

Strategic Capital Planning  
Sustainable Facilities Planning  
Facilities Condition Assessments  
Capital Creation Strategies

## Asset Sustainability Services

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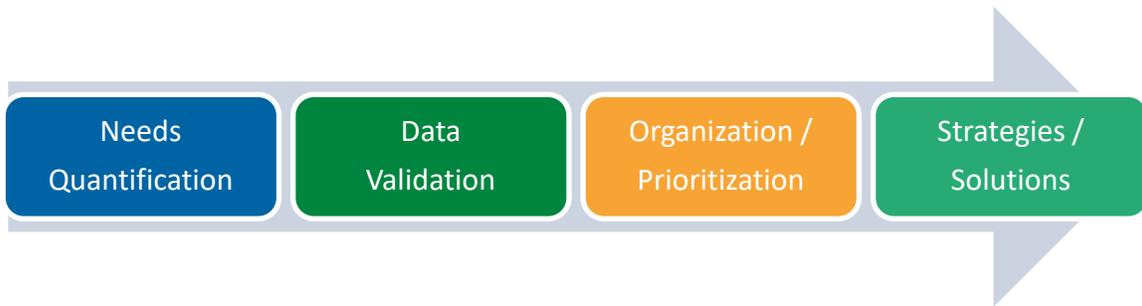




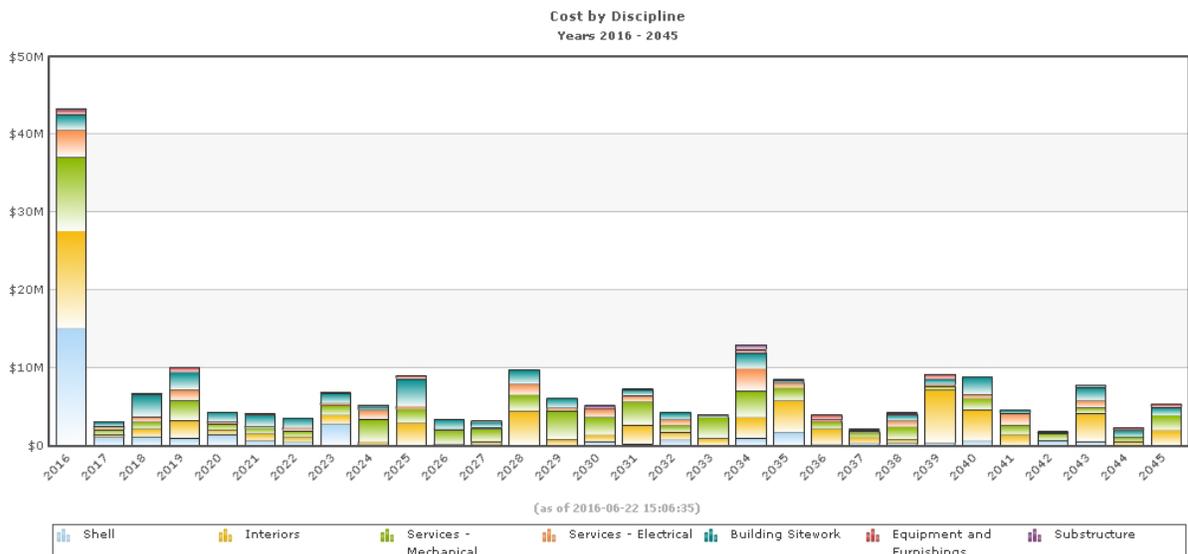
## ASSET SUSTAINABILITY

Ameresco's Asset Sustainability Group (ASG) was created in 2006 to help clients develop strategies to manage the funding gaps associated with aging infrastructure. ASG currently provides asset management advisory solutions to clients in both the public and private sectors in different industries, including municipalities, counties, and state departments, school districts, higher-education institutions, housing authorities, healthcare companies, real-estate management, and commercial entities.

ASG's unique approach includes four stages:



**Needs Quantification.** Ameresco's experience in efficiently and accurately developing a database of life-cycle cost templates for various building types and rapidly completing facility condition assessments and is a specialty of ASG. Base building data is loaded into the templates creating cost models that automatically produce life-cycle forecasts to drive short-range and long-range replacement needs. Data is validated via phone interviews with local staff, enabling knowledge transfer and collaboration.

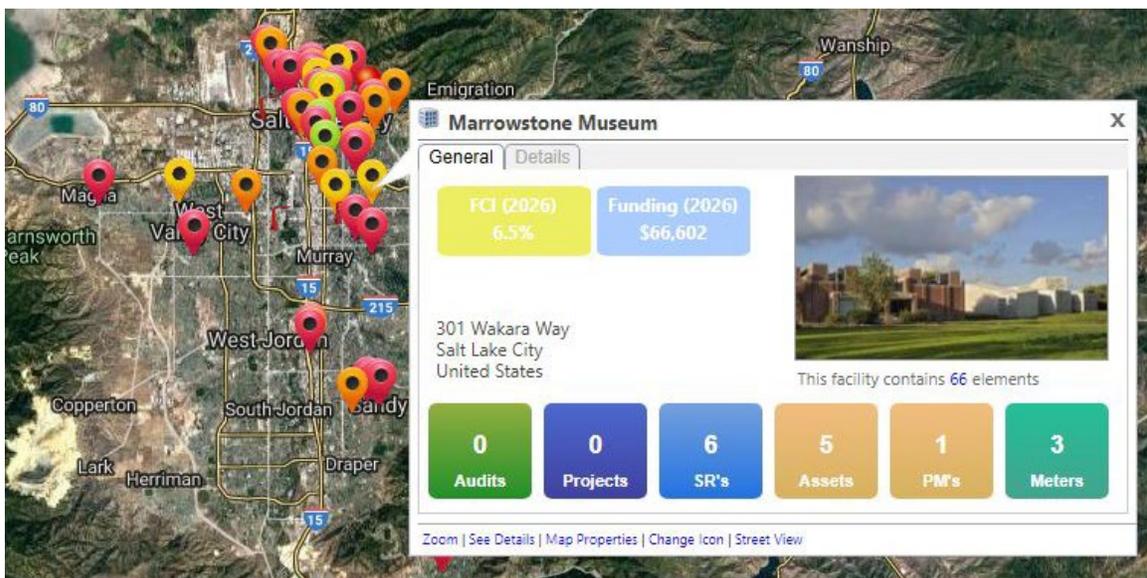




**Data Validation.** Site assessments, conducted by Ameresco or client, ensure the modeled data is accurate, document future actions, and build out a photo library. Ameresco’s unique AuditPlanner™ tool, a mobile App, is pre-loaded with the modeled data for ease of updating/validating data in the field, including pictures.



**Organization & Prioritization of the Data.** ASG shares best practices by considering a wide range of potential outputs, identifying the most useful ones, and ensuring that the right data is captured and organized appropriately. ASG reviews and prioritizes the risk management criteria to identify the most important renewal and replacement projects. Ameresco’s AssetPlanner™ Software Suite organizes the data and provides robust reporting and analytical tools.





FCI Grid									
Asset	Replacement Cost...	30 Years Average F...	Current Year FCI	FCI Year 5	FCI Year 10	FCI Year 15	FCI Year 20	FCI Year 25	FCI Year 30
Essex Junction Library	\$ 35,934,574	\$ 0	10.5%	10.5%	10.5%	9.1%	17.0%	22.9%	28.7%
West Valley Rec Center	\$ 35,483,238	\$ 0	6.4%	6.5%	8.0%	26.5%	29.2%	37.9%	38.3%
Police Station #02	\$ 31,789,050	\$ 0	7.9%	11.0%	17.6%	24.4%	29.0%	42.1%	45.7%
Prince George Arts Center	\$ 22,599,557	\$ 0	7.9%	10.5%	20.7%	31.4%	35.0%	46.7%	58.3%
Murray-Holladay Library & Civic Center	\$ 21,668,346	\$ 0	7.9%	26.7%	37.4%	42.5%	45.2%	58.2%	71.6%
Magna Rec Center & Library	\$ 21,639,446	\$ 0	12.2%	27.6%	66.3%	63.6%	96.0%	122.7%	138.3%
City Hall	\$ 19,063,416	\$ 0	7.9%	8.6%	11.2%	17.2%	31.8%	34.5%	40.7%
Sandy Gym / Wave Pool	\$ 18,127,422	\$ 0	17.3%	24.0%	28.7%	36.6%	55.3%	76.0%	86.6%
North Creek Arena #1 & 2	\$ 16,941,006	\$ 0	5.2%	7.2%	19.6%	42.3%	48.6%	61.6%	67.3%
Newfield Library	\$ 16,295,654	\$ 0	7.9%	7.5%	17.6%	20.8%	23.7%	36.4%	38.9%
Bountiful Springs Arena	\$ 14,401,523	\$ 0	19.6%	23.0%	31.4%	41.5%	50.6%	63.6%	68.9%
Buckland Library	\$ 10,852,503	\$ 0	8.9%	11.4%	22.9%	23.4%	28.2%	31.3%	36.2%
Maplesville Library	\$ 10,619,604	\$ 0	14.7%	16.4%	25.8%	35.7%	40.5%	48.4%	50.6%
Conroe Indoor Pool	\$ 9,185,265	\$ 0	9.9%	11.3%	44.3%	46.3%	58.7%	68.4%	68.9%
Fire Hall #01	\$ 8,006,718	\$ 0	21.3%	28.5%	51.2%	54.3%	62.9%	67.6%	61.5%
Police District Headquarters	\$ 7,800,605	\$ 0	13.7%	13.7%	20.7%	27.1%	35.3%	38.2%	47.2%
Marrowstone Museum	\$ 7,161,124	\$ 0	7.9%	5.6%	13.1%	21.4%	48.9%	61.3%	64.0%
Nichols Hills Ice Arena	\$ 7,124,130	\$ 0	19.4%	19.4%	31.1%	37.4%	52.2%	59.2%	71.6%
North Creek Arena #3	\$ 6,853,052	\$ 0	7.9%	7.8%	13.2%	47.2%	62.9%	68.1%	90.9%
Main Works Yard - Operations	\$ 6,246,711	\$ 0	25.2%	34.3%	49.5%	67.3%	73.7%	91.6%	96.0%
South Works Yard - Maintenance	\$ 4,991,471	\$ 0	7.9%	7.9%	5.3%	9.0%	11.2%	13.0%	16.1%
Heritage Creek Rec Center	\$ 4,661,337	\$ 0	10.8%	18.9%	36.9%	49.6%	64.0%	77.4%	84.0%
Fire Hall #02	\$ 4,576,778	\$ 0	19.1%	19.1%	28.9%	47.3%	59.2%	70.4%	78.7%
Wellford Cultural Center	\$ 4,333,669	\$ 0	10.5%	10.5%	10.5%	8.7%	12.0%	14.7%	15.4%
Pearl Beach Senior's Center	\$ 4,011,287	\$ 0	31.2%	36.0%	55.9%	60.1%	65.6%	96.8%	116.2%
South Bloomfield Library	\$ 3,411,972	\$ 0	10.6%	13.2%	19.9%	30.9%	37.2%	49.5%	56.0%
Police Station #01	\$ 3,382,376	\$ 0	7.9%	7.5%	17.0%	33.5%	34.1%	60.6%	64.2%
Conroe Library	\$ 3,251,309	\$ 0	16.4%	16.4%	28.5%	35.3%	61.3%	66.1%	90.4%
Fire Hall #08 - Life Cycle Model	\$ 3,086,687	\$ 0	10.5%	10.5%	10.5%	10.5%	21.8%	33.6%	33.6%

**Strategies & Solutions.** Once facility and portfolio needs are understood, ASG works with its clients to develop financial strategies that leverage savings opportunities and optimize budgeted capital dollars. ASG's approach helps to uncover the best financial options and strategies that minimize organizational risk, including:

- Capital Creation Strategies™ that provide additional capital.
- Clearly defined requirements for funding appropriation and investment.
- Greener and more efficient facilities with existing funding.
- Lower operating costs.
- Recommendations and business cases for any adjustments in base funding.
- Various combinations of strategies which optimize returns.



ASG provides expertise in organizing information into an effective decision-making tool, including business plans and executive/board level reports. ASG combines capital planning prioritization, operational review, utilization, real estate optimization and energy benchmarking into a decision development framework to promote effective analysis. This information is managed, analyzed and continuously updated in the AssetPlanner™ Software Suite.

