

## **FACILITY CONDITION ASSESSMENTS: REDUCING COSTS BY PLANNING FOR FUTURE NEEDS**

A Facility Condition Assessment is “a process of systematically evaluating an organization’s capital assets to project repair, renewal or replacement needs that will preserve their ability to support the mission or activities they are assigned to serve.” Facility Condition Assessments, or FCAs, are performed through visual inspection by experts in specific building systems. They can be utilized to determine the current condition of the facility assets, identify current and future repair and maintenance needs, estimate costs for work identified, and help prioritize needs. Maintaining a building is essential to keep it performing and functioning throughout its lifecycle, and lack of funds and mismanagement are the main reasons for the unsatisfactory performance of building facilities.

Having an expert perform an FCA can help provide accurate data that allows facility managers to determine present conditions and future costs for each asset type. This provides defensible evidence for funding needs and helps to prioritize projects. The use of FCAs can be an integral part of a predictive maintenance program. Utilizing a predictive, vs. a reactive, maintenance approach can cut costs, reduce downtime/disruptions, and extend the service life of your facility assets. Studies indicate that a functional predictive maintenance program, instead of reactive maintenance, can provide, on average, a 10X higher return on investment, a 25-35% reduction in maintenance costs, eliminate breakdowns by 70- 75%, reduce downtime by 35-45%, and increase production by 20-25%.

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Inspec is an independent engineering/architectural consulting firm specializing in the areas of roofs, walls, windows, waterproofing, and pavements. The company was founded in 1973 and is dedicated to improved design, construction practices, and maintenance of the building envelope. Our staff of engineers, architects, a registered roof and waterproofing consultants, registered roof observers, a green roof professional, field observers, certified thermographers, and other technical and support staff enable us to provide specialized building envelope and pavement services to clients on local, regional, and national levels. Services offered include facility condition assessments (pre-purchase/due diligence), infrared surveys/leakage investigations/heat loss studies, forensic investigations (failure, insurance claims), façade ordinance inspections, design review/consultation, design (existing and new construction), construction administration and observation, testing (in-house laboratory, on-site), computerized management programs, expert witness testimony, and more. For more information, feel free to reach out to Jason Popovich at [jpopovich@inspec.com](mailto:jpopovich@inspec.com) or (952) 843-3322.

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