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ARCHITECTURE ENGINEERING INTERIOR DESIGN // PERFORMANCE SPACE®

DESIGN & TECHNOLOGY

A FACILITY MASTER PLAN SUPPORTS CHANGE AND GROWTH

Master planning involves the long-term design and planning of a facility or facilities.

A successful master plan helps an organization respond to change and growth, meet current and future space needs and support a strategic plan.

A facility master plan is an invaluable business tool for any type of organization, whether it's a biotechnology company, bank, university or church. It's important that this facility master plan reinforces your overall strategic plan.

Master planning involves the long-term design and planning of a facility, be it a building, group of buildings or multiple sites. Typically, it involves the design of a first phase in the context of one or more future phases, all the way to a full build-out of a site. Depending on how an organization grows and transforms over the years, the master plan may involve several options to provide the flexibility to accommodate change and growth, meet current and future space needs, and support a strategic plan.

For example, if your existing facility no longer supports your operations you may need to determine whether or not the existing site will support current and future space needs. A comprehensive master plan, completed with the assistance of an architect/engineer, will help to evaluate your existing facility and site for its potential long-term utilization.

Step 1. The first step of the master planning exercise involves an analysis of your existing facility from the standpoint of building and zoning codes, maintenance, current space utilization and appearance. Another important consideration is employee efficiency, which is related to the space organization.

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The master plan at the University of Wisconsin-Baraboo/ Sauk County addresses overall building space on the campus.



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The master plan for City Center West identifies future buildings and parking.

Step 2. The next step is a thorough space needs analysis, including:

- / Growth trends from the past 5 to 10 years.
- / Future growth areas.
- / Areas of decline.
- / Equipment and technology (which evolve quickly and affect space requirements).
- / Space utilization.

Step 3. The architect will translate your personnel projections, equipment needs and space plan into a master plan that outlines the physical evolution and growth of your organization.

Your master plan will include several options with various implications on the flexibility, cost and aesthetics of your finished building(s). These options might involve building an addition, renovating existing space to better support your operations, or relocating and building on a new site. Often, a facility master plan proposes construction phases to accommodate growth and change through the years.

An effective master plan includes trigger points for expansion of the facility which are coordinated with the growth of your organization. Your master plan should evolve as your business evolves.

Step 4. After you select the master plan option which best suits your needs and budget, the architect will be able to develop a schematic design that meets your current needs while allowing for smooth and seamless expansion in the future.

The master plan process may determine your existing location will not accommodate growth past a certain point. If this is so, then the master planning process will include creating and prioritizing a wish list for your future site. Criteria may include:

- / Access to roads and utilities.
- / Security.
- / Image.
- / Size, configuration and proximities of buildable parcels.
- / Opportunities for expansion.
- / Amenities, including parklike settings, views, topography, hiking/ biking trails.

After you've selected a site which meets your criteria, the architect can complete a quick-fit analysis to determine if the site accommodates current and future growth. A green light means you can develop a comprehensive, site-specific plan that synthesizes your facility criteria with the uniqueness of the site.

By blending foresight, early planning, and the clear identification of goals for your business in a master plan, you will support growth and maintain your competitive edge.

FOR MORE INFORMATION ABOUT MASTER PLANNING, CONTACT STRANG AT (608) 276-9200 OR BY E-MAIL AT INFORMATION@STRANG-INC.COM.