

How does master planning work?

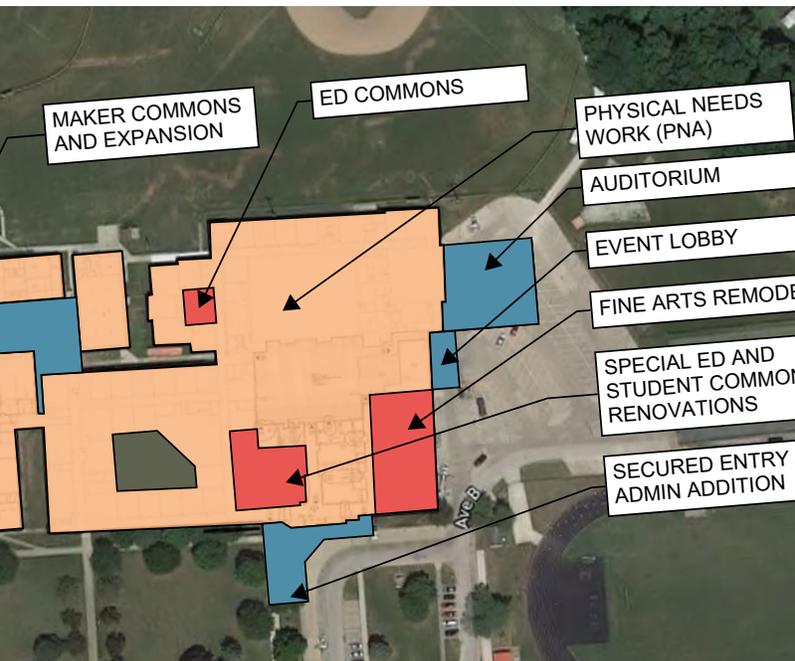
HOW WILL YOUR PRESENT BECOME YOUR FUTURE? BY ACCIDENT OR BY DESIGN?

Facility master planning can help your team identify the **smartest path for long-term success** through our highly effective process and innovative, robust evaluation tools that make order out of chaos.

In its simplest form, the facilities master planning process should answer three broad questions:

- » **Where are we now?**
- » **Where do we want to go?**
- » **How do we get there?**

Following the six-step master plan process, your vision for the future can become a reality, by design.



WHERE ARE WE NOW?

1. DEFINE STRATEGIC OBJECTIVES

- » Align facilities with changing programs
- » Maximize effectiveness of resources
- » Address major planning considerations for the future

2. ASSESS CURRENT CONDITIONS

- » Building capacity & utilization
- » Enrollment, resident or employee projections
- » Physical needs and constraints
- » Functional performance
- » Fiscal capacity

WHERE DO WE GO?

3. VISION FOR THE FUTURE

- » Open communication & exploration
- » Collaborate visioning workshop to examine upcoming trends and encourage your team to think BIG!

4. DEVELOP THE SOLUTIONS

- » Graphically illustrated concepts with costs
- » Feedback received to understand preferences and improve plan
- » Most promising plans rise to top

5. EVALUATE THE OPTIONS

With a number of different approaches, involving new construction, remodeling facilities, additions, repurposing facilities, and possibly retiring facilities — how should your team proceed?

Our master planning process will lead to a consensus among your decision-makers, while capturing the character that allows us to provide your community with the right design solution.

- » Identify strengths and weaknesses
- » Assess how solutions address needs and established goals
- » Objective comparison
- » Cost/benefit analysis (QLEO)



HOW DO WE GET THERE?

6. DECIDE ON THE BEST PATH

- » When good people have good info, they make good decisions
- » A plan that supports your vision meets your objectives, and can be delivered cost-effectively