



**STRETCHING YOUR DOLLARS:
CREATIVE STRATEGIES FOR
PROPERTY MAINTENANCE**





MANAGING PROPERTIES HAS BECOME MORE DEMANDING, WITH COSTS CONTINUING TO INCREASE AND BUDGETS STRUGGLING TO KEEP UP.

You're facing maintenance needs, tenant demands, and tighter financial constraints. Every day requires tough decisions— which repairs can wait? How do you keep tenants satisfied without overspending?

However, there are ways to think outside the box on how you **plan and spend your property budget**. The outdated “fix it when it breaks” approach can be a recipe for budget disasters. Instead, it's essential to set your priorities and find creative ways to make the most of your resources.

When it comes to property maintenance, thinking long-term is critical because an **ounce of prevention** beats a pound of cure. This strategic mindset can help you weather the storm and even come out ahead.



KEEP PROJECTS MOVING AND USE EVERY DOLLAR WISELY

Delaying tasks may be acceptable in some situations, but building maintenance is not one of them. Putting off repairs and upkeep can snowball into **major headaches down the road**, including significant structural damage, unforeseen breakdowns that disrupt operations, and escalating repair costs.

Picture this: A tiny water leak can eventually morph into extensive water damage, compromising your building's integrity. Or worse, neglecting critical structural elements **leads to a partial collapse**. The facts speak for themselves— deferred maintenance follows what's called the **"Law of Fives."** This means that for every decade a building goes without proper upkeep, the cost to maintain it multiplies by five.

BITE-SIZED PROJECTS: BIG IMPACT ON A SMALL SCALE

Property managers often find themselves caught between necessary building maintenance and tight budgets in this economic climate.

That's why you need a smarter approach that balances property upkeep with financial constraints: breaking large projects into smaller, manageable phases. By adopting this framework, you can achieve significant improvements without breaking the bank.



| STRATEGIC PHASING FOR MAXIMUM IMPACT

Consider a strategic approach to property improvements by tackling projects in stages, which optimizes both visual impact and budget allocation. Take, for example, a 20-story office building that needs window cleaning. By starting with the lobby and first few floors, you can achieve 80% of the visual impact for just 20% of the cost. This principle extends to other projects as well.

When faced with the need to pressure wash a 12-building apartment complex, focus your efforts on the entrance and main thoroughfares. Putting a fresh façade on building #1 and the leasing office can dramatically transform the property's appearance without depleting your reserves.

Waterproofing projects offer another opportunity for phased implementation. Consider addressing specific elevations or sides of a building sequentially. If the entire structure requires recaulking or new joint sealants, breaking the project into phases allows you to spread the cost over a longer period, making it more manageable for your budget.



| BENEFITS OF A PHASED APPROACH

- + Allows for improved cash flow management by avoiding massive upfront costs.
- + Provides flexibility to pause between phases if unexpected expenses arise.
- + Easier stakeholder approval as incremental progress demonstrates tangible results.
- + Enables continuous learning; you can apply insights from early phases to improve efficiency in later stages.

QUICK WINS:

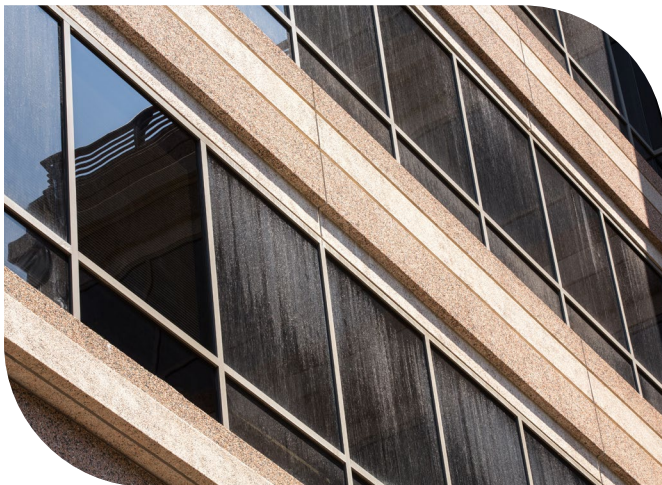
WHERE TO START FOR MAXIMUM IMPACT

When budgets are tight, strategic prioritization becomes critical. Focusing on high-impact areas is one way to stretch the value of your maintenance efforts while managing costs effectively. This approach helps you address immediate needs, protect building integrity, and maintain tenant satisfaction, all while deferring less urgent tasks and adjusting maintenance frequencies as needed.



VISIBLE IMPROVEMENTS FOR IMMEDIATE IMPACT

Concentrating on ground-level windows and main entrances creates positive first impressions for visitors and potential tenants. If you need [glass restoration services](#) for your whole structure, starting with street-level windows can dramatically boost curb appeal without the cost of restoring all the building's windows.



STRATEGIC PARKING GARAGE MAINTENANCE

Heavy-use parking garages require focused attention on the top level, which faces the most exposure to elements. Rather than pressure washing and recoating every floor, concentrate on cleaning and maintaining the top deck first. Protective coatings safeguard underlying layers on the building and in the parking garage. Surveys help identify and address the most problematic areas and direct your efforts to the zones of greatest need.

Starting with high-impact areas builds momentum and excitement for future phases, increases stakeholder confidence, and may help secure additional funds. The experience gained provides valuable insights into managing smaller repairs before you tackle larger capital projects. Smart, strategic moves allow you to test contractors and methods before making larger-scale commitments and help maximize your limited resources.





YOUR PARTNER IN PROACTIVE MAINTENANCE

Maintaining your property on a limited budget is tough. At Valcourt, we are your property maintenance partner. Together, we'll assess your property's unique challenges and develop practical, budget-friendly solutions.

Our goal is to address minor issues before they escalate into major, costly problems. Our consultative approach includes regularly **inspecting your building façade** and building envelope to detect potential issues such as failing sealants, potential water infiltration, window cleaning and pressure washing needs, and more. Additionally, we can assist in developing a practical, **prioritized maintenance budget** based on your unique needs. Our expertise helps optimize your property budget for strategic, long-term investments for your building's future.

Contact us to start the conversation and discuss the best solutions for your building needs to ensure every maintenance dollar is well-spent.

[Schedule a Consultation](#)

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