



ONINDUS
CREATING TOMORROW TOGETHER

The Higher Education Capital Project Playbook

Predictability starts with structure, not software.

Advisory-led execution frameworks for higher
education capital program leaders.



What This Playbook Covers

The Higher Education Capital Project Playbook gives campus capital leaders a five-stage framework for moving from fragmented tools and manual reporting to real-time, board-ready visibility. Built for VPs of Facilities, Directors of Capital Projects, and Directors of Construction and Engineering, it addresses the six pressures that recur across nearly every higher-ed capital program: a fixed academic calendar, lean and stretched teams, visibility that depends on manual snapshots, compliance under public scrutiny, vendors without a single accountable advisor, and cost and cash flow that stay reactive.

Rather than starting with a platform purchase, the Playbook starts with the structure that a PMIS is the backbone of a capital program, but it is not its foundation, and deployed onto a fragmented process it only digitizes that fragmentation. Inside, you'll find the four mindset shifts that separate predictable capital delivery from reactive delivery, the five-stage roadmap OnIndus uses with higher-ed clients from assessment through optimization, and real results from university capital programs that started exactly where yours is today.

The state of higher education capital delivery

Higher education is investing into aging infrastructure under close board, donor, and public scrutiny. For public and regional institutions the pressure runs two ways at once: a deferred-maintenance backlog that keeps growing, and a competitive need to modernize facilities that attract and retain students.



The top six challenges higher education capital programs face

Whether a campus program runs on spreadsheets and email approvals or on a paid-for PMIS the team quietly works around, the symptom is the same: activity outpaces clarity, and the gap gets absorbed until a board meeting, an audit, or a missed deadline exposes it. Six of these challenges recur in nearly every higher-ed capital program.



The academic calendar is the hardest deadline in construction

Summer windows do not move, so a slip does not delay a project, it disrupts the semester.



Lean teams, uneven load

A handful of managers carry an unpredictable mix of projects, and administrative work consumes the time that delivery demands.



Visibility is not a dashboard

Status assembled by hand for every board slide is already stale by the time leadership can act on it.



Compliance under public scrutiny

When governance lives in inboxes and spreadsheets, audit trails are rebuilt under pressure and compliance becomes a standing risk.



Vendors, but no trusted advisor

With vendors and contractors each accountable for a piece and none for the outcome, the institution carries the integration risk alone.



Cost and cash flow under the microscope

When spend and forecast sit in disconnected spreadsheets, cash-flow forecasting stays reactive and board conversations stay defensive.

None of these is fundamentally a software problem. Each is a structure problem, and structure is what a framework delivers, and what any platform can only amplify once it is in place.

The OnIndus Capital Delivery Framework: from chaos to control

A PMIS platform is the backbone of a capital program, but it is not the framework itself. Deployed onto a fragmented process, a platform only digitizes that fragmentation, because technology amplifies the operating model beneath it. That is why every OnIndus engagement starts the same way, a proven method we have run across fifteen plus higher education and public sector programs. Most campuses we meet are not starting from zero: they already own a PMIS platform and are not getting what they paid for, which is why the majority of our engagements begin as a recovery rather than a new build. Whether an institution is establishing a program for the first time or restoring one built on a platform already in place, the path forward follows the same four moves. We read how the institution actually buys, contracts, measures progress, and executes. We define the target operating model the program should run on. We build the roadmap to get there: year one, quarter one, month one. Then we execute it with you, piece by piece, until that future is real.

The four moves

1

Read the organization. How the institution buys, contracts, measures progress, and executes today: an honest baseline, not a generic assessment template.

2

Define the Target Operating Model. Documented SOPs, roles, and governance spanning planning through closeout and warranty, aligned to the academic calendar and funding sources.

3

Build the roadmap. Year one, quarter one, month one: a sequenced, low risk path, not a single program wide launch.

4

Execute together. We sit on your side of the table and implement it with you, not hand you a report and step back.

The roadmap in five stages

	What each stage delivers	What leadership gains
1. Assess	A baseline of current processes, data integrity, and existing systems, including platforms already licensed but underused	A gap analysis and a sequenced roadmap aligned to the academic calendar and funding sources
2. Standardize	A Project Playbook and a named Target Operating Model: documented SOPs, roles, and governance spanning planning through closeout and warranty	A gap analysis and a sequenced roadmap aligned to the academic calendar and funding sources
3. Connect	A requirements based platform decision, optimizing the existing system or selecting a new one, with project, financial, and facilities data migrated and integrated by our Data practice	A single, real time source of truth across the portfolio
4. Adopt	Role based training and structured change management for internal teams and external contractors	Consistent adoption in the field, with reliable data captured against the academic calendar
5. Optimize	Executive dashboards, schedule compliance and cash flow forecasting, and continuity into operations and maintenance	Board ready program intelligence and a capital asset that delivers value across its full lifecycle

Five stages, one outcome: facilities delivered on schedule with minimal disruption to students and campus operations, and a capital program governed to a standard leadership can defend to its board. Behind every stage sit the same three OnIndus practices working together: Advisory to read the organization and chart the plan, PMIS to implement and optimize the platform, and Data to migrate, integrate, and make the numbers trustworthy.

How engagements start: **two motions**

Every engagement enters through one of two motions, and OnIndus scopes the framework above to whichever one fits.

Implement.

Stand up a PMIS from the ground up for a program that does not yet have one in place.

Enhance and optimize.

Reassess and validate a platform already in place: dashboards, upgrades, and unlocking a system that stalled under a prior vendor.

Timelines scale with complexity

Either motion can run at three different scales, and the roadmap above is sequenced accordingly.

Small or simple, about four months.	Focused scope, a single program, few integrations.
Medium, about eight months.	Multiple workflows, several integrations, a broader rollout.
Large or complex, twelve to eighteen months.	Enterprise scale, many integrations and users, deep transformation.

Why OnIndus

We meet your program where it is right now. OnIndus helps campus capital leaders stay aligned to academic schedules and gain end-to-end visibility by standardizing processes, aligning teams, and enabling real-time data, so projects are delivered with execution certainty, schedule reliability, and leadership confidence.

Advisory-led, owner-focused delivery.

We guide decisions as an extension of your team, not just execute tasks, which reduces risk and strengthens governance.

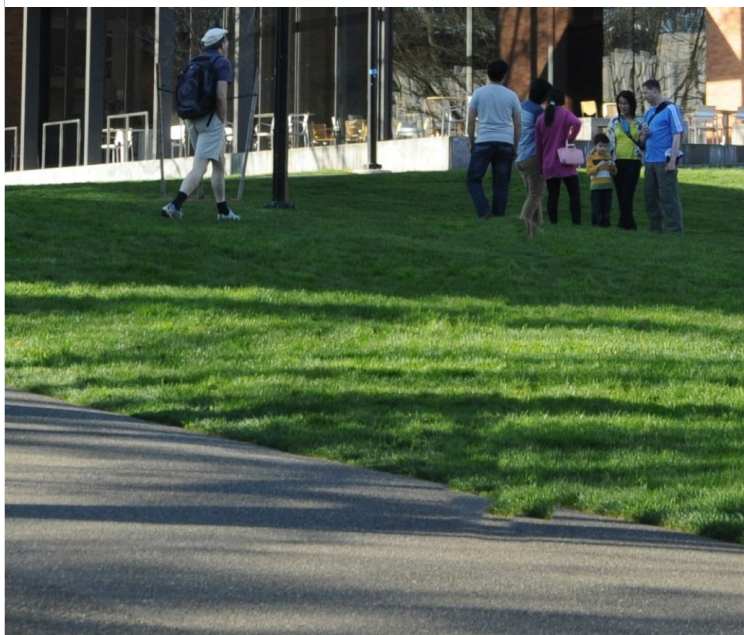


Depth across platforms, not just tools.

Hands-on expertise across PMIS, construction, facilities, and ERP, so you avoid the vendor who knows the tool but not the domain.

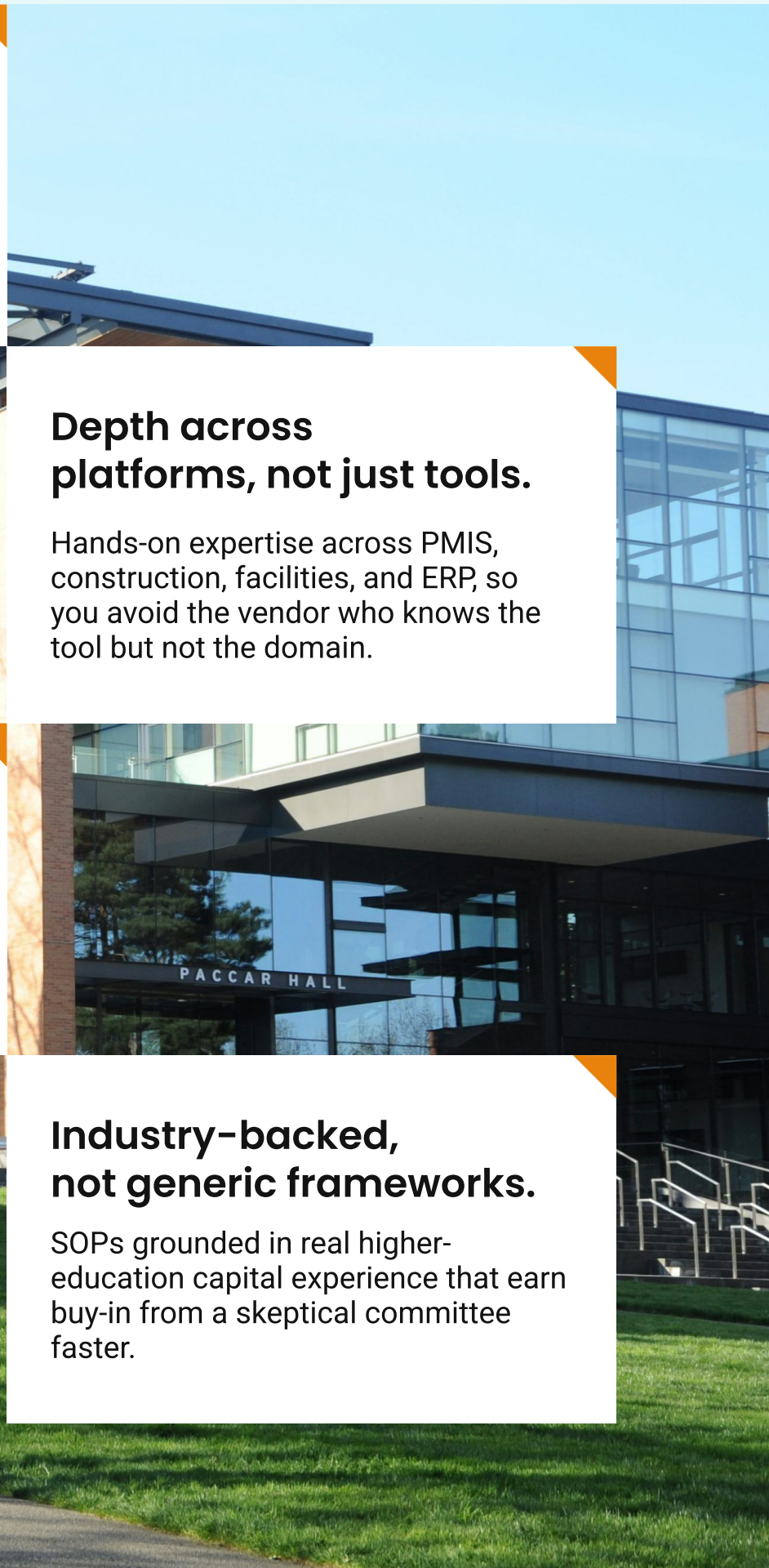
Full breadth under one umbrella.

Advisory, implementation, analytics, and support in one accountable relationship, with no vendor sprawl or handoff risk.



Industry-backed, not generic frameworks.

SOPs grounded in real higher-education capital experience that earn buy-in from a skeptical committee faster.



Programs that started where you are



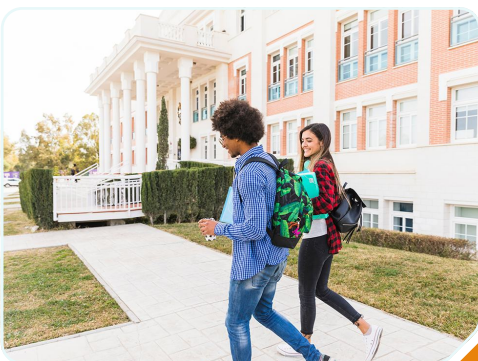
A public research university replaces fragmented tools with one platform and a standardized playbook

As the program scaled, project data sat across disconnected tools with no single source of truth. OnIndus assessed processes and technology, led the platform selection, and documented standardized processes in a Project Playbook. The result: one platform in place of manual tools, and governance the program can scale on.



A West Coast research university eliminates \$52K in annual reporting costs across an \$8B portfolio

Status across 121 projects could only be produced by hand, consuming 94 staff hours a month, roughly \$52,000 a year. OnIndus deployed an executive dashboard suite and resolved the review and permit workflows prior attempts had left open. The result: \$52,000 eliminated, 94 hours a month returned, and on-demand portfolio visibility for leadership.



An Ivy League research university recovers 24 hours a month and modernizes board reporting

A \$400M-plus program ran with no standardized controls and board reporting built entirely in manual spreadsheets. Across a four-phase engagement, OnIndus delivered a PMIS assessment, KPI dashboards, a schedule-compliance policy, and an automated board report. The result: 24 hours a month recovered at leadership level, and predictive cash-flow forecasting across the portfolio.

Start with an assessment, not a purchase order



OnIndus works as an extension of your team, not an implementation vendor, and meets your program exactly where it is today: a diagnostic of current gaps, manual processes, and system disconnects; a right-sized recommendation, whether baseline governance and a playbook or selecting and standing up the right PMIS; and a clear, low-risk path to real-time visibility, governance, and audit readiness, with a defensible business case for your board.

Book a complimentary Capital Program Diagnostic.

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