



FACILITY ASSESSMENTS



KRAUS-ANDERSON® CONSTRUCTION COMPANY

FACILITY ASSESSMENT EXPERIENCE



Kraus-Anderson (KA) offers **thorough facility assessment services** to assist you with **identifying and prioritizing your facility improvements**. Our data-driven strategies will **support your planning efforts** to help you **effectively protect the long-term value of your property assets**.

Since 2001:

400 Completed Facility Assessments

2,000 Facilities Assessed

300m Square Feet Assessed

“

The KA team was great . . . their teamwork, collaboration, and advocacy for the District was incredible . . . we couldn't have done it without you!

~ Chris Leinen, Director of Business Services, Bemidji Area Schools



Why customers choose to do a Facility Condition Assessment:

- ▶ **Limited Funding**
They want to determine how best to spend their limited capital improvement and maintenance dollars.
- ▶ **Growing Backlog of Deferred Maintenance**
There are items impacting operations and annual budgets.
- ▶ **Clarify Items Impacting Operations**
They need to quantify and prioritize important items and determine when assets will need to be replaced.

Why Use Kraus-Anderson's Assessment Services?

- ▶ **Comprehensive**
At Kraus-Anderson we take a comprehensive approach to review existing facilities and systems to identify gaps between known and potential challenges.
- ▶ **Budgeting + Prioritization**
Knowing where maintenance dollars should be spent and when, enables better long-term planning that allows changing operational impacts to be managed while maintaining clarity on future needs. At KA, we identify and prioritize based on the building's needs and work with you to consider your budget constraints and better manage the future expenditures required to maintain your facilities.
- ▶ **Creates a Data-Driven Plan**
We'll help you develop a plan for upcoming facility expenditures and deferred maintenance. At KA, we use non-proprietary tools that enable your plan to "live" allowing for continual updating to stay current and relevant.
- ▶ **Succession Planning**
A common challenge customers face is losing institutional knowledge through staff turnover by attrition or retirement. A facility assessment provides a depth of information that helps customers to maintain continuity regardless of staff changes, making it a great tool to preserve operational stability.
- ▶ **A Service That isn't Project-Driven**
Most companies who provide facility assessments try to drive a project as the outcome. At Kraus-Anderson, we believe facility assessments should be about providing the information you need to better understand and maintain your facilities—no strings attached.

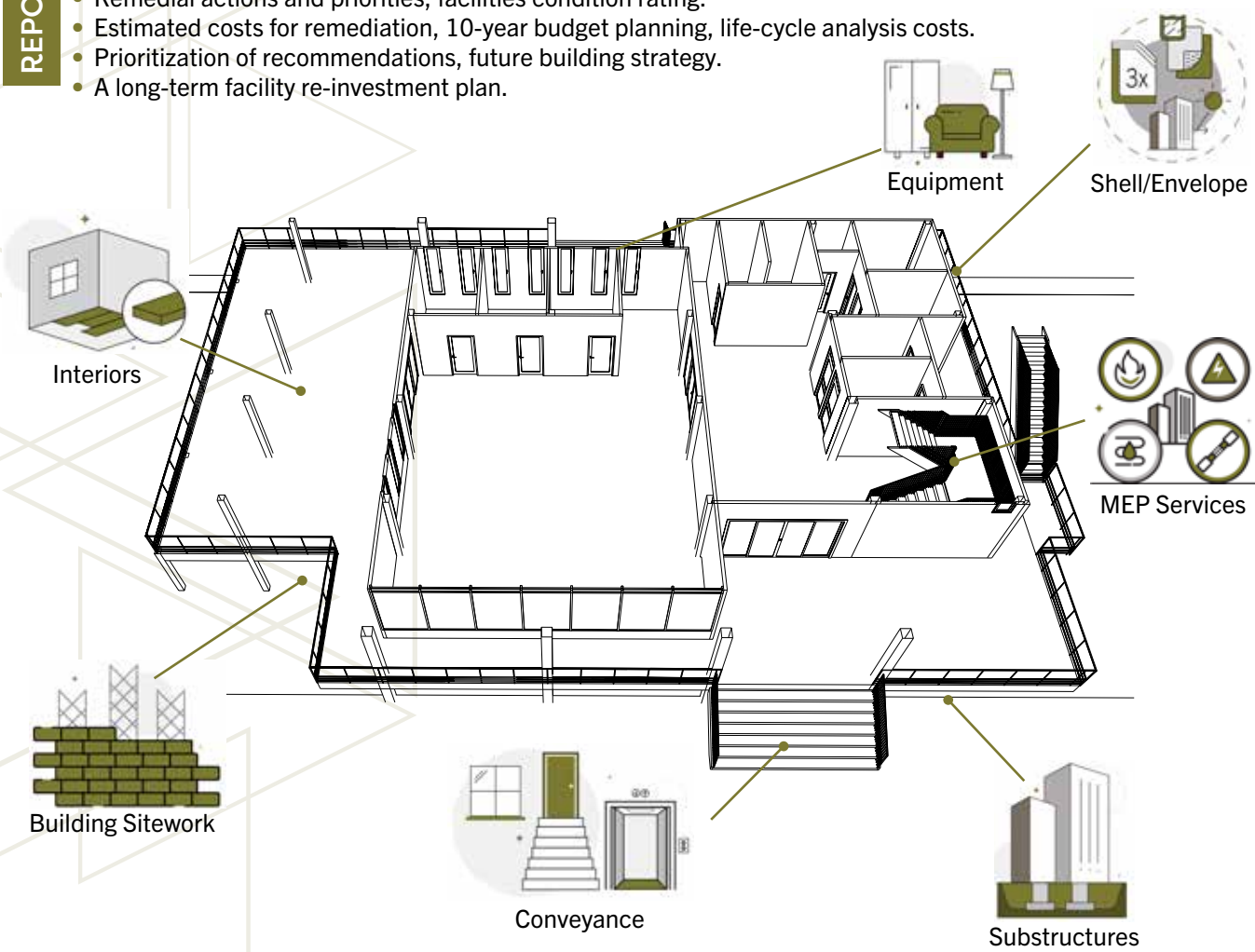
REVIEW

1. We conduct a comprehensive on-site review of your system or facility.
2. Review all relevant facility systems.
3. Identify deferred maintenance needs and upcoming facility expenditures.
4. Review facility maintenance needs.
5. Analyze long-term facility plans.

REPORT

Once our review is complete, we provide a report detailing:

- Current asset condition and status: damage, defects, dysfunction.
- Deferred maintenance and building deficiencies.
- Remedial actions and priorities, facilities condition rating.
- Estimated costs for remediation, 10-year budget planning, life-cycle analysis costs.
- Prioritization of recommendations, future building strategy.
- A long-term facility re-investment plan.



A DEEP DIVE INTO OUR PROCESS



1

DEFINE

What we're reviewing, any existing issues, organizational goals and current strategy, key process stakeholders



2

COLLECT

Site observations, existing documentation, inventory of critical assets and systems, stakeholder and user interviews



3

DEVELOP

List of deferred maintenance and facility deficiencies, prioritize maintenance needs, energy efficiency considerations, estimated costs, phasing concerns



4

COLLABORATE

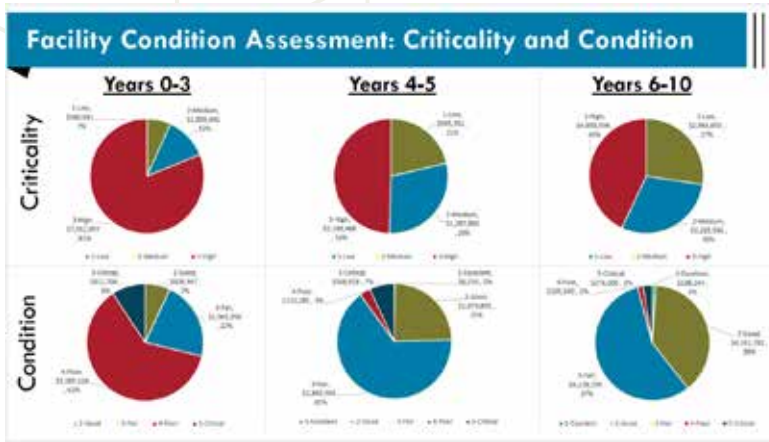
Work with owner on improvements and remediation, costs, prioritization of needs, presentation of data



5

PRESENT

Summary of findings and recommendations, concepts, and prioritization of items, estimated budget, 10-year financial plan to achieve goals, digitized package of all reports



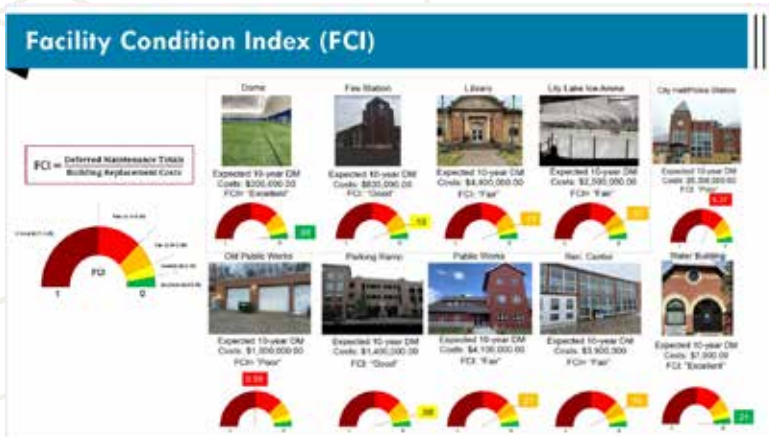
Additional deliverables included with our facility assessments:

Facility Condition Assessments

- Study incorporated a review of current status of facilities
- Completed Facility Condition Assessment (FCA) on ten (10) city facilities ~ 350K SF
- Identified \$24M of deferred maintenance needs over the next 10 years
 - "Do Nothing plan" i.e. if the city does nothing, this is the expected maintenance cost on the city facilities.
 - FCA does not include cost for improved "Adequacy"

Sample Customers' Expected Annual Facility Maintenance Costs

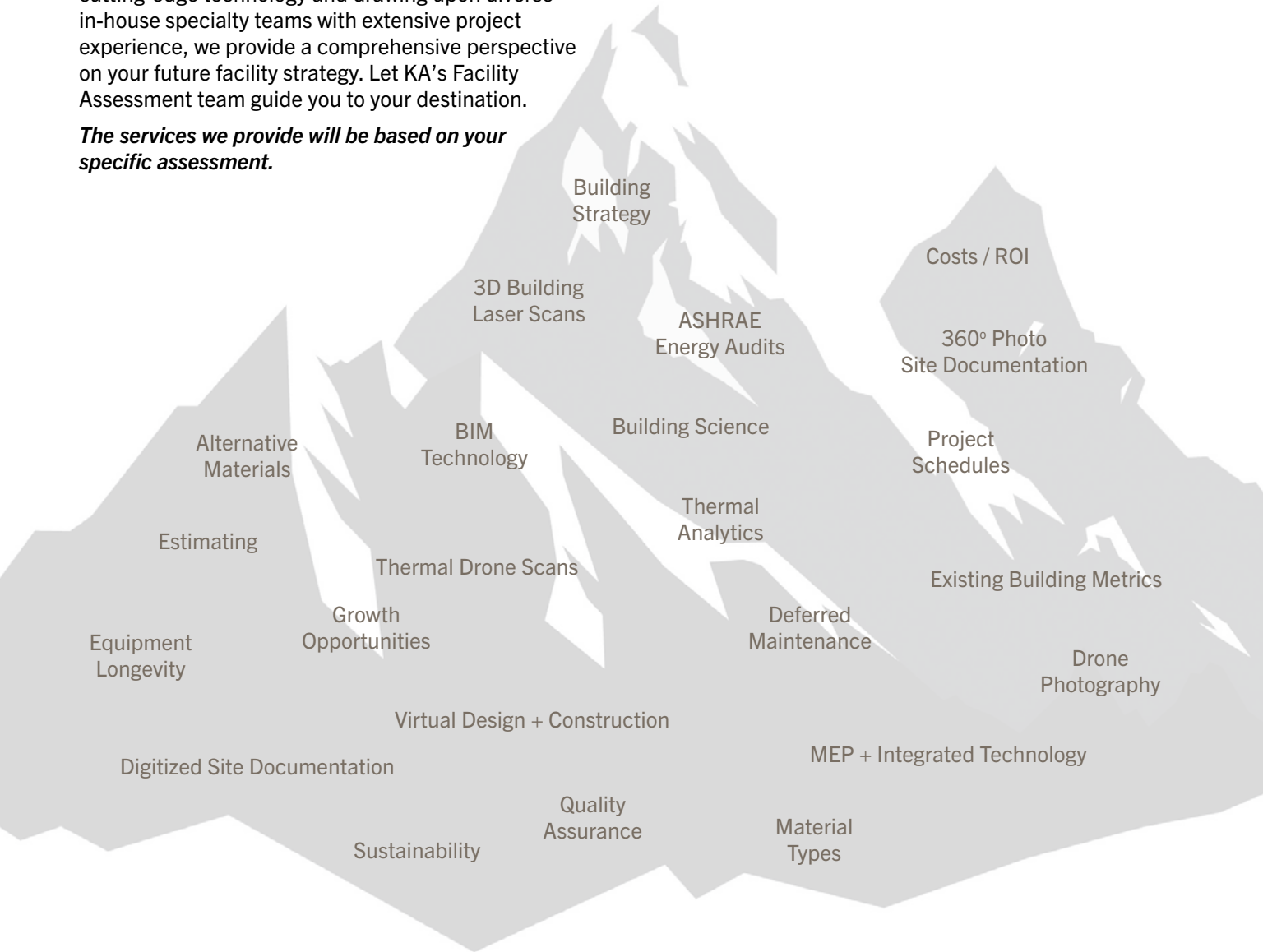
- Executive Summary
- Site Interview Report
- Digitized Site Visit Report
- Detailed estimation of deferred maintenance costs
- Detailed prioritization of deferred maintenance needs
- Executive Report
- Space Planning



PEAK FACILITY PERFORMANCE

Navigating the data mountain for our clients, we understand the route to achieving optimal facility performance and long-term success. Employing cutting-edge technology and drawing upon diverse in-house specialty teams with extensive project experience, we provide a comprehensive perspective on your future facility strategy. Let KA's Facility Assessment team guide you to your destination.

The services we provide will be based on your specific assessment.





MINNESOTA

MINNEAPOLIS

501 South Eighth Street
Minneapolis, MN 55404
612-332-7281

BEMIDJI

206 Beltrami Avenue
Bemidji, MN 56601
218-759-0596

DULUTH

3716 Oneota Street
Duluth, MN 55807
218-722-3775

ROCHESTER

502 2nd Avenue SW
Rochester, MN 55902
507-226-8690

ARIZONA

PHOENIX

SONORAN CREST
CONSTRUCTION COMPANY

*A division of
Kraus-Anderson Construction*

1401 N. 24th Street
Phoenix, AZ 85008
480-899-3240
ROC 102058

NORTH DAKOTA

BISMARCK

1815 Schafer Street
Suite 200
Bismarck, ND 58501
701-989-7150

FARGO

1100 NP Avenue
Suite 201
Fargo, ND 58102

WISCONSIN

MADISON

151 East Wilson Street
Suite 100
Madison, WI 53703
608-838-5444

MILWAUKEE

126 North Jefferson Street
Suite 402
Milwaukee, WI 53202
414-216-7249

Contact:

MN

Tim Kittila, Director, Facilities Assessment
651-587-7327 | tim.kittila@krausanderson.com

WI

James Rognstad, Facility Assessment Manager
608-896-3303 | james.rognstad@krausanderson.com



www.krausanderson.com

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