



MATTCO &
ASSOCIATES

STRATEGIC ASSET OVERSIGHT

Mattco & Associates — Strategic Asset Oversight

*Bridging the Gap Between Certification
and Operational Reality*



Matt Badalamenti



Principal Consultant & Managing Director



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Your Building May Be Certified — But Is It Actually Healthy?



STATIC BENCHMARKS:

LEED and WELL confirm design intent, but they only tell you how a building was born, not how it performs today.



THE EXECUTION GAP:

No independent entity verifies that mechanical, structural, and foundational assets function at peak efficiency on a day-to-day basis.



THE HIDDEN COST:

This invisible gap silently erodes asset value, tenant satisfaction, and operational budgets.



DESIGN INTENT

VS.



OPERATIONAL REALITY



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Undiagnosed Buildings Bleed Capital and Reputation

Facilities suffering from undetected operational decline face four critical liabilities:



1

Chronic System Failures

Recurring HVAC, plumbing, or elevator issues that standard teams cannot permanently resolve.



2

Operational Friction

Lack of standardized procedures leading to vendor negligence, staff burnout, and tenant dissatisfaction.



3

Capital Shocks

Unforeseen expensive equipment failures that were never properly forecasted.



4

Compliance Gaps

Life safety and building code issues creating legal and financial liability.



These are not maintenance problems — they are strategic oversight failures.



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We Are the Chief Medical Officer for Your Building



Premier institutional real estate operations and strategic asset oversight consulting firm (**20+ years expertise**).



Medical-grade diagnostic approach to facility management.



Treating buildings as living systems with vital signs that must be monitored, balanced, and optimized.



We develop the operational blueprints, KPIs, and maintenance standards (**the prescription**).



We are the specialist, not the surgeon (your existing teams and vendors execute).



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Age Does Not Define Performance — Oversight Does

Our Core Philosophy — The "80-Year-Old Athlete" Principle



A human at age 80 with rigorous maintenance can surpass a sedentary 30-year-old in vitality.



Commercial real estate follows the exact same trajectory.



A historic high-rise possesses the same potential for peak operational wellness as a newly constructed facility.



True operational excellence is defined by how systems are balanced and maintained, not the date on the cornerstone.



Your building's performance is a choice, not a circumstance.

HERITAGE BY DESIGN.
PEAK BY CHOICE.



MODERN BY DESIGN.
PEAK BY CHOICE.



Optimized
Systems



Proactive
Oversight



Peak
Performance

OVERSIGHT TRANSFORMS POTENTIAL INTO PERFORMANCE.



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A Clinical Framework for Facility Performance

The "Building Vitals" Methodology



A systematic diagnostic framework that identifies hidden performance degradation and prescribes targeted, high-impact solutions.

1



Structural & Environmental Baselines

- Building envelope
- Thermal performance
- Energy efficiency

2



Mechanical & Critical Systems

- HVAC
- Central plants
- Electrical distribution
- Automation
- Fire & Life Safety

3



Workflow & Maintenance Logistics

- Internal operations
- Asset staging
- Spatial efficiency

4



Vendor & Contractual Alignment

- SLA accountability
- Response metrics
- Cost transparency



Output: A formalized **Building Vitals Report** with an actionable, tiered triage roadmap.



TIER 1
Critical
Immediate Action



TIER 2
High Impact
Near-Term



TIER 3
Operational
Optimization



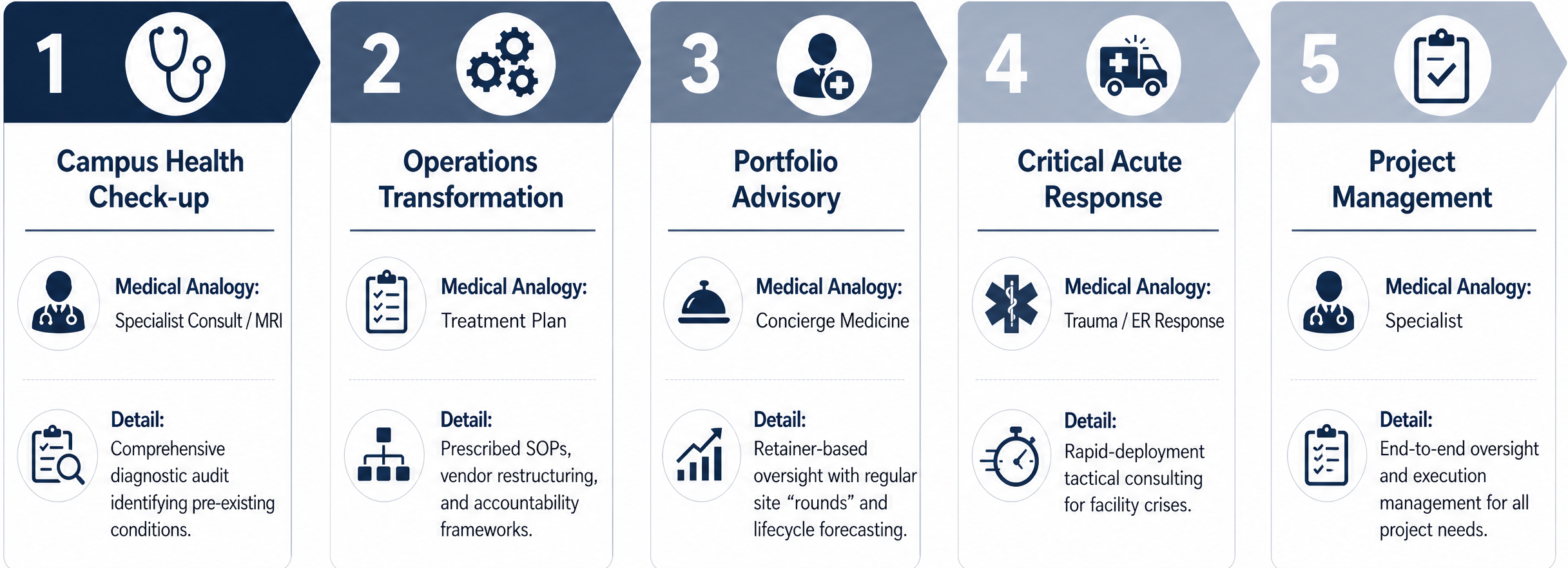
TIER 4
Strategic
Enhancements

From Diagnosis to Sustained Peak Performance

Tiered Service Architecture



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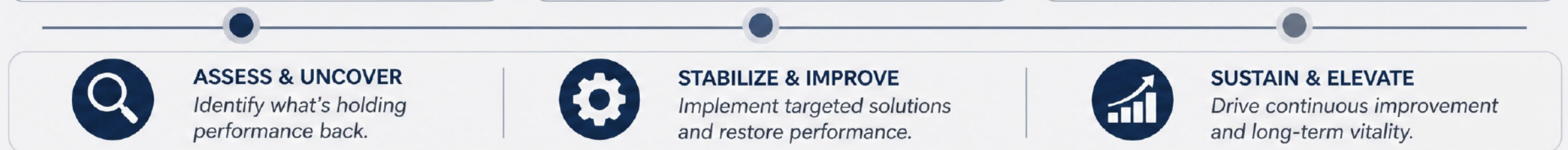
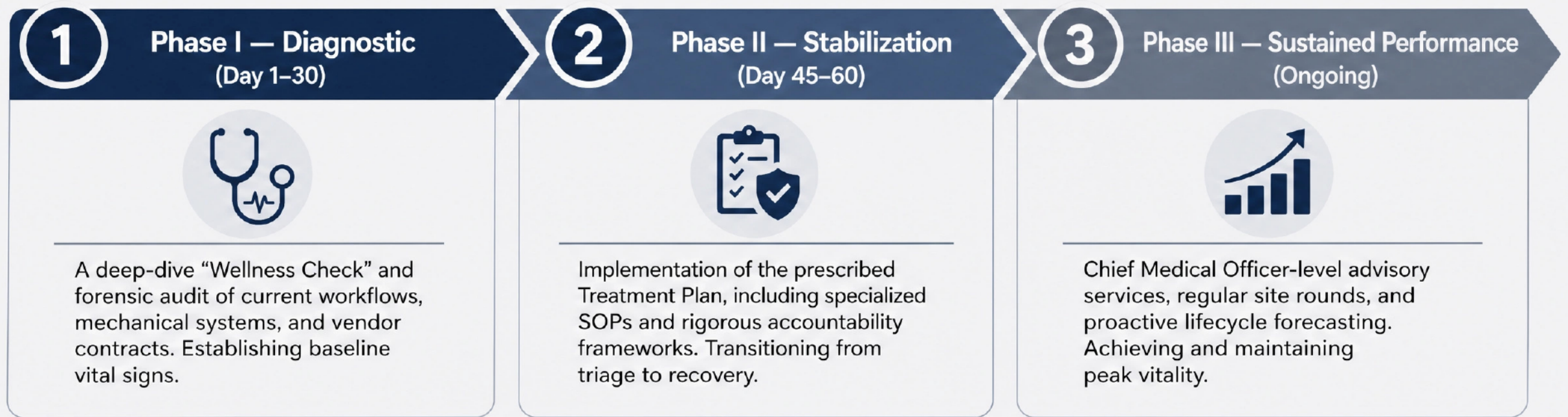
Our Architecture. Four integrated tiers. One outcome: **Sustained Peak Performance.**

A Proven Three-Phase Journey to Operational Excellence

The Path to Vitality – Implementation Timeline



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 A disciplined, clinical approach that delivers measurable results and lasting operational excellence.



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60% Capital Savings Achieved for a Fortune 100 Corporate Campus

Operations Transformation for a multi-building campus facing runaway expenditures and systemic delays.



60%

**Reduction in
direct capital outlays**
(first 2 quarters)



35%

**Compression in
project cycle times**
(optimized workflows)



100%

**Visibility into vendor
cost structures**
(eliminating scope creep)



HOW WE DID IT:



Vendor
Consolidation



Pre-Approved
Rate Catalogs



Logistical Optimization
Blueprints



Rigorous Change-Order
Governance



Zero headcount changes.



No physical maintenance alterations.



Pure strategic oversight.

The Mark of Operational Excellence for Your Building

Introducing the Verified Facility Health Emblem



The industry's first independent certification that a building's physical operations have been **audited, balanced, and optimized** by a credentialed expert.



Placed at your building's principal entrance, functioning as a **premium inspection seal**.



A quiet, powerful signifier that your asset has been **verified in practice**, not merely certified on paper.



A Signal of Excellence to Everyone Who Enters

WHAT THE EMBLEM COMMUNICATES TO STAKEHOLDERS



FOR BUILDING OWNERS & INVESTORS

Validates rigorous **Strategic Asset Oversight**.

Demonstrates active protection of physical capital, elimination of operational waste, and optimal returns on tenant improvements.



FOR TENANTS & THEIR EMPLOYEES

Provides **visible assurance** of environmental quality and functional reliability.

An elite operational standard crucial for **attracting top-tier talent**.



FOR THE MARKET

LEED demonstrates **how** your building was born. WELL demonstrates how your tenants inhabit it. The Verified Facility Health emblem communicates **how your building actually performs today**.



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BEGIN THE JOURNEY WITH THE VERIFIED FACILITY HEALTH PLEDGE

THE PLEDGE PROGRAM — YOUR FIRST STEP



Signals your commitment to operational excellence before the full verification process is complete.



Tells the market that your organization has engaged Mattco & Associates and is actively pursuing verified operational health.



The first visible step toward earning the full Verified Facility Health designation, demonstrating proactive leadership in asset stewardship from day one.



Strategic Oversight That Protects and Elevates Your Investment



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Why Partner with Mattco & Associates



20+ years of deep vertical real estate expertise across institutional portfolios.



Medical-grade diagnostic methodology that identifies what others miss.



Advisory-only model — we prescribe, your teams execute — zero conflicts of interest.



Proven 60% cost savings documented at Fortune 100 scale.



The only firm offering an independent, visible mark of operational verification.



Proprietary “Building Vitals” framework with actionable triage roadmaps.



We do not compete with your maintenance teams or vendors.
We make them accountable, efficient, and aligned with your investment goals.

Your Building Deserves a Clean Bill of Health



Let's Start the Conversation

Contact Matt Badalamenti to schedule a confidential initial consultation and learn how Mattco & Associates can transform your facility's operational performance.

CONTACT MATT BADALAMENTI



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