

Capital Planning Services

Functional & Flexible Facility Assessments



THE EFFICIENT PATH TO PROACTIVE ASSESSMENTS AND PREDICTIVE BUDGETING FOR FACILITIES

CM3 Building Solutions, Inc. helps organizations develop a strategic view of their facilities by creating a practical and prioritized facility modernization and maintenance plan.

With two decades of experience in facilities management and construction, we have executed over \$500M in infrastructure improvements and have helped dozens of organizations increase efficiencies and modernize their facilities.

In collaboration with your team, we incorporate your vision for the future with our comprehensive facilities assessment to provide a streamlined path to capital planning – one that delivers a solid, 5-year capital plan.



PRACTICAL, PROACTIVE CAPITAL PLANNING

CM3's Capital Planning Service is a technical assessment that evaluates the condition and functionality of all the assets in your facility portfolio.

Our engineers and technical specialists conduct a detailed assessment across your facilities portfolio, from building systems to physical plant to exterior components.

Then, we recommend corrective actions in priority order – including financial estimates and physical safety risks.

CHART A PATH FORWARD

Comply with changes in building codes

Align systems with building utilization needs

Satisfy new state requirements on educational spaces

Address deferred maintenance issues

Resolve life safety and security concerns

PRIORITIZE ACROSS THE FACILITY PORTFOLIO

SYSTEMS



- HVAC & Mechanical Systems
- Building Automation Systems
- Indoor Air Quality
- Plumbing Systems
- Electrical Systems
- Security Systems

BUILDINGS



- ADA/Code Compliance
- Acoustical Levels
- Building Envelope
- Building Interior
- Food Service
- Lighting

GROUNDS



- Exterior Lighting
- Building Access Controls
- Parking Areas
- Paved Surfaces
- Accessory Buildings
- Athletic Fields & Facilities

SYSTEMATIC APPROACH

COMPREHENSIVE FACILITY ASSESSMENT



Obtain utility bills for previous 12 – 18 months.



Create an inventory of equipment, building systems & architecture.



Identify & quantify equipment performance and end-of-useful life.



Identify and evaluate "legacy" systems no longer supported by the manufacturer.



Assess building envelope (roof, window, doors).



Analyze risks in security systems.

BUDGETING & PRIORITIZATION



Prioritize immediate & urgent needs for replacement and modernization.



Create a matrix of costs associated with future work.



Identify self-funding items (those that generate savings).



Identify capital items



Present to key stakeholders

BENEFITS FOR EVERY STAKEHOLDER

BUILDING & GROUNDS

Develop an actionable plan to address deferred maintenance

FINANCE

Provide predictive budgeting for maintenance and modernization projects

OVERSIGHT BOARD

Demonstrate a long-term vision for campus improvements

BUILDING OCCUPANTS

Deliver immediate, tangible benefits for priority projects



ACTIONABLE DELIVERABLES

Our extensive experience in campus modernization enables us to create a functional yet flexible approach to planning future upgrades.

In collaboration with your team, we develop a plan that is customized to your long-term goals and your specific buildings and grounds.

The end result is an actionable, prioritized plan that establishes a proactive path forward and aligns with your vision for the future.



TURNKEY FACILITY MANAGEMENT

From capital planning to construction, CM3 provides a complete portfolio of facility management and modernization solutions:

Energy Services

Design Services

Construction Services

Performance Contracting

ELECTRICAL

- Electrical Distribution
- Lighting
- On-site Power Generation

SECURITY

- Access Control
- Crisis/Mass Communication
- Fire Alarm
- Video Surveillance

COMMUNICATIONS

- E-Fax
- Infrastructure Wiring
- Phone Systems
- Managed IT Services

AIR

- Maintenance
- HVAC
- Building Automation
- Retro-Commissioning
- indoor Air Cleaning

INTERIOR

- ADA Compliance
- Auditoriums
- Interior Finishing
- Kitchens
- Structural Steel

EXTERIOR

- Athletic Fields
- Paving
- Ancillary Buildings
- Sidewalks
- Landscaping

Direct Procurement Options: TIPS, COSTARS, OMNIA