

Cost to Wait™ Calculator

See the True Cost of Waiting

The Cost to Wait Calculator quantifies the financial impact of delaying capital projects to help you decide when to act and when it's safe to defer, backed by data.

The Problem

- **Escalating Costs:** Waiting to perform repairs causes the issue to get worse and more expensive to do, but it's hard to know by how much.
- **Emergency Spend:** Deferring maintenance often results in costly, unplanned repairs.
- **Operational Risk:** Asset deterioration jeopardizes tenant satisfaction, safety, and net operating income (NOI).

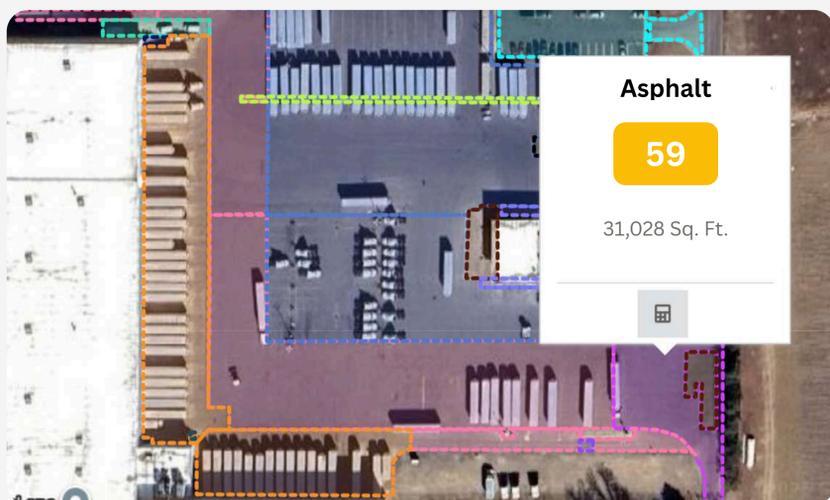
The Solution

- **Financial Clarity:** Quantifies the true cost of delaying capital projects at the zone level, with repair costs tied directly to asset condition.
- **Risk Visibility:** Clearly illustrates the cost and risk curve of "waiting vs. acting now."
- **Smarter Decisions:** Equips your team to make confident, data-driven budget allocation choices.

The Process

1 Assessment

SITE AI and engineers assess the property to assign condition scores to each zone.



2 Analysis

Our analysis looks at material type, asset condition, and climate zone to predict the future cost of inaction.*

Climate: Severe				
Fair	59	Asphalt	31,028	\$18,617.00
Pavement Condition	Zone PCI	Surface	Sqft Surface Area	2025 Total Repair Cost

*Does not account for inflation or market-wide cost increases.

3 Human + AI Expertise

Our experts have developed a proprietary algorithm that integrates labor, materials, asset deterioration. This produces a zone-specific cost-to-wait curve showing the financial impact of delaying work.

Year of Repair	PCI Score	Price Per Sqft	Recommendation	Total Repair Costs	Cost Increase (%)
This Year	59	\$0.60	SC + CS 7% + Allowance 4" 5%	\$18,617.00	\$0.00 (0%)
1 Year Delay	53	\$2.44	2" Mill & Overlay W/ 2" Additional Binder, 10%	\$75,707.00	\$57,091.00 (307%)
2 Year Delay	48	\$2.55	2" Mill & Overlay W/ 2" Additional Binder, 15%	\$79,089.00	\$60,473.00 (325%)

4 Actionable Insight

Get the numbers you need to make the case for when to spend and when to wait.

Want to see the calculator in action?

[Click here](#) to schedule a demo.

To learn more, please contact Customer Success at cs@sitetechologies.io