
2012 Healthcare Facilities Management Society of New Jersey

Facility Condition Assessments

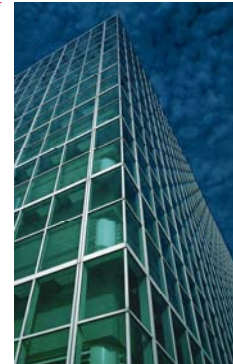
Presented By:

CANNONDESIGN
Facility Optimization Services

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Agenda

- Introduction
- Definition
- Rationale
- Methods
- Deliverables
- Value
- FCA & Greenness



Ever Find Yourself Asking...?

- 4 Fundamental Questions.....

- What do you own?
- What condition is it in?
- How much does it cost to maintain and operate?
- How do we proactively plan for the future?



Condition Assessments are step #1 to getting the answers.....

Facility Condition Assessment

- **Facility Condition Assessment (FCA)** is an industry term that describes the process of a **qualified group of trained industry professionals** performing an **analysis** of the condition of a group of facilities that may vary in terms of age, design, construction methods, and materials. The industry professionals are typically engineers of various disciplines and skilled-trade technicians, but architects are sometimes used as well.
- This analysis can be done by walk-through inspection, mathematical modeling, or a combination of both. But the most accurate way of determining the condition requires walk-through to collect baseline data.



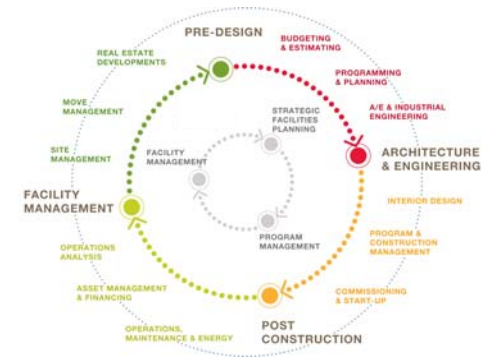
Why Do An FCA?

- To quantify the repair and maintenance needs of the facility – develop and baseline
- Complete Statement of Conditions Report
- Review NE Seismic Code Compliance
- To establish a rating (Facility Condition Index or FCI*)
- To provide a basis for strategic facility decisions and budgets **"INFORMED DECISION MAKING"**
- To capture building data you never had and leverage it at all levels of your organization



* Cost of repairs divided by replacement value of building

Facility Life Cycle Process – Where Does FCA Fit?



Methods for Conducting FCA

- In-house staff (non-technical): Not effective!!
- In-house staff (technical): Can they spare the time? Will they be through or overwhelmed.
- Out-sourced (Summary): Overview or “Drive BY” assessments
- Out-sourced (room-by-room): Provides building inventory and building utilization.
- Out-sourced (System Components): Make, Model Serial Number – CMMS Integration

Leverage data across multiple levels – Keep “RELEVENT”

(NB: Management tends to listen to outside consultants)



Typical FCA Deliverables (types)

- Hard Copy Report
- Snap shot, frozen in time –
- Information may grow stale rapidly – Cost control not relevant
- May be less expensive option
- Ideal for one-time due diligence buy or sell of property
- “CON” : Static Document - **outdated day it is put on your d**



Typical FCA Deliverables (continued)

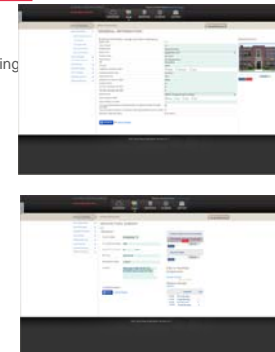
- Software Solution
- Snap shot, but can be dynamic if changes are input regularly
- Central system – knowledge center
- Best for those with professional FM staff who plan to manage over long time span
- Expect database installation fees and software annual subscription fees
- **“PRO”** : Dynamic Document – **“RELEVANT DATA”**



The “Software” Solution

Detail necessary to assure usefulness and informed decision-making
Enables you to house strategic information.

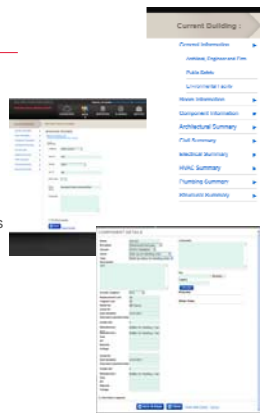
- Building-by-Building, Interior and Exterior
- System-by-System
- Room-by-Room
- Computer 'linked' Conditions Summary, Quantities, and Costs instantly.
- Easy update of Statement of Conditions reports



The “Software” Solution (continued)

Sort and manage Capital Project needs and on-going repairs in an efficient, prioritized and equitable manner.

- Building Inventory - Materials, Finishes, Systems and Components
- Ability to Manage and Update collected data
- Web Based - Accessible from anywhere
- Most importantly becomes a central system and baseline of knowledge



What Should You Assess?

Comprehensive Assessments should evaluate the following:

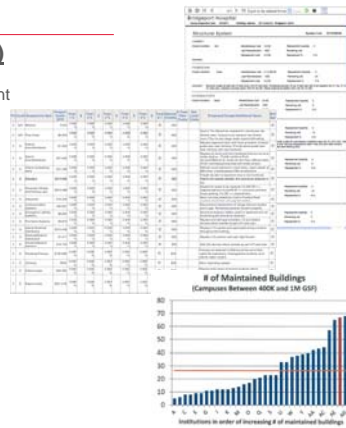
- Exterior Envelope
- Interiors / Finishes (room-by-room data sheets)
- Civil / Utilities
- Site / Landscape
- Structural
- Mechanical
- Electrical
- Telecommunications
- Plumbing / Drainage / Fire Protection

...and the Energy Efficiency of All the Above



Typical FCA Deliverables (content)

- Identify equipment/element failures or imminent failure – **LIFE CYCLE**
- Replacement dates for building elements and equipment
- Code analysis – **"Statement of Conditions"**
- Enumeration and prioritization of needed projects
- Funding profile for capital programming
- FCI Ratings
- Preventative maintenance vs. condition based replacement
- MOST importantly identify **"COST SAVING"** solutions



FCA's Link To Sustainability

Can - and should – identify wasteful building elements:

- o Leaking water/steam lines
- o Oversized HVAC
- o Envelope failures
- o Incandescent or older fluorescent lights
- o High flow taps/toilets



Above data can be monetized in terms of higher utility costs, and may serve as input to an Energy Star Portfolio rating

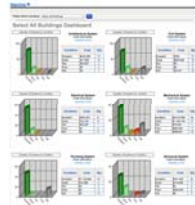
Question: What Building Manager these days would think their facility condition assessment complete without some information on their energy / conservation situation?

What Is My ROI for FCA?

What value do you place on accurate information (aka situational awareness)?

Examples of quantifiable benefits:

- Prevents over-insurance of assets
- Precludes renovation of beyond-repair buildings (and other costly decisions)
- Allows for informed decision-making at all business levels
- Saves money on resource allocation!!!!
- Could identify unknown issue with high-risk implications (i.e., code violation)
- Finding something you shouldn't have missed - **PROACTIVE** vs. **REACTIVE**



Summary

- FCA can be a force multiplier for the Facility Manager
- FCA augments, does not replace, CMMS
- FCA technology keeps improving
- FCA can be a better investment if you use your resources to keep the snap-shot current



Questions and Contact Info



Joe Cassata, AIA
Principal
Facility Optimization Services
Cannon Design
646-833-3761
jcassata@cannondesign.com

Mark Nelson
617-517-6287
mnelson@cannondesign.com