

Capital and Budget Planning*

Infrastructure development and maintenance is lifetime process that requires long and short term planning. The expected magnitude to implement per time has to be qualified by time and expenditures. In other to sustain the asset's physical integrity and commercial appeal, periodic value added renewal or development are predicted, tracked and updated relative to prevailing economic condition.

A credible capital planning process requires consistent, accurate prediction of the costs and timing for capital projects, as well as regular updating of 'must do' and 'differed' actual or anticipated expenses. Capital planning software tools can be integrated into the process to maintain continuity and make communication more effective. Effective capital planning enables good decision making.

At Arated Building Consulting, our Capital plans addresses all building elements including:

- **Structural components:** Building frame; foundations; slabs-on-grade; balconies; guard rails; parking garage slabs and protection systems; suspended access equipment.
- **Building envelope:** Cladding; windows and doors; roofing; sealants.
- **Fire safety systems:** Detection; suppression; emergency power.
- **FF&E:** Flooring; wall coverings; ceilings; partitions; doors and hardware; furnishings; equipment.
- **Site components:** Paving; landscaping; retaining walls; irrigation; drainage.
- **Mechanical systems:** Heating; cooling; ventilation; distribution; controls.
- **Plumbing systems:** Supply; heating; storage; distribution; drainage.
- **Electrical systems:** Supply; transformers; distribution; lighting.
- **Waste management:** Chutes; compactors; related vehicles.
- **Security systems:** CCTV; intercom; access control; alert/alarm systems.
- **Conveyance systems:** Elevators; escalators; dumb waiters; lifts.