



CAPEX SOLUTIONS & CAPITAL PLANNING

Forecast needs. Prioritize investments. Reduce surprise capital events.

TSFE provides capital-expenditure (CAPEX) planning and facilities asset forecasting for hotels, resorts, condominiums, managed residential properties, retail and other commercial facilities. The service is designed to help ownership and property leadership understand upcoming equipment replacement needs, prioritize projects, build realistic multi-year budgets and reduce the risk of unexpected capital events.

FORWARD-LOOKING CAPITAL PLANNING

TSFE helps property leadership move from reactive replacement decisions to a documented capital plan. We organize major equipment and facility assets by age, condition, operational importance, remaining useful life, replacement timing and budget priority so management can plan expenditures before failures become emergencies.

Who This Service Is For

Hotels & Resorts Properties planning major equipment replacement, renovations, ownership budgets or brand-related capital needs.	Condominiums & HOAs Boards and managers needing a practical multi-year view of common-area equipment and future capital exposure.
Property Management Companies Operators seeking standardized asset and CAPEX forecasting across one or multiple managed properties.	Ownership & Asset Management Decision-makers who need a prioritized roadmap for capital spending, project sequencing and budget planning.

What TSFE Evaluates

Asset Inventory & Age Major equipment, model data, approximate age and available asset records.	Condition & Reliability Operating condition, maintenance history, recurring failures and reliability concerns.
Remaining Useful Life Planning estimate of when major assets may require replacement based on age, condition and history.	Criticality & Risk Impact of failure on operations, comfort, revenue, service continuity and emergency response.
Replacement Priorities Immediate, near-term and long-term projects ranked by urgency and operational impact.	Budget Allowances Preliminary planning allowances supported by available proposals or recommended current pricing.
Project Sequencing Recommended timing to reduce overlapping major replacements and coordinate related work.	Documentation & Reporting Capital schedule, asset list, management summary and priority categories for budget discussions.

Recommended Service Levels

Pricing is based on property size, number and complexity of major assets, documentation available, forecast horizon, number of buildings and the depth of onsite equipment review required.

Program	TSFE Fee	Typical Review	Best For
CAPEX Planning Snapshot	\$2,500	1 day	Focused asset review and preliminary capital-priority overview for smaller properties or a first planning engagement.
Three-Year Capital Forecast	\$3,500	1-2 days	Near-term planning for assets likely to require major repair or replacement within the next three years.
Five-Year Capital Forecast	\$5,500	2-3 days	Recommended core service for a practical multi-year equipment replacement and budget-planning roadmap.
Ten-Year Capital Forecast	\$7,500-\$12,000	3-5 days	Long-range planning for larger hotels, resorts, condominiums, high-rises or multi-building facilities.
Single Capital Project Review	\$1,500-\$3,500	Per project	Independent review of scope, proposals, inclusions/exclusions and operational considerations for one planned project.

RECOMMENDED CORE PACKAGE - \$5,500

The Five-Year Capital Forecast is TSFE's recommended starting point for properties that need more than a short list of repairs. It creates a structured view of major equipment condition, replacement timing, planning priority and preliminary budget needs so management can prepare before failures drive emergency spending.

Five-Year Capital Forecast

PHASE 1 - Asset & Records Review
Management kickoff; available asset lists, maintenance history, prior proposals and capital budgets; onsite review of selected major equipment and known problem areas.

PHASE 2 - Condition, Risk & Timing
Organize assets by age, condition, recurring failures, criticality, expected remaining service life and replacement priority; identify deferred maintenance and near-term exposure.

PHASE 3 - Forecast & Management Review
Build the five-year capital schedule, assign preliminary budget allowances, sequence recommended projects, identify items requiring contractor or licensed-professional follow-up, and present findings to management.

What Management Receives

Executive CAPEX Summary Clear overview of major capital concerns, immediate priorities and recommended planning actions.	Major Asset Register Organized list of applicable major equipment with age, condition and planning information where available.
Priority Schedule Projects grouped by immediate, 1-year, 3-year, 5-year or longer-term planning horizon as applicable.	Budget Forecast Preliminary planning allowances organized by project and forecast year for management budgeting.
Risk & Criticality Review Identification of assets whose failure could create significant operational, financial or service disruption.	Project Sequencing Recommended order and timing of projects to reduce conflicts, downtime and overlapping capital exposure.
Contractor / Proposal Follow-Up Identification of projects that should move to current vendor pricing, engineering review or formal proposal stage.	Management Presentation Review of findings, key assumptions, priorities and recommended next actions with property leadership.

Capital Planning Scorecard

Where records and equipment information are available, TSFE organizes major assets by condition, risk, expected replacement timing and planning priority. Budget allowances are preliminary planning figures and should be validated with current contractor or manufacturer pricing before project authorization.

Capital Planning Measure	Current Status	Planning Output
Major asset inventory	Baseline	Documented / updated
Asset age & condition	Baseline	Condition / risk rating
Immediate capital exposure	Baseline	Priority list
1-3 year replacement needs	Baseline	Forecast schedule
3-5 year replacement needs	Baseline	Forecast schedule
Preliminary capital budget	Baseline	Year-by-year allowance
Projects requiring current bids	Baseline	Bid / proposal action list
Guest or resident engineering complaints	Baseline	Property-specific

CAPEX Planning Workflow

1. Pre-Planning Information Available asset lists, maintenance history, prior project proposals, capital budgets and known equipment concerns are requested.	2. Management Kickoff Leadership identifies operational priorities, upcoming projects, budget concerns and known high-risk equipment.
3. Asset Review TSFE reviews selected major equipment and available records, focusing on condition, age, reliability and operational criticality.	4. Forecast Development Assets and projects are organized by timing, risk, priority, preliminary cost allowance and recommended next action.
5. Management Review TSFE presents major capital exposures, assumptions, sequencing recommendations and items requiring current contractor pricing.	6. Final CAPEX Plan Management receives the agreed forecast, priority schedule, budget-planning summary and recommended follow-up actions.

Commercial Terms & Service Notes

Payment Terms: For new clients, TSFE may require 50% to schedule the engagement and 50% upon completion/delivery of the final report. Established accounts may qualify for Net 15 or Net 30 terms.

Travel: Airfare, lodging, rental vehicle, parking, tolls and other approved travel expenses are separate when applicable.

Scope: Pricing assumes reasonable access to property leadership, relevant asset records, selected mechanical/electrical spaces and available maintenance history. Material scope changes or additional buildings may require a revised proposal.

Planning Service: TSFE CAPEX services are facilities operations, asset-management and budget-planning services. They are not licensed engineering design, structural inspection, reserve study, milestone inspection, code certification, appraisal or construction cost guarantee.

Licensed Professional Services: When a project requires engineering calculations, stamped drawings, structural review, permitting design or another regulated professional service, TSFE may recommend that the property engage the appropriately licensed professional.

Budget & Contractor Pricing: Capital allowances are planning estimates. Final project pricing should be supported by current contractor, vendor or manufacturer proposals before approval.

READY TO BUILD A CLEARER CAPITAL PLAN?

Contact TSFE Facilities Consultation and Services to schedule a CAPEX Planning Snapshot, Five-Year Capital Forecast, Ten-Year Forecast or Single Capital Project Review. Better capital decisions start with understanding what is likely to need attention - and when.

Optional Project Oversight: Owner-side operational coordination and project follow-up may be quoted separately, starting at \$3,500. Large or complex projects may be priced as a fixed fee or approximately 3%-6% of project value depending on scope.

PLAN AHEAD | PRIORITIZE | BUDGET | PROTECT ASSETS | REDUCE SURPRISES