

- Include all of the diverse constituencies within the institution.
- Identify projects comprehensively to assure credibility.
- Be flexible to change with shifts in institutional priorities.
- Recognize the finite availability of institutional resources and be affordable.
- Be sustainable and used as a "moving" planning tool within the management of the organization.

