



#### SESSION 2

### Pros and Cons of Initiating a Facilities Study Prior to Strategic Property Planning

*A facilities study is typically performed by professional architects and engineers to provide detailed technical information about buildings based on an assessment of conditions, including the conditions of building superstructure, roofing and mechanical systems*

	AUTHORIZING PRIOR	WAITING
<b>Major Pros</b>	<ul style="list-style-type: none"> <li>✓ Provides the religious institute with solid information as to the needs and conditions of its facilities.</li> <li>✓ Identifies, prioritizes and provides estimated costs for facility repair and maintenance needs.</li> <li>✓ Allows the religious institute to enter into strategic property planning with a clear idea of investments the religious institute will need to make in the short and long terms to keep facilities in good condition and fit for use.</li> </ul>	<ul style="list-style-type: none"> <li>✓ The need for, focus or timing of a facilities study can clarify during a strategic property planning process.</li> <li>✓ Interested third parties often elect to conduct their own studies anyway.</li> <li>✓ Saves the religious institute from immediate spending on a facilities study.</li> </ul>
<b>Major Cons</b>	<ul style="list-style-type: none"> <li>✓ Information from the study can be highly technical and difficult to understand and interpret.</li> <li>✓ Can lead the religious institute to make investments in maintaining or repairing facilities for which it may not have a long-term need or use.</li> <li>✓ Can delay initiating a strategic property planning process and reaping the benefits that come from it.</li> </ul>	<ul style="list-style-type: none"> <li>✓ The religious institute may not have adequate information on facility conditions and needs, including those that may be critical to address in the short term.</li> <li>✓ Costs for critical repairs and maintenance can increase if put off further into the future.</li> <li>✓ Information from a facilities study will not be available to factor into a strategic property planning process.</li> </ul>

