



# STRATEGIC PLANNING



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## PUBLIC UTILITY STRATEGIC PORTFOLIO PLAN 2017

### CHALLENGE

- This utility uses a ratio between population growth and its staffing levels. Therefore, central to any planning exercise, detailed population estimates must be found for the large (500,000) population centers serviced by this utility. Once having found those geographic areas of significant growth, the rolling Strategic Plan must be updated to include all facilities servicing those growing populations. This update must include occupancy plans, capital costs and real estate plans. The Plan has now been amended to include detailed Energy conservation initiatives.

### STRATEGY

- After analyzing population data for the serviced areas, high-growth areas were identified and the utility buildings within those geographies were then ranked on a scale from 1 to 5 for; building safety, code compliance, energy sustainability sufficiency of interior space for people and operations and sufficiency of exterior space for materials and vehicles. In all, twenty five buildings were identified, ranked and recommendations made for all the above categories. Following this exercise, a Capital Plan was developed for a five year horizon that identified over thirty projects totaling some \$130M of needed work.

### BENEFITS

- Any enterprise with hundreds or thousands of employees must keep a rolling real estate and facility plan. This Client has a complex interaction with its customers and plays a critical infrastructure role on a daily basis as well as in times of crisis. Keeping its facilities aligned with its markets both in terms of growth and technological evolution, is of paramount importance for the health and wellbeing of millions of people within its responsible territories and beyond. A Plan of this nature keeps the infrastructure in optimum condition by highlighting areas of high importance in each Plan year.